



BOARD OF ADJUSTMENT MEETING NOTICE

Date: August 29th, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, September 10th, 2025 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 700 NW 19th Avenue, Fort Lauderdale, Florida 33311** to determine whether the following application should be granted.

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

CASE:	PLN-BOA-25070001
OWNER:	SOPHER, RAFAEL
AGENT:	LABATE , MARK J, ESQ.
ADDRESS:	1918 NORTH EAST 32 AVENUE, FORT LAUDERDALE, FL 33305
LEGAL DESCRIPTION:	LOT 13, BLOCK 7, LAUDERDALE BEACH EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 48, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec 47-19.1.B. Accessory Uses, Buildings, and Structures - General Requirements.</u>

- Requesting a variance to allow an accessory structure (birdbath) to be located in the required front yard specified by the zoning district, whereas the code does not allow an accessory structure within the required front yard.

**Sec 47-19.1.D. Accessory Uses, Buildings, and
Structures - General Requirements.**

- Requesting a variance to allow an accessory structure (birdbath) to be located in the required 25-foot front yard setback at a distance of 1 foot from the front property line, whereas the code requires an accessory structure to conform to the required setback for the zoning district of 25 feet, a total variance request of 24 feet.

NOTE: The required front yard setback for the RS-8 district is 25 feet, as per ULDR Section 47-5.31 *Table of dimensional requirements for the RS-8 district.*

To watch and listen to the Board of Adjustment Meeting:

www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale

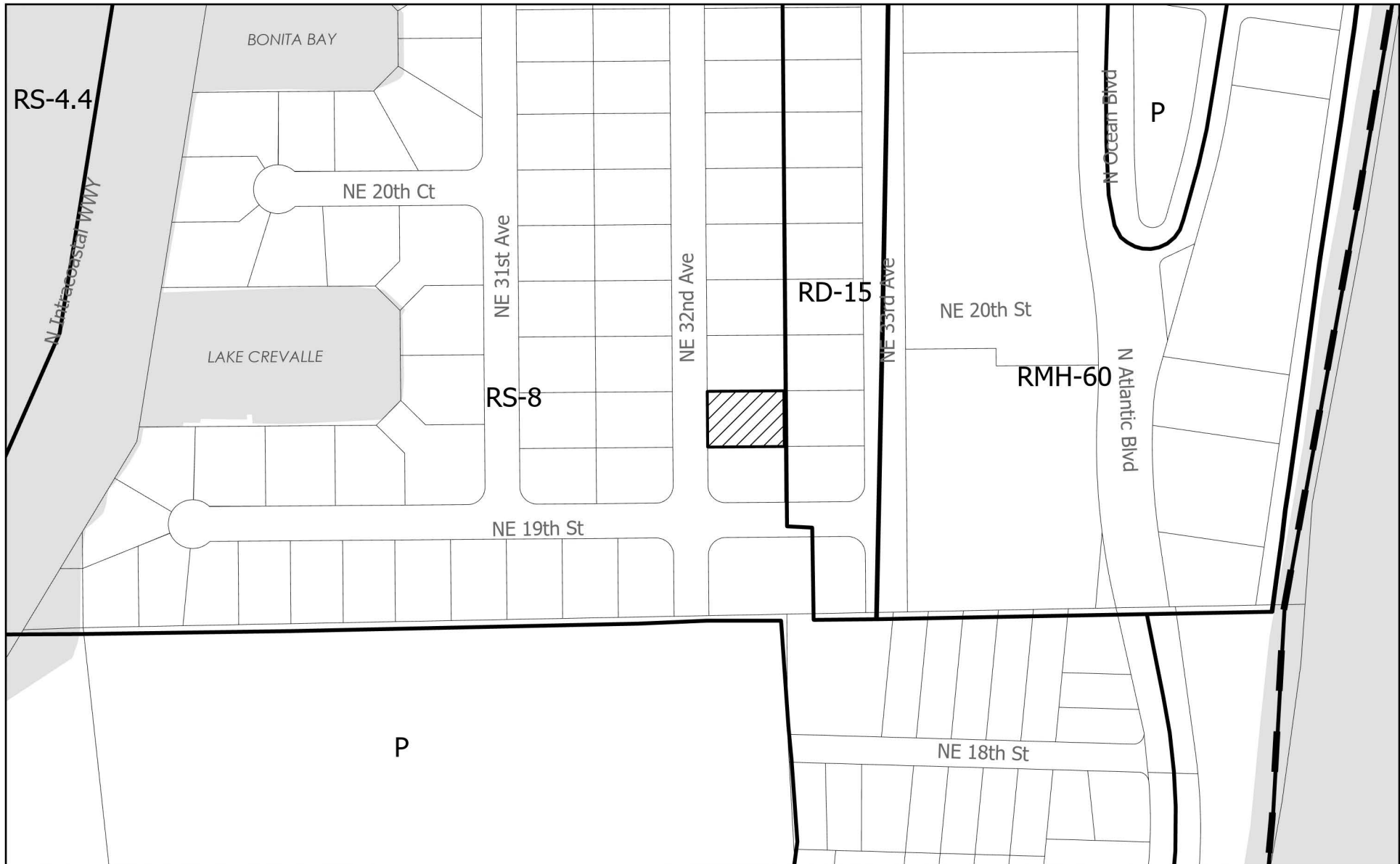
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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

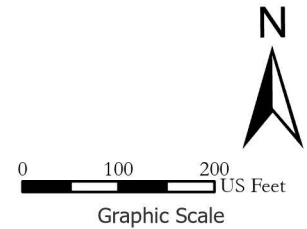
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-25070001

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA-25070001

Sec 47-19.1.B. Accessory Uses, Buildings, and Structures - General Requirements. & Sec 47-19.1.D. Accessory Uses, Buildings, and Structures - General Requirements.

A. No accessory use or structure shall be permitted to be constructed, placed, erected or built on any parcel of land or water, prior to the start of construction of the principal building, except the following:

1. A fence as permitted by [Section 47-19.5](#). (Temporary Fences).

B. No accessory use or structure may be located within a required yard specified by the zoning district where the development site is located, unless specifically permitted by the ULDR.

C. No accessory use or structure shall be permitted to be used if the principal structure is no longer in use.

D. All accessory uses or structures built in the front yard shall conform to the front and side yard restrictions for residential buildings in the district in which they are built.

E. No accessory use or structure shall be permitted within a sight triangle except as provided in [Section 47-35](#) of the ULDR.

F. No accessory use or structure greater than two and one-half (2½) feet in height shall be permitted within five (5) feet of the waterway as measured in accordance with Section 47-2.2.R., unless specifically permitted, and in accordance with the ULDR or when required by the Florida Building Code.

G. No accessory use or structure shall be permitted to be located in a manner which may cause runoff onto adjacent properties.

H. No accessory use or structure shall be located on a corner lot within fifteen (15) feet of any side street property line. For other than corner lots, when an accessory use or structure is permitted in the front or rear yard, but is not expressly permitted in the side yard, such accessory use or structure shall be setback from the side property line a minimum distance equal to the required side yard required by the zoning district where the development site is located.

I. Whenever the principal building is on the rear of the lot, not over twenty-five (25) percent of the front yard area shall be occupied by an accessory use or structure.

J. An accessory use or structure may be attached to another accessory use or structure. However, in no instance shall the aggregate gross floor area of all accessory uses or structures on a parcel exceed forty-nine percent (49) of the gross floor area of a principal building on the development site, either individually or together, unless otherwise provided for herein.

K. When a garage is constructed on a corner lot, the garage must be set back a minimum of eighteen (18) feet from any property line adjacent to a street for the purpose of providing adequate parking or stacking area in the driveway.

L. Except as otherwise provided in this [Section 47-19](#), the following provisions shall apply. No accessory structure shall be built in the front yard more than one (1) story, or thirteen (13) feet in height. The following accessory buildings will be permitted in residential zoning districts: Private garage, garden house, or structure of the same classification. Within a residential zoning district, no accessory use or structure shall be greater in height than the principal building and in no instance shall the height of an accessory use or structure be greater than twenty-four (24) feet in height except that on lots of greater area than one (1) acre, an accessory building shall not be more than thirty-five (35) feet in height; providing it is located not less than thirty (30) feet from every lot line. The total areas of accessory buildings shall not be greater than thirty-five percent (35) of the rear yard area. No accessory buildings shall be built closer than ten (10) feet to any rear line which is a street or alley line, or, in the case of corner lots, closer than fifteen (15) feet to any side street line except as otherwise provided herein.

M. No private garage will be allowed in residential districts in which is conducted any business. One (1) commercial vehicle of not more than one and one-half (1½) tons' weight or capacity may be stored in any private garage in a residential district. Space shall not be leased for a commercial vehicle.

(Ord. No. C-97-19, § 1(47-19.1), 6-18-97; Ord. No. C-99-18, § 5, 3-16-99; Ord. No. C-03-19, § 6, 4-22-03; Ord. No. C-04-2, § 2, 1-12-04; Ord. No. C-04-3, § 2, 2-3-04)

Record

Menu **Refine Search** **New** **GIS** **Create a Set** **Reports** **Help** My Filters --Select-- Module **Planning**

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-25070001	exception to Minimum Front Yard, ULDR Sec 47-5.31...	Birdbath	Z- Board of Adjustment (BOA)	0		1918	NE	32	AVE		Open
<input type="checkbox"/>	BLD-RENEWAL-25050029	PM-18042443		Expired Permit Renewal	0		1918	NE	32	AVE		Open
<input type="checkbox"/>	BLD-EXTENSION-25050011	PM-18042443	PM-18042443	Permit Extension Request	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	CE25040194	BUILDING MATERIALS STORED IN DRIVEWAY		Code Case	0	Paulette DelGr...	1918	NE	32	AVE		Complied
<input type="checkbox"/>	BLD-RPSF-23120022	INSTALLATION OF BIRDBATH - FOUNTAIN	INSTALLATION OF BIRDBATH - F...	Residential Pool-Spa-Fountain Permit	0		1918	NE	32	AVE		Awaiting C
<input type="checkbox"/>	BE23030199	POSSIBLE OCCUPIED W/O A C.O.		Building Code Case	0	ALEJANDROD	1918	NE	32	AVE		Closed
<input type="checkbox"/>	ALM-REG-22080140		RAFAEL SOPHER	Resident/Business Alarm Registration	0		1918	NE	32	AVE		Active
<input type="checkbox"/>	SE22070127			Bulk Trash Case	0	Wanda Acquavella	1918	NE	32	AVE		No Violatic
<input type="checkbox"/>	BE22070230	EXPIRED PERMIT PM-17110963 ATF ELECTRIC FOR SPA	EXPIRED PERMIT	Building Code Case	0	NASHM	1918	NE	32	AVE		Closed
<input type="checkbox"/>	SE22060166			Bulk Trash Case	0	Wanda Acquavella	1918	NE	32	AVE		Complied
<input type="checkbox"/>	BE22020152	EXPIRED PERMIT PM-18042443 FOR ADDITION, DEMO 95%...	EXPIRED PERMIT	Building Code Case	0	Jose Saragusti	1918	NE	32	AVE		Closed
<input type="checkbox"/>	BLD-FEN-22010015	NEW ALUMINUM FENCE	NEW ALUMINUM FENCE	Fence Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	BLD-RPAV-20120057	NEW BRICK PAVER DRIVEWAY	NEW BRICK PAVER DRIVEWAY	Residential Paving Permit	0		1918	NE	32	AVE		Issued
<input type="checkbox"/>	CE20110248	CALLER STATES THE CONSTRUCTION WORKER HAS DUMPED ...		Code Case	0	WILLS	1918	NE	32	AVE		Closed
<input type="checkbox"/>	ELE-30TEMP-20090014	30DAY TEMPORARY POWER		Electrical Temporary Pole	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	BE20060143	EXPIRED CASE FOR PM-18030846 - TEMPORARY CONSTRUC...	PM-18030846 - TEMPORARY CONS...	Building Code Case	0	ALEJANDROD	1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE20050291	TWO PALM TREES & A GUMBO LIMBO TREE WAS REMOVED W...		Code Case	0	WILLS	1918	NE	32	AVE		Closed
<input type="checkbox"/>	ENG-MOT-19100004	MOT SUBMITTAL TO PERMIT NUMBER PM-18042443	48HRS PARTIAL LANE CLOSURE	ROW Maintenance of Traffic Permit	0		1918	NE	32	AVE		In Process
<input type="checkbox"/>	PM-19090846	(EMAILED) REV2 - INSTALL 500 GAL UNDRGRND LP TANK...	INSTALL 500 GAL UNDRGRND LP ...	Storage Tank Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-19051236	GENERAL LANDSCAPING FOR BP 18042443	GENERAL LANDSCAPING FOR BP 1...	Landscape Installation Permit	0		1918	NE	32	AVE		In Process
<input type="checkbox"/>	PM-19040508	ELEC BP 19040505	ELEC BP 19040505	Electrical Residential Permit	0		1918	NE	32	AVE		Issued
<input type="checkbox"/>	PM-19040507	PLUMBING BP 19040505	PLUMBING BP 19040505	Plumbing Residential Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-19040505	NEW POOL 15,000 GAL TO BP 18042443 ~7/12/2019 B...	NEW POOL: 15,000 GAL TO BP 18...	Residential Pool-Spa-Fountain Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-19030226	GLANDSCAPE BP 18042443	GLANDSCAPE BP 18042443	ROW Landscaping Permit	0		1918	NE	32	AVE		In Process
<input type="checkbox"/>	PM-19011899	P STORM FOR BP # 18042443	P STORM FOR BP # 18042443	Plumbing Residential Permit	0		1918	NE	32	AVE		About to E
<input type="checkbox"/>	PM-19011898	NATURAL GAS PIPING FOR BP # 18042443	NATURAL GAS PIPING FOR BP # ...	Plumbing Gas Permit	0		1918	NE	32	AVE		Void
<input type="checkbox"/>	PM-19011897	LAWN IRRIGATION SYSTEM FOR BP # 18042443	LAWN IRRIGATION SYSTEM FOR B...	Plumbing Irrigation Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	VIO-CE19011818_1		SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE19011818	BROKEN FENCE ON THE EAST SIDE OF PROPERTY	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	VIO-CE19011023_1	FENCE IN DISREPAIR	SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE19011023	FENCE IN DISREPAIR, FENCE IN DISREPAIR	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	PM-18102084	TREE REMOVAL FOR SITE DEVELOPMENT ~ARECA PALMS ~T...	TREE REMOVAL FOR SITE DEVELO...	Landscape Tree Removal-Relocation Permit	0		1918	NE	32	AVE		Issued
<input type="checkbox"/>	CE18100421	THIS PROPERTY IS UNDER PARTIAL DEMO, THE PROPERTY,...	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	VIO-CE18100421_1	THIS PROPERTY IS UNDER PARTIAL DEMO, THE PROPERTY	SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE18100166	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:, 180...	SOPHER,RAFAEL	Building Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	VIO-CE18100166_1	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	SOPHER,RAFAEL	Violation-BLD Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	PM-18080277	TEMP FOR CONSTRUCTION BP18042443	TEMP FOR CONSTRUCTION BP1804...	Electrical Residential Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	VIO-CE18080003_1	BREEDING MOSQUITO AROUND A GREEN POOL/NEIGHBOR IS	SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE18080003	CONCERN OF ILLEGAL CONSTRUCTION, BREEDING MOSQUIT...	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	PM-18071005	BRICK PAVER DRIVEWAY 2100 SQ FT FOR BP 18042443	BRICK PAVER DRIVEWAY 2100 SQ...	Residential Paving Permit	0		1918	NE	32	AVE		Void

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PM-18060927	SEWER CAP BP 18052226	SEWER CAP BP 18052226	Plumbing Sewer Cap Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-18052234	PLUMB FOR DEMO BP 18052226	PLUMB FOR DEMO BP 18052226	Plumbing Residential Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-18052230	ELEC FOR DEMO BP 18052226	ELEC FOR DEMO BP 18052226	Electrical Residential Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-18052226	PARTIAL DEMO OF SFR FOR REMODEL ~ ~6/26/18-RECHEC...	PARTIAL DEMO OF SFR FOR REMODEL	Residential Demolition Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	VIO-CE18042205_1	OVERGROWTH, TRASH, DEBRIS	SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	PM-18042777	PARTIAL DEMO OF SFR ~NOC ~ER000414226 ~DR0059180 ...	PARTIAL DEMO OF SFR	Residential Demolition Permit	0		1918	NE	32	AVE		Void
<input type="checkbox"/>	CE18042205	OVERGROWTH, TRASH, DEBRIS	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	PM-18042446	ELECTRICAL FOR ADDITION BP 18042443	ELECTRICAL FOR ADDITION BP 1...	Electrical Residential Permit	0		1918	NE	32	AVE		Issued
<input type="checkbox"/>	PM-18042448	NEW AC AND DUCT WORK BP 18042443	NEW AC AND DUCT WORK BP 1804...	Mechanical HVAC New Install Permit	0		1918	NE	32	AVE		Issued
<input type="checkbox"/>	PM-18042452	NEW TILE ROOF BP 18042443 ~ ~10/03/19 RECHECK B	NEW TILE ROOF BP 18042443	Re-Roof Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-18042445	PLUMBING FOR ADDITION BP 18042443	PLUMBING FOR ADDITION BP 180...	Plumbing Residential Permit	0		1918	NE	32	AVE		Issued
<input type="checkbox"/>	PM-18042443	ADDITION, DEMO 95%-LEAVING SLAB AND 2 WALLS ~2015 ...	ADDITION, DEMO 95%-LEAVING SL...	Residential Addition Permit	0		1918	NE	32	AVE		Approved
<input type="checkbox"/>	VIO-CE18031639_1	BULK TRASH	SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE18031639	BULK TRASH	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	PM-18030846	TEMPORARY CONSTRUCTION FENCE ~B400 112818	TEMPORARY CONSTRUCTION FENCE	Fence Permit	0		1918	NE	32	AVE		Void
<input type="checkbox"/>	PM-17110964	ATF SPA PIPING BP17110853. ~ ~11.29.2017 ~Viola...	ATF SPA PIPING BP17110853.	Plumbing Residential Permit	0		1918	NE	32	AVE		Void
<input type="checkbox"/>	PM-17110963	ATF ELECTRIC FOR SPA BP17110853 ~ ~11.29.2017 ~...	ATF ELECTRIC FOR SPA BP171...	Electrical Residential Permit	0		1918	NE	32	AVE		Void
<input type="checkbox"/>	PM-17110853	ATF ADD SPA TO EXISTING POOL ~ ~11.29.2017 ~Viola...	ATF ADD SPA TO EXISTING POOL	Residential Pool-Spa-Fountain Permit	0		1918	NE	32	AVE		Void
<input type="checkbox"/>	VIO-CE17101038_3	NO PERMIT/ RENOVATIONS/INSTALLED OUT DOOR	SOPHER,RAFAEL	Violation-BLD Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	VIO-CE17101038_2	NO PERMIT/ RENOVATIONS/INSTALLED OUT DOOR	SOPHER,RAFAEL	Violation-BLD Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	VIO-CE17101038_1	NO PERMIT/ RENOVATIONS/INSTALLED OUT DOOR	SOPHER,RAFAEL	Violation-BLD Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE17101038	NO PERMIT/ RENOVATIONS/INSTALLED OUT DOOR, SHUTTE...	SOPHER,RAFAEL	Building Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	VIO-CE17071910_1		SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE17071910	L/S RAFAEL SOPHER - 0 - CASE FOUND	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	VIO-CE16080809_1	AT THE TIME OF MY INSPECTION I OBSERVED	SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE16080809	, AT THE TIME OF MY INSPECTION I OBSERVED, OVERGR...	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	VIO-CE16072179_1	STAGNANT POOL	SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE16072179	STAGNANT POOL, STAGNANT POOL	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	VIO-CE16010733_1		SOPHER,RAFAEL	Violation-CODE Hearing	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	CE16010733	ILLEGAL VACATION RENTALS	SOPHER,RAFAEL	Code Case	0		1918	NE	32	AVE		Closed
<input type="checkbox"/>	PM-16010436	WIRELESS LOW VOLTAGE ALARM LABEL (VALID FOR 1 ~Y...	WIRELESS LOW VOLTAGE ALARM L...	Alarm Label	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-06043434	ON & OFF SITE PAVER DRIVE	ON & OFF SITE PAVER DRIVE	Residential Paving Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-05052123	INSTALL BURG ALARM 1 PANEL 11 DEVICES	INSTALL BURG ALARM 1 PANEL 1...	Electrical Burglar Alarm	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-05051882	VOIDED PER LTR FROM CONTRACTOR LTR TO NANCY ~INST...	VOIDED PER LTR FROM CONTRACT...	Electrical Burglar Alarm	0		1918	NE	32	AVE		Void
<input type="checkbox"/>	PM-04110651	A/C CHANGEOUT-3 TON	A/C CHANGEOUT-3 TON	Mechanical HVAC Changeout Permit	0		1918	NE	32	AVE		Complete
<input type="checkbox"/>	PM-01060614	ELECTRICAL SERVICE UPGRADE (HOT TUB HOOK-UP)	ELECTRICAL SERVICE UPGRADE (...)	Electrical Residential Permit	0		1918	NE	32	AVE		Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: September 10, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25070001

Sec 47-19.1.B. Accessory Uses, Buildings, and Structures - General Requirements.

- Requesting a variance to allow an accessory structure (birdbath) to be located in the required front yard specified by the zoning district, whereas the code does not allow an accessory structure within the required front yard.

Sec 47-19.1.D. Accessory Uses, Buildings, and Structures - General Requirements.

- Requesting a variance to allow an accessory structure (birdbath) to be located in the required 25-foot front yard setback at a distance of 1 foot from the front property line, whereas the code requires an accessory structure to conform to the required setback for the zoning district of 25 feet, a total variance request of 24 feet.

NOTE: The required front yard setback for the RS-8 district is 25 feet, as per ULDR Section 47-5.31 *Table of dimensional requirements for the RS-8 district.*

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

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

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

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



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-25070001

APPLICANT: MARK J. LABATE

PROPERTY: 1918 NE 32nd Ave, Fort Lauderdale, FL 33305

PUBLIC HEARING DATE: September 10, 2025

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

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

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47-27.2. of the City of Fort Lauderdale UDR, I will forfeit my sign deposit. my sign (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26th day of August, 2025

(SEAL)



DANICA BLAZANOVIC
Commission # HH 415653
Expires July 4, 2027

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



BOARD OF ADJUSTMENT BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

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

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

EXAMPLE VARIANCE SUBMITTAL

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

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov

Phone: 954-828-6520, Option 5.

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

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

Page 1: BOA - Applicant Information Sheet

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

Case Number	PLN-BOA-25070001
Date of complete submittal	08/07/2025

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

Property Owner's Name	RAFAEL SOPHER
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	1918 NE 32 AVE, FT LAUDERDALE, FL 33305
E-mail Address	sopher.reealty@aol.com
Phone Number	305-528-0596
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	MARK J LABATE, ESQ
Applicant / Agent's Signature	<i>MARK LABATE</i>
Address, City, State, Zip	2744 E COMMERCIAL BLVD, FT LAUDERDALE, FL 33308
E-mail Address	markjlabate@gmail.com
Phone Number	954-545-3605
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	BLD-RPSF-23120022
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1918 NE 32 AVE, FT LAUDERDALE, FL 33305
Legal Description	LOT 13, BLK 7, LAUDERDALE BEACH EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA +
Tax ID Folio Numbers <i>(For all parcels in development)</i>	4943 30 02 00720
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Requesting a variance to allow an accessory structure (birdbath) to be located in the required 25-foot front yard setback at a distance of 1 foot from the front property line, a total variance of 24 feet
Applicable ULDR Sections <i>(Include all code sections)</i>	ULDR 47-19 1.B., 47-19.1.D

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

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	25 (W)	1
Side	5 (N)	N/A
Side	5 (S)	N/A
Rear	15 (E)	N/A

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

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

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

Allow installation of birdbath in front yard setback, limiting the setback to 14 feet, 9"

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; The front yard has a unique landscape, limiting the space available for ornamental or gardening features, preventing the reasonable use of the front yard for customary decorative or wildlife friendly additions, e.g. birdbaths, without encroaching on required setbacks.

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:

Applicant now s of no such special conditions.

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

Strict enforcement would deprive the landowner the ability to beautify his residence through the placement of a small decorative birdbath which is both common and aesthetically in harmony with the surrounding neighborhood..

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 The applicant took no part in the placement of utility lines, and so, the application is made in good faith, and with full awareness of the applicable zoning requirements.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare. The variance requested is minimal, and solely to allow for the placement of a non-intrusive birdbath within the front yard setback. It will not block visibility, nor impede pedestrian emergency vehicle access, nor interfere with utilities. The proposed placement enhances the property's visual appeal, and also promotes wildlife-friendly landscaping, which is consistent with the neighborhood's character in proximity to the public park.

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

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


(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 18th day of July, 2025

(SEAL)



DANICA BLAZANOVIC
Commission # HH 415653
Expires July 4, 2027


NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Checklist for submittal and completeness:

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

- Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: _____
- Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

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

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

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

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

This document prepared by (and after recording return to):)
Name: David Jenkins)
Firm: Premium Title Services, Inc)
1000 Abernathy Road NE, Suite)
200)
Atlanta, GA 30328)
Phone: (855)339-6325)
After recording return to: 4000 North State Road 7 Suite)
404, Fort Lauderdale, FL)
33319)
Asset No. 7090494944)
File No. CE1309-FL-797344)

Above This Line Reserved
For Official Use Only

SPECIAL WARRANTY DEED

**STATE OF FLORIDA
COUNTY OF Broward**

THIS DEED, made this 28 day of July, 2017 by and between U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB3, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409; and Rafael Sopher, A Single Person hereinafter called the Grantee, whose mailing address is:

4000 North State Road 7 Suite 404, Fort Lauderdale, FL 33319

WITNESSETH, that the Grantor, for and in consideration for the sum of: \$491,000.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID #: 494330-02-0720
Located at 1918 NorthEast 32nd Avenue, Fort Lauderdale, FL 33305

TOGETHER, with all of the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness

Brian Ader

Print Name

[Signature]
Witness

Benide Durandisse

Print Name

U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB3 by Ocwen Loan Servicing, LLC as Attorney-In-Fact

BY [Signature] Thania Nunez
Contract Management Coordinator
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact
Address: C/O Ocwen Loan Servicing, LLC,
1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28 day of July, 2017 by Thania Nunez as Contract Management Coordinator of Ocwen Loan Servicing, LLC as Attorney-in-Fact for U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB3, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



[Signature] Rafael Gonzalez

Notary Public

(Notarial Seal)

Printed Name

My Commission Expires: [Signature]

✓ POA recorded on 12/10/2014 / as instrument _#112687512

EXHIBIT "A"

CE1309-FL-797344

LOT 13, BLOCK 7, LAUDERDALE BEACH EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel ID No.: 494330-02-0720



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 01 Revision Date: 01/30/2024| Print Date: 07/00/0000

I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I Rafael Sopher (Owner) as the current title owner of the real property located at 1918 NE 32nd Avenue, Fort Lauderdale, FL 33305 (Property), do hereby authorize

Mark J. Labate (Authorized Agent) to act as my agent regarding the submittal of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its selected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,





BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 01 Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

José Dipto
Witness Signature
José Dipto
Print Name
4/10/25
Date

Rafael Sopher
Signature - Owner/Authorized Individual
Rafael Sopher
Print Name - Owner/ Authorized Individual
Owner
Print Title - Authorized Individual

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of April, 2025, by Rafael Sopher, an individual who is personally known to me or has produced _____ as identification

[NOTARY SEAL]

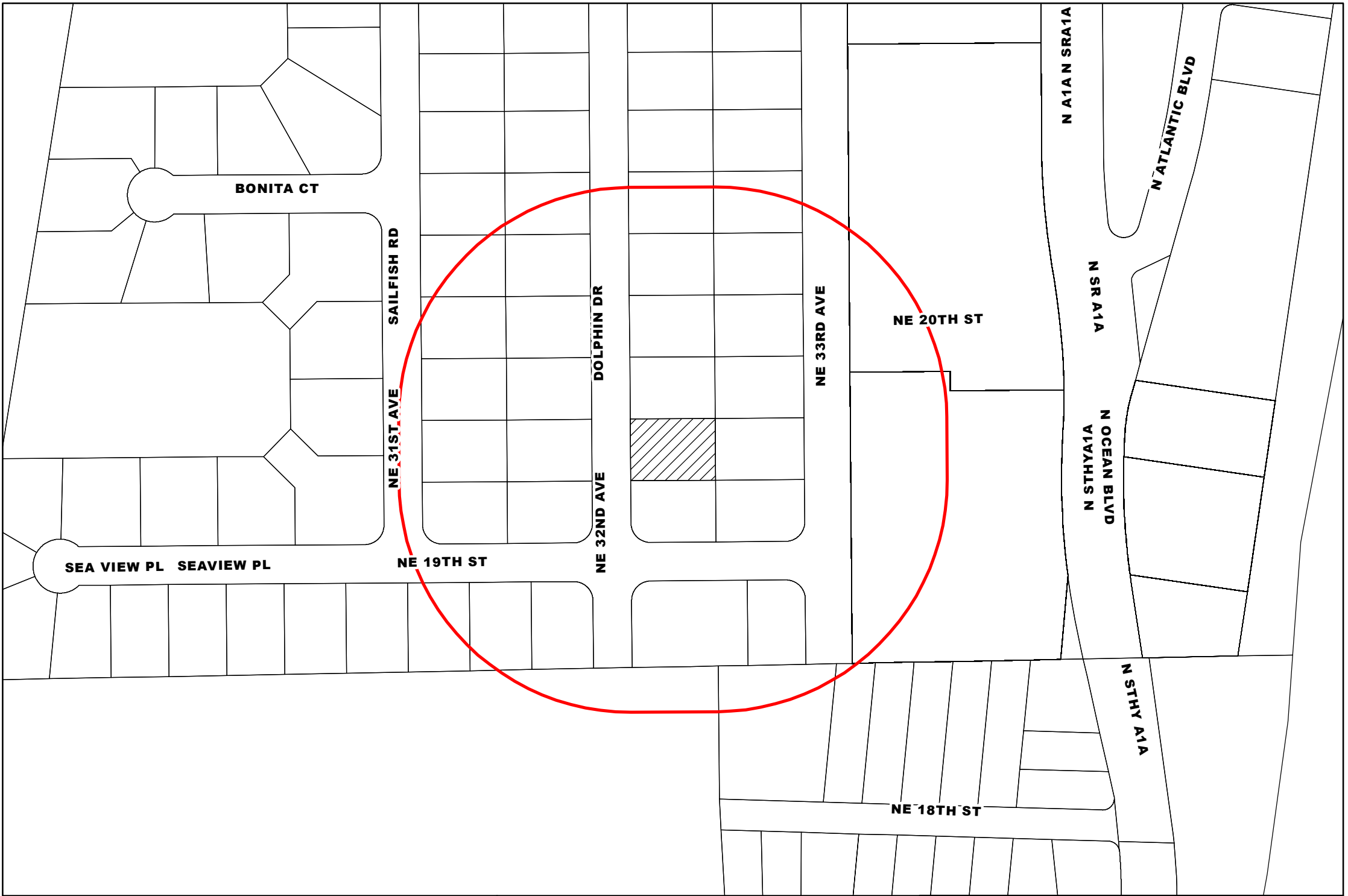
Danica Blazanovic
(Signature of Notary Public - State of Florida)



DANICA BLAZANOVIC
Commission # HH 415653
Expires July 4, 2027

My Commission Expires:
Danica Blazanovic
Print, Type, or Stamp Commissioned Name of Notary Public)





0 37.5 75 150 225 300
Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



1918 NE 32 AVE
DATE OF PRINT: 06/27/2025

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STA1ZIP
494330020030	AMIRGHASSEMI,ROSHANAK	SHEIKHOLESLAMI,MOHAMMAD	2200 NE 33 AVE #17J	FORT LAUDERDALE	FL 33305
494330020050	ZEMAN,ALLEN R & ANDREA H		3200 NE 19 ST	FORT LAUDERDALE	FL 33305
494330020060	GRAHAM A HILL REV LIV TR	HILL,GRAHAM A TRSTEE	409 ISLE OF CAPRI DR	FORT LAUDERDALE	FL 33301
494330020070	MASCI,LEAH		3108 NE 19 ST	FORT LAUDERDALE	FL 33305
494330020080	PLAYDEAU PROPERTIES LLC		950 NE 40 CT	FORT LAUDERDALE	FL 33334
494330020430	SOPRONYI,STEVE & ELIZABETH		2007 NE 32 AVE	FORT LAUDERDALE	FL 33305
494330020440	HOUSTON,MICHAEL W		2001 NE 32 AVE	FORT LAUDERDALE	FL 33305
494330020450	1931 NE 32ND LLC		4300 BISCAYNE BLVD STE 203	MIAMI	FL 33137
494330020460	BROWN,BEVERLY J	BEVERLY J BROWN REV TR	1925 NE 32 AVE	FORT LAUDERDALE	FL 33305
494330020470	PLAYDEAU PROPERTIES LLC		950 NE 40 CT	FORT LAUDERDALE	FL 33334
494330020480	NASH,MICHAEL D & JUDY M		3115 NE 19 ST	FORT LAUDERDALE	FL 33305
494330020490	ZACCARDO,MARIA		4115 RUE CLAUDE-HENRI-GRIGNON	*SAINT-LAURENT QC	CA H4R 3
494330020500	MCCAULEY,JOHN R		1918 NE 31 AVE	FORT LAUDERDALE	FL 33305
494330020510	4266986 CANADA INC		4115 CLAUDE HERNI GRIGNON	*ST LAURENT QC	CA H4R 3
494330020520	AKERS,S JAMES & DIANNA CLARK		1932 NE 31 AVE	FORT LAUDERDALE	FL 33305
494330020530	HOLDER,JACQUELINE DECURTIS		2000 NE 31 AVE	FORT LAUDERDALE	FL 33305
494330020540	DOZIER,NORMAN KEITH		2006 NE 31 AVE	FORT LAUDERDALE	FL 33305
494330020650	NUNNARI,PASQUALE A	EVANGELIOU,TERRY	2007 NE 33 AVE	FORT LAUDERDALE	FL 33305
494330020660	KLADIS,NIKOLAS		2001 NE 33 AVE	FORT LAUDERDALE	FL 33305
494330020670	LEEKE,KATHERINE		1931 NE 33 AVE	FORT LAUDERDALE	FL 33305
494330020680	LUNAMAR 1923 LLC		19790 W DIXIE HWY #1001	MIAMI	FL 33180
494330020690	ZELTSER,VIOLETTA		1919 NE 33 AVE	FORT LAUDERDALE	FL 33305
494330020700	OATES,JOHNNY OLIVER II & LISA A	WALDBUESER,ROBERT L & MARIAN D	1915 NE 33 AVE	FORT LAUDERDALE	FL 33305
494330020710	DAHMER HOLDINGS LLC		4301 N FEDERAL HWY #2	POMPANO BEACH	FL 33064
494330020720	SOPHER,RAFAEL		1918 NE 32 AVE	FORT LAUDERDALE	FL 33305
494330020730	1924 TR	SSG WORLDWIDE LLC TRS	1840 SW 22 ST 4TH FLR	MIAMI BEACH	FL 33145
494330020740	ANDERSSON,STEPHAN		SMEDANGSGATAN 4	*HALMSTAD 30239	SE
494330020750	RODRIGUEZ,HUGO ANDRES H/E	ALICEA,JULIANNE	2000 NE 32 AVE	FORT LAUDERDALE	FL 33305
494330020760	BELL,RICHARD SR & EVELYN		2006 NE 32 AVE	FORT LAUDERDALE	FL 33305
494330021550	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
494331000010	TIITF/DNR DIV REC & PARKS	HUGH TAYLOR BIRCH STATE PARK	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL 32399
494331020670	RYAN J LLC		333 LAS OLAS WAY #3309	FORT LAUDERDALE	FL 33301
494331020680	MCMANUS,MICHELLE		3305 NE 18 ST	FORT LAUDERDALE	FL 33305
494330AN0010	MARTINEZ,LYDIA M		2001 N OCEAN BLVD #201	FORT LAUDERDALE	FL 33305
494330AN0020	VUE UNIT202 LLC		2664 NE 26 AVE	FORT LAUDERDALE	FL 33306
494330AN0030	DOLGANOVSKI,IGOR		3121 BRIGHTON 5 ST # 6K	BROOKLYN	NY 11235
494330AN0040	FURHT,TANIA & FURHT,BORIVOJE	FURHT,SANDRA	6398 MONTESITO ST	BOCA RATON	FL 33496
494330AN0050	PESTELL,ANNA & RICHARD		2845 NE 9 ST #604	FORT LAUDERDALE	FL 33304
494330AN0060	DENTY,GRANT	WISCOMBE,ALLISON	2001 N OCEAN BLVD #301	FORT LAUDERDALE	FL 33305
494330AN0070	MANCHIK,MIKHAIL	MIKHAIL MANCHIK TR	2001 N OCEAN BLVD #302	FORT LAUDERDALE	FL 33305
494330AN0080	DUNNE,TERENCE	TENNER-DUNNE,LAURIE	300 E 59 ST APT 3406	NEW YORK	NY 10022
494330AN0090	BLECH,JARED H/E	BLECH,HARRISON	2001 N OCEAN BLVD UNIT S304	FORT LAUDERDALE	FL 33305
494330AN0100	RAMSEY,JASE RYAN	LORENZ,MELANIE	2001 N OCEAN BLVD #305	FORT LAUDERDALE	FL 33305

494330AN0110	HERNANDEZ,CARLOS B		2012 NE 32 AVE	FORT LAUDERDALE	FL	33305
494330AN0120	GMRA HOLDINGS LLC		3994 WINDERMERE WAY	MOUNT AIRY	MD	21771
494330AN0130	DAVIS,BEVERLY D	DAVIS,GREGORY W	199 CHESTNUT AVE	EAST MEADOW	NY	11554
494330AN0140	EARLEY,IRINA	SCIARRINO,THOMAS K JR	2001 N OCEAN BOULEVARD # 403	FORT LAUDERDALE	FL	33305
494330AN0150	DALMATY SOCIETY LLC		2001 N OCEAN BLVD #404S	FORT LAUDERDALE	FL	33305
494330AN0160	KRIFTCHEER,BRIAN S &	KRIFTCHEER,JEAN L	51 DEER MEADOW LANE	STAMFORD	CT	06903
494330AN0170	DIFINI,DENISE	DIFINI,PAULO	ENG VERISSIMO DE MATOS 10 # 201	*PORTO ALEGRE RS	BR	90440
494330AN0180	DE FALCO,LOUIS & CATHERINE		2001 N OCEAN BLVD #501S	FORT LAUDERDALE	FL	33305
494330AN0190	MODELL,CHARLES S	MODELL,CAROL J	9225 HYLAND CREEK CIR	BLOOMINGTON	MN	55437
494330AN0200	EMERSON,MARIA		2001 N OCEAN BLVD #503	FORT LAUDERDALE	FL	33305
494330AN0210	TALLEDO FITZGERALD,IVAN	MCBRIDE,JESSICA	2001 N OCEAN BLVD #504	FORT LAUDERDALE	FL	33305
494330AN0220	KOEBLER,AMY B	BLOCK,HAROLD	243 SCHOONER CIR	NEPTUNE	NJ	07753
494330AN0230	NORMAN L GERSHMAN TR	GERSHMAN,NORMAN L TRSTEE	101 COVERED BRIDGE LN	NEWARK	DE	19711
494330AN0240	SINGER,ANDREW	SINGER,SUSAN	3 LIVINGSTON AVE	JERICO	NY	11753
494330AN0250	HARIADI,JOHN WESLEY		1436 MIDDLETOWN RD	ANNAPOLIS	MD	21409
494330AN0260	MASTRANGELO,MICHAEL		2001 N OCEAN BLVD #603	FORT LAUDERDALE	FL	33305
494330AN0270	CORAL B INVESTMENTS LLC		2600 S DOUGLAS RD SUITE 913	CORAL GABLES	FL	33134
494330AN0280	DONALD S SCOTT REV TR	SCOTT,DONALD S TRS	357 COMMERCIAL ST #311	BOSTON	MA	02109
494330AN0290	LIZARAZO,ALBERTO		2001 N OCEAN BLVD #606	FORT LAUDERDALE	FL	33305
494330AN0300	2001 OCEAN LLC		2922 TOWNE MEADOW DR	CARMEL	IN	46032
494330AN0310	WEGNIAK,KENNETH W	KENNETH W WEGNIAK REV TR	2001 N OCEAN BLVD #702	FORT LAUDERDALE	FL	33305
494330AN0320	BUDNIK FAM TR	BUDNIK,HENRY E & BETTE J TRS	3006 LEXINGTON LN	HIGHLAND PARK	IL	60035
494330AN0330	HOLLAND,ROSS J	ROSS J HOLLAND REV TR	2001 N OCEAN BLVD #705	FORT LAUDERDALE	FL	33305
494330AN0340	FAVIA,GIUSEPPE & SANTA		1310 JOSEPH LANE	ADDISON	IL	60101
494330AN0350	TUNIS,SCOTT & NANCY		2001 N OCEAN BLVD #801	FORT LAUDERDALE	FL	33305
494330AN0360	PAOLELLA,ROBERT P SR & MICHELLE		2001 N OCEAN BLVD APT 802	FORT LAUDERDALE	FL	33305
494330AN0370	FRANK & ANGELA CRUDELE TR	CRUDELE,FRANK & ANGELA R TRS	1N 514 TURNBERRY LN	WINFIELD	IL	60190
494330AN0380	TONKONOG,MARIANNA		28 YONGENHURST RD	*RICHMOND HILL ON	CA	L4C 3
494330AN0390	BRIEN,JEAN-MARC		1095 RUE YVES-BLAIS APT 801	*TERREBONNE QC	CA	J6V 0
494330AN0400	ZAPATA,NIDIA		2001 N OCEAN BLVD #901	FORT LAUDERDALE	FL	33305
494330AN0410	FRANCHAK,DAVID D	FRANCHAK,CYNTHIA S	157 BOONE TRL	SEVERNA PARK	MD	21146
494330AN0420	PROKOS,AMANDA	PROKOS,ANDREA & PROKOS,PAUL	3015 JEAN GASCON	*ST LAURENT QC	CA	H4R 2
494330AN0430	MAMILLI,BASSEL	MAMILLI,WAFAA	2001 N OCEAN BLVD #905	FORT LAUDERDALE	FL	33305
494330AN0440	906 VUE CORP		2001 N OCEAN BLVD #906	FORT LAUDERDALE	FL	33305
494330AN0450	WALLACE,STEPHEN A & MEREDITH O		3 CARTWAY LN E	BEDFORD	NY	10506
494330AN0460	GARCIA,SANTIAGO		2001 N OCEAN BLVD APT 1002-S	FORT LAUDERDALE	FL	33305
494330AN0470	HABER,NISSAN		2001 N OCEAN BLVD #1004	FORT LAUDERDALE	FL	33305
494330AN0480	BROWN,PHYLLIS		2001 N OCEAN BLVD #1005	FORT LAUDERDALE	FL	33305
494330AN0490	PERFETTO,SALVATORE	PERFETTO,ALDO & MARIA ETAL	201 MELBA ST	STATEN ISLAND	NY	10314
494330AN0500	GUERRERO,NURI		2001 N OCEAN BLVD UNIT 1101	FORT LAUDERDALE	FL	33305
494330AN0510	NOTHMANN,FRANK	NIR,DROR	2001 N OCEAN BLVD #1102	FORT LAUDERDALE	FL	33305
494330AN0520	YERXA,CHRISTINA L	YERXA,DANIEL E	77 BLUE HILLS DR	GUILFORD	CT	06437
494330AN0530	MUGE NURGUN REV TR	NURGUN,MUGE TRS	2001 N OCEAN BLVD #1105	FORT LAUDERDALE	FL	33305
494330AN0540	BILUTATI LP LIV TR	COTIGA CI LIV TR ETAL	85 AV SUNNYSIDE	*WESTMOUNT QC	CA	H3Y 1

494330AN0550	COLLICA,PAUL H/E	BOOHER,BRENT WAYNE	2001 N OCEAN BLVD #1201	FORT LAUDERDALE	FL	33305
494330AN0560	OLANDER,STANLEY J JR	STANLEY JOSEPH OLANDER JR REV TR	2001 N OCEAN BLVD #1202-S	FORT LAUDERDALE	FL	33305
494330AN0570	WADE,WILLIAM G & ROBIN		5119 GREYTHORNE LN	MARIETTA	GA	30068
494330AN0580	HAMBRIGHT,MARY ELLEN	MARY ELLEN HAMBRIGHT TR	2001 N OCEAN BLVD #1205	FORT LAUDERDALE	FL	33305
494330AN0590	FAULK,CYNTHIA	FAULK,RICHARD	2745 NE 35 CT	FORT LAUDERDALE	FL	33308
494330AN0600	R DEGASPERIS FL RESIDENCE TR	DEGASPERIS,JULIE TRSTEE ETAL	1500 HWY 7	*CONCORD ON	CA	L4K 5
494330AN0610	DIRICO,JOSEPH		2001 N OCEAN BLVD #1302	FORT LAUDERDALE	FL	33305
494330AN0620	RODGERS,RENEE & SHAWN		PO BOX 2	NEW HOPE	PA	18938
494330AN0630	GENIA TRAKHTENBERG TR	TRAKHTENBERG,GENIA TRSTEE	2001 N OCEAN BLVD #1305S	FORT LAUDERDALE	FL	33305
494330AN0640	DI CARLO,MICHELE	MARKO,JANA EUGENIA	9 BURNHAMTHORPE CRES SUITE PH1	*ETOBICOKE ON	CA	M9A 0
494330AN0650	SCRIPTUNAS,JUSTINE	SCRIPTUNAS,JOSEPH JOHN JR	3066 LYNDALDE CT	EDGEWOOD	KY	41017
494330AN0660	PUGLISI,JOSEPH &	PUGLISI,PATRICIA	29 OSPREY DR	TOMS RIVER	NJ	08753
494330AN0670	KAPLAN,LAWRENCE		2001 N OCEAN BLVD #1404	FORT LAUDERDALE	FL	33305
494330AN0680	NUDO,ANGELA M		1438 RACHEL LN	SPRINGFIELD	IL	62711
494330AN0690	TIMPONE,LAURA	TIMPONE,STEPHEN	246 KOCH BLVD	STATEN ISLAND	NY	10312
494330AN0700	BARBERIS,GABRIEL	YACHELINI,SANDRA LILIA	2001 N OCEAN BLVD APT 1501	FORT LAUDERDALE	FL	33305
494330AN0710	FESPERMAN,JOHN EUGENE H/E	KE,CHIH HONG	2001 N OCEAN BLVD #1502	FORT LAUDERDALE	FL	33305
494330AN0720	ISABEL,AMY	ISABEL,DAVID	2001 N OCEAN BLVD #1504	FORT LAUDERDALE	FL	33305
494330AN0730	LEE BY THE SEA LLC		201 8 AVE	SUPERIOR	CO	80027
494330AN0740	PERFETTO,CESARE &	PERFETTO,PATRICIA	101 CIRCLE RD	STATEN ISLAND	NY	10304
494330AN0750	THE GM TR		2001 N OCEAN BLVD #1601	FORT LAUDERDALE	FL	33305
494330AN0760	RAUBESON,RICHARD K		8 SALT SPRAY LN	CAPE ELIZABETH	ME	04107
494330AN0770	CLIFFORD,ANDREW D & SUSAN R		2001 N OCEAN BLVD #1604	FORT LAUDERDALE	FL	33305
494330AN0780	NORTH RIVERSIDE T & L	SCIANNA LLC	22W550 BROKER ROAD	MEDINAH	IL	60157
494330AN0790	PASTRANA,DEBBIE		2001 N OCEAN BLVD #1606	FORT LAUDERDALE	FL	33305
494330AN0800	BOT,GLENN		1013 SUNNYSIDE ROAD	*SUDBURY ON	CA	P3G 1
494330AN0810	GETTE,JOSEPH R	KELLAR,ROBERT M JR	2011 N OCEAN BLVD #204	FORT LAUDERDALE	FL	33305
494330AN0820	PICADILLY ADVISORS HOLDINGS LTD		2011 N OCEAN BLVD #205	FORT LAUDERDALE	FL	33305
494330AN0830	JIMENEZ,EDGARDO A		2011 N OCEAN BLVD #206	FORT LAUDERDALE	FL	33305
494330AN0840	PATENA,GARY R &	PATENA,ALICE	3489 OLD HICKORY LANE	MEDINA	OH	44256
494330AN0850	IAFELICE,DINO & MELODY		37 ARGYLE AVE #1	*OTTAWA ON	CA	K2P 1
494330AN0860	SEMEL,CHARLOTTE A		1078 ROUTE 46	WEST CLIFTON	NJ	07013
494330AN0870	SIMON,STEVEN		2011 N OCEAN BLVD #304	FORT LAUDERDALE	FL	33305
494330AN0880	THREE STARS INVESTMENTS	PROPERTIES CORP	110 N FEDERAL HWY #1211	FORT LAUDERDALE	FL	33301
494330AN0890	CHU,CALLO DAVID		2011 N OCEAN BLVD #306	FORT LAUDERDALE	FL	33305
494330AN0900	GOMEZ CABAL CORP		2011 N OCEAN BLVD #N-401	FORT LAUDERDALE	FL	33305
494330AN0910	MIELE,JOSEPH A		2011 N OCEAN BLVD #402	FORT LAUDERDALE	FL	33305
494330AN0920	MARIA & MANUEL MARTINEZ REV TR	MARTINEZ,MARIA & MANUEL TRS	188 CAMERON DR	WESTON	FL	33326
494330AN0930	MORIANA,DANIELLE	MORIANA,DINO	59 PIETA PL	*WOODBIDGE ON	CA	L4H 3
494330AN0940	MADRID,JADA M		12301 NW 9 ST	PLANTATION	FL	33325
494330AN0950	LEBLANC,MARIA G BRAVO	LEBLANC,DAVID M	33 PAUGUS TRL	GROTON	MA	01450
494330AN0960	HOLT,BRENDAN & LAURA		2011 N OCEAN BLVD #501	FORT LAUDERDALE	FL	33305
494330AN0970	BARRY,SHEILA M	SHEILA A M BARRY REV TR ETAL	2011 N OCEAN BLVD #502	FORT LAUDERDALE	FL	33305
494330AN0980	VUE 503 LLC		11 NIMITZ PL	ISELIN	NJ	08830

494330AN0990	VASQUEZ,DAVID GIRALDO	GRANTHAM,MICHAEL	2011 N OCEAN BLVD #504	FORT LAUDERDALE	FL	33305
494330AN1000	BLECH,RICHARD & CHERYL		2011 N OCEAN BLVD #505	FORT LAUDERDALE	FL	33305
494330AN1010	BUTLER,THOMAS J	RYBSKI,ROBERT G	2011 N OCEAN BLVD #506	FORT LAUDERDALE	FL	33305
494330AN1020	QUINN,MICHAEL & ELIZABETH		2011 N OCEAN BLVD #601	FORT LAUDERDALE	FL	33305
494330AN1030	BRIGANTE,ROBERT EST		2011 N OCEAN BLVD #602	FORT LAUDERDALE	FL	33305
494330AN1040	OCEAN BLVD 603N LLC		2011 N OCEAN BLVD #603	FORT LAUDERDALE	FL	33305
494330AN1050	KATZ,JEFFREY	JEFFREY KATZ TR	2011 N OCEAN BLVD #604	FORT LAUDERDALE	FL	33305
494330AN1060	NOTARANTONIO,JOAN		1 LANDING CT	DIX HILLS	NY	11746
494330AN1070	FLORIA ALVAREZ REV TR	ALVAREZ,FLORIA TRSTEE	1441 NW 101 TER	PLANTATION	FL	33322
494330AN1080	HAWRYS,WALTER & MARIA ESTER		2011 N OCEAN BLVD #701	FORT LAUDERDALE	FL	33305
494330AN1090	BAYLOR,TIMOTHY		2305 RIVER POINTE CIR	MINNEAPOLIS	MN	55411
494330AN1100	GUIMARAES,MARIA A TOURINHO	GUIMARAES,ROBERTO DE QUEIROZ	2011 N OCEAN BLVD #704	FORT LAUDERDALE	FL	33305
494330AN1110	VISAGIE,DIANA & MICHAEL		2011 N OCEAN BLVD #705	FORT LAUDERDALE	FL	33305
494330AN1120	DIPALO,JOHN	DIPALO,SHARON	2011 N OCEAN BLVD #706	FORT LAUDERDALE	FL	33305
494330AN1130	KARAMANOUKIAN,HRATCH L	KARAMANOUKIAN,KAREN	151 JACKMAN LANE	ELMA	NY	14059
494330AN1140	HUTCHINSON,CHEVIN A	HUTCHINSON,LISA LONGCHAMP	1 ALEX CT	WHEATLEY HEIGHTS	NY	11798
494330AN1150	BENITEZ,ANA PATRICIA	GARCIA,OSCAR ARMANDO	2110 N OCEAN BLVD #6B	FORT LAUDERDALE	FL	33305
494330AN1160	VUE OCEAN LLC		PO BOX 5520989	DAVIE	FL	33355
494330AN1170	KELLY E MASUCCI IRREV TR	MASUCCI,ROBERT M TRSTEE ETAL	78 GREEN MEADOW BLVD	MIDDLETOWN	NJ	07748
494330AN1180	KARAMANOUKIAN,HRATCH &	KARAMANOUKIAN,KAREN	151 JACKMAN LANE	ELMA	NY	14059
494330AN1190	JUNGE,STEVEN & SHAUNNA		2011 N OCEAN BLVD #902	FORT LAUDERDALE	FL	33305
494330AN1200	LITWACK,PAUL	PAMELA J LITWACK REV TR	2011 N OCEAN BLVD #904	FORT LAUDERDALE	FL	33305
494330AN1210	UPADHYAYA,NARENDRA R &	UPADHYAYA,MAYURI N	11067 GARDEN RIDGE CT #2912	DAVIE	FL	33328
494330AN1220	FRANK,BRIAN J		2011 N OCEAN BLVD #906	FORT LAUDERDALE	FL	33305
494330AN1230	LINDSAY,BRIAN SCOT	NUZUM,JANNA MARIE	2011 N OCEAN BLVD #1001	FORT LAUDERDALE	FL	33305
494330AN1240	TURNER,MELVIN L	MELVIN L TURNER REV TR	2011 N OCEAN BLVD #1002	FORT LAUDERDALE	FL	33305
494330AN1250	WENZEL,WAYNE		2011 N OCEAN BLVD #1004	FORT LAUDERDALE	FL	33305
494330AN1260	ROBERT D GRAFFAM TR	KAREN L GRAFFAM TR ETAL	2011 N OCEAN BLVD #1005-N	FORT LAUDERDALE	FL	33305
494330AN1270	ITALIANO,PAUL & DEBORAH		2011 N OCEAN BLVD APT 1006	FORT LAUDERDALE	FL	33305
494330AN1280	CIPOLLINI,AGOSTINO & ELIZABETH A		2011 N OCEAN BLVD #1101	FORT LAUDERDALE	FL	33305
494330AN1290	BOORNAZIAN,ADAM & ANTONIA		2011 N OCEAN BLVD #1102	FORT LAUDERDALE	FL	33305
494330AN1300	TISEI,RICHARD	STARR,BERNARD F III	31 CLEEK CT	NORTH READING	MA	01864
494330AN1310	DIAZ,DIEGO M &	DIAZ,RENEE MICHELON	2011 N OCEAN BLVD #1105	FORT LAUDERDALE	FL	33305
494330AN1320	PEPLINSKI,GARY R		807 CALLE DEL CORTE NE	ALBUQUERQUE	NM	87110
494330AN1330	SANCLEMENTE,SERGIO & MARIA P		2011 N OCEAN BLVD #1201	FORT LAUDERDALE	FL	33305
494330AN1340	COTTONE,THOMAS A	MADDEN,PAUL M	2011 N OCEAN BLVD #1202	FORT LAUDERDALE	FL	33305
494330AN1350	REID,ANDRENE		2011 N OCEAN BLVD #1204	FORT LAUDERDALE	FL	33305
494330AN1360	KLEINMAN,ALISA G		2011 N OCEAN BLVD # 1205N	FORT LAUDERDALE	FL	33305
494330AN1370	BAJRAMOVIC,RUZDIJA & SANIJA		2011 N OCEAN BLVD #1206N	FORT LAUDERDALE	FL	33305
494330AN1380	YASZEMSKI,ERIC C & SUSAN P		54 BROOKS RD	MORRESTOWN	NJ	08057
494330AN1390	SHENKER,LEWIS E &	LASK,ARLINE	53 ENCORE BLVD	EASTPORT	NY	11941
494330AN1400	BRATERMAN,JARRETT		2011 N OCEAN BLVD #1304	FORT LAUDERDALE	FL	33305
494330AN1410	SINGER,JUDITH ELLEN & FREDRIC		2011 N OCEAN BLVD #1305N	FORT LAUDERDALE	FL	33305
494330AN1420	KOLODZIEJ,CRAIG		2011 N OCEAN BLVD #1306	FORT LAUDERDALE	FL	33305

494330AN1430	JACKS FAM TR	JACKS,ANALIA & JACKS,W P TRSTEES	2116 ORCHARD MIST CIRCLE	LAS VEGAS	NV	89135
494330AN1440	BUKUCUYAN,TANYA & VARTGES	VB REV TR & TB REV TR	6 RIDGE DR	MELVILLE	NY	11747
494330AN1450	IAIA,JOSEPH		2011 N OCEAN BLVD #1404	FORT LAUDERDALE	FL	33305
494330AN1460	LAKHDIR,SHAMS & FARIDAH		2011 N OCEAN BLVD #1405	FORT LAUDERDALE	FL	33305
494330AN1470	COHEN,BRITTANY JOYCE	BRITTANY J COHEN TR	2011 N OCEAN BLVD #1406	FORT LAUDERDALE	FL	33305
494330AN1480	MICHAELS,ROBERT	PONTE,KRISTINA	8 BROOK LN	WESTPORT	CT	06880
494330AN1490	ZAKHARYAYEV,STEVEN		759 BLOOMFIELD AVE #223	WEST CALDWELL	NJ	07006
494330AN1500	REILLY,WILLIAM S		8 COON HOLLOW RD	LLOYD HARBOR	NY	11743
494330AN1510	WAX,ROBYN QPRT	WAX,ANDREW	200 AMSTERDAM AVE #12A	NEW YORK	NY	10023
494330AN1520	BOULANGER,VIATEUR & DIANE J		2011 N OCEAN BLVD #1506	FORT LAUDERDALE	FL	33305
494330AN1530	CHOW,CHI HSIN & HIS KUEI		10915 NW 18TH DR	PLANTATION	FL	33322
494330AN1540	SULLIVAN,DAVID		2011 N OCEAN BOULEVARD #1602	FORT LAUDERDALE	FL	33305
494330AN1550	AVERZA,JOSEPH		2011 N OCEAN BLVD #1604	FORT LAUDERDALE	FL	33305
494330AN1560	ROTH,DENISE		2011 N OCEAN BLVD #1605	FORT LAUDERDALE	FL	33305
494330AN1570	VILAR FAM REV TR	VILAR,JUAN C & VILAR,T M TRSTEES	2011 N OCEAN BLVD #N1606	FORT LAUDERDALE	FL	33305
494330BB0010	PAULA,KELLY		1905 N OCEAN BLVD #2A	FORT LAUDERDALE	FL	33305
494330BB0020	MENDEZ,ASHLEY		1905 N OCEAN BLVD #2B	FORT LAUDERDALE	FL	33305
494330BB0030	MARCHINARES,RENATO	RICHTER,RACHEL	1905 N OCEAN BLVD #2C	FORT LAUDERDALE	FL	33305
494330BB0040	RICHARD PEPIN LIV TR	PEPIN,RICHARD & SARAH TRS	375 CURE-LABELLE BLVD	*LAVAL QC	CA	H7L 3
494330BB0050	DUNTON,RICHARD ALAN	TRUELLE,FRANK PATRICK	1905 N OCEAN BLVD #2E	FORT LAUDERDALE	FL	33305
494330BB0060	BARROS,JUAN SALOMON MASNU	CASTRO,PATRICIA VIVIANA DONOSO	SAN ALBERTO 494 LAS CONDES	*SANTIAGO	CL	
494330BB0070	BRIDA,PAULO C		1905 N OCEAN BLVD APT 3A	FORT LAUDERDALE	FL	33305
494330BB0080	GUERRA,JORGE	JORGE GUERRA REV TR	1905 N OCEAN BLVD #3B	FORT LAUDERDALE	FL	33305
494330BB0090	CONETTA,ANTHONY E	COZZO,JAMES E	1905 N OCEAN BLVD #3C	FORT LAUDERDALE	FL	33305
494330BB0100	KEMPER,BROOKE ELIZABETH		1905 N OCEAN BLVD #3D	FORT LAUDERDALE	FL	33305
494330BB0110	ASICK,KAREN A		1905 N OCEAN BLVD APT 3E	FORT LAUDERDALE	FL	33305
494330BB0120	GUTIERREZ,RICARDO N		2200 S OCEAN LN #2901	FORT LAUDERDALE	FL	33316
494330BB0130	DE MARSILLAC FONTES,FERNANDO M	DUARTE DE SOUZA,VALERIA	1905 N OCEAN BLVD #4A	FORT LAUDERDALE	FL	33305
494330BB0140	SIEGEL,GILDA H	GILDA H SIEGEL REV LIV TR	1905 N OCEAN BLVD #4B	FORT LAUDERDALE	FL	33305
494330BB0150	DIAMOND BLUE INVESTMENT LLC		150 SE 2 AVE STE 404	MIAMI	FL	33131
494330BB0160	SKARITANOV,ELENA	SKARITANOV,IGOR	2 ROSEGATE RD	NEEDHAM HEIGHTS	MA	02494
494330BB0170	HERNANDEZ,CARLOS B & LEYDA V		2012 NE 32 AVE	FORT LAUDERDALE	FL	33305
494330BB0180	DELISA,KATHLEEN M		1905 N OCEAN BLVD E BLDG #4F	FORT LAUDERDALE	FL	33305
494330BB0190	ZANONI,PATRICIA & VICTOR		1905 N OCEAN BLVD #5A	FORT LAUDERDALE	FL	33305
494330BB0200	CAPARELLI,LUIGI F & TERESA L		1905 N OCEAN BLVD #5B	FORT LAUDERDALE	FL	33305
494330BB0210	COLASANTI,BENEDETTO	COLASANTI,SANDRA	1077 RICK HANSEN CRES	*GEEELY ON	CA	K4P 1
494330BB0220	SWEHA,AMIR		1905 N OCEAN BLVD #5D	FORT LAUDERDALE	FL	33305
494330BB0230	DE POSADAS SECCO,FRANCISCO J		1905 N OCEAN BLVD #5E	FORT LAUDERDALE	FL	33301
494330BB0240	ALTOS PAISAJES LLC		1905 N OCEAN BLVD #E-5F	FORT LAUDERDALE	FL	33305
494330BB0250	JULIE FLYNT TR	FLYNT,JULIE TRSTEE	1905 N OCEAN BLVD #6A	FORT LAUDERDALE	FL	33305
494330BB0260	VIVANCO ESCAFFI HOLDING GROUP		1905 N OCEAN BLVD E-6A	FORT LAUDERDALE	FL	33305
494330BB0270	GOULD,ROBERT		1905 N OCEAN BLVD #6C	FORT LAUDERDALE	FL	33305
494330BB0280	ACHKAR,ANTONIO A	HADEED,VENUS A	4021 MUIRFIELD DR	PRESTO	PA	15142
494330BB0290	JAIME,JUAN P	DANGE,BENJAMIN T	1905 N OCEAN BLVD #6E	FORT LAUDERDALE	FL	33305

494330BB0300	WOLF,MAVIS J	RUDOLPH J WOLF REV TR	1905 N OCEAN BLVD #6F	FORT LAUDERDALE	FL	33305
494330BB0310	GREEN,JAMES MICHAEL	JAMES M GREEN REV TR	1905 N OCEAN BLVD #7A	FORT LAUDERDALE	FL	33305
494330BB0320	SWENSON,HELEN		1905 N OCEAN BLVD #7B	FORT LAUDERDALE	FL	33305
494330BB0330	HOLSAN,LISA	HOLSAN,RICHARD P	1905 N OCEAN BLVD #7C	FORT LAUDERDALE	FL	33305
494330BB0340	COHEN,MARC	CINCOTTA,CHRIS	4 MEADOW VIEW CT	BRANCHBURG	NJ	08876
494330BB0350	MCGARRY,MARGARET HELEN		1905 N OCEAN BOULEVARD #7E	FORT LAUDERDALE	FL	33305
494330BB0360	ANA LIA L KHERLAKIAN-JACKSON TR	MANDEL,ANABELLA PAULA TRS ETAL	15 TANBURN PL	*NORTH YORK ON	CA	M3A 1
494330BB0370	CLARK,DENNIS P & ELIZABETH A		1905 N OCEAN BLVD APT 8A	FORT LAUDERDALE	FL	33305
494330BB0380	MELICHAR,CHARLES DALE & LYNN		1905 N OCEAN BLVD #E-8B	FORT LAUDERDALE	FL	33305
494330BB0390	ABBAS,SAM		6605 LONGSHORE APT 400	DUBLIN	OH	43017
494330BB0400	SEÑOR DE LOS MILAGROS CORP		1905 N OCEAN BLVD #8D	FORT LAUDERDALE	FL	33305
494330BB0410	CARLOS JESUS VERNE REV TR	VERNE,CARLOS J TRSTEE ETAL	13707 NW 21 ST	PEMBROKE PINES	FL	33028
494330BB0420	JOHN E ZINN REV TR	ZINN,JOHN E & JUDITH TRS	162 GARFIELD RD	WEST HARTFORD	CT	06107
494330BB0430	JAQUIS,WILLIAM P		1905 N OCEAN BLVD #9A	FORT LAUDERDALE	FL	33305
494330BB0440	ALLEN,MARY DELIA	MARY DELIA ALLEN REV TR	1905 N OCEAN BLVD #9B	FORT LAUDERDALE	FL	33305
494330BB0450	MCGOWAN,MARY E		1905 N OCEAN BLVD APT 9C	FORT LAUDERDALE	FL	33305
494330BB0460	GOMES-RUANE,YEDDA M		1905 N OCEAN BLVD APT 9D	FORT LAUDERDALE	FL	33305
494330BB0470	DEBEER,ANNE	DEBEER,ROBERT	1905 N OCEAN BLVD #9E	FORT LAUDERDALE	FL	33305
494330BB0480	ATKIN,PEARL	PEARL ATKIN TR ETAL	1905 N OCEAN BLVD #9F	FORT LAUDERDALE	FL	33305
494330BB0490	PANGIA CONST LTD		80 ALBION FALLS BLVD	*HAMILTON ON	CA	L8W 1
494330BB0500	GATTUSO,KATHERINE PYTLAR		1905 N OCEAN BLVD APT 10B	FORT LAUDERDALE	FL	33305
494330BB0510	YARBROUGH,JAMIE BROOKS		1905 N OCEAN BLVD #10C	FORT LAUDERDALE	FL	33305
494330BB0520	ECHAVARRIA,MIGUEL J	ECHAVARRIA,LUIS E & MARIA C	1905 N OCEAN BLVD APT 10D	FORT LAUDERDALE	FL	33305
494330BB0530	SHOWERS,MARILYN J	MARILYN J SHOWERS TR	1905 N OCEAN BLVD #10E	FORT LAUDERDALE	FL	33305
494330BB0540	MARCOVECCHIO,JOSEPH H & TANIA		1905 N OCEAN BLVD #10F	FORT LAUDERDALE	FL	33305
494330BB0550	ZAKEM,NANCY		1905 N OCEAN BLVD #11A	FORT LAUDERDALE	FL	33305
494330BB0560	FAIRBANKS,GEORGE & DEBORAH		1905 N OCEAN BLVD #11B	FORT LAUDERDALE	FL	33305
494330BB0570	FELD,JAY E	JOHN A DEL GRIPPO REV TR	1905 N OCEAN BLVD #11C	FORT LAUDERDALE	FL	33305
494330BB0580	SMITH,WILLIS L JR	BALAHURA,ROBERT E	1905 N OCEAN BLVD #11D	FORT LAUDERDALE	FL	33305
494330BB0590	COMPAGNIE MULTIGO LTEE		425 DE MAISONNEUVE BLVD #1700	*MONTREAL QC	CA	H3A 3
494330BB0600	COMPAGNIE MULTIGO LTEE		425 DE MAISONNEUVE BLVD #1700	*MONTREAL QC	CA	H3A 3
494330BB0610	BATALLA,PEDRO R	GHERSA,SILVIA B ETAL	1905 N OCEAN BOULEVARD #12A	FORT LAUDERDALE	FL	33305
494330BB0620	ADIPIETRO,FRANK & CELESTE		2 SILVER STREAM DR	WEST HARRISON	NY	10604
494330BB0630	BEAUCHAMP,KRISTI	BEAUCHAMP,WESLEY	PO BOX 422	BIG SPRING	TX	79721
494330BB0640	ROWE,DAVID CHRISTOPHER		1905 N OCEAN BLVD APT 12D	FORT LAUDERDALE	FL	33305
494330BB0650	JONES,JOHN M	GRACIA JONES,SANDRA ANN ETAL	1905 N OCEAN BLVD #12E	FORT LAUDERDALE	FL	33305
494330BB0660	SAUVE,JULIE		1905 N OCEAN BLVD #12-F	FORT LAUDERDALE	FL	33305
494330BB0670	LIEBERMAN,DEBRA LYN	DEBRA LYN LIEBERMAN REV TR	1905 N OCEAN BLVD #14A	FORT LAUDERDALE	FL	33305
494330BB0680	AMSRUD,KEVIN & BEAR,PATRICIA	KEVIN AMSRUD & P BEAR TR ETAL	1905 N OCEAN BLVD #14B	FORT LAUDERDALE	FL	33305
494330BB0690	PLATE,TIM C		33 KUESTER LAKE	GRAND ISLAND	NE	68801
494330BB0700	BARBARA J COPI TR	COPI,BARBARA J TRSTEE	1917 BOULDER DR	ANN ARBOR	MI	48104
494330BB0710	MANN,DAVID A & MAUREEN G		1905 N OCEAN BLVD APT 14E	FORT LAUDERDALE	FL	33305
494330BB0720	FACELLA,STEPHEN R	STEPHEN R FACELLA REV TR	1905 N OCEAN BLVD #14F	FORT LAUDERDALE	FL	33305
494330BB0730	REDLAKE PROPERTIES (1999) LTD		17 PRINCESS CT	*BRYANSTON PL LONDOI GB	W1H 2	

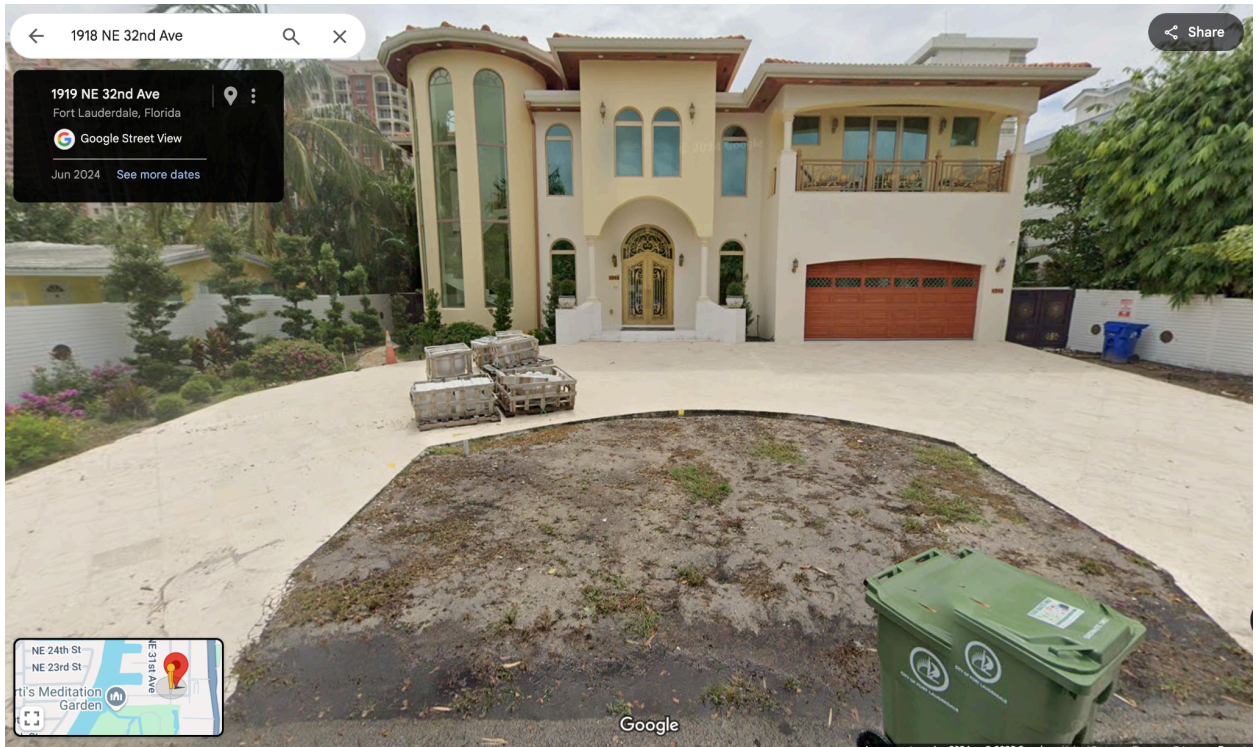
494330BB0740	TRIGIANI,COSIMO P		1905 N OCEAN BLVD #15B	FORT LAUDERDALE	FL	33305
494330BB0750	PASTURA,CARLA		1905 N OCEAN BLVD APT 15C	FORT LAUDERDALE	FL	33305
494330BB0760	NANCY K LATENDRESSE TR	LATENDRESSE,NANCY K TRS	1415 PACKARD	ANN ARBOR	MI	48104
494330BB0770	HAAK,MARY C		1905 N OCEAN BLVD APT 15E	FORT LAUDERDALE	FL	33305
494330BB0780	BHAVSAR,CHINU P		1905 N OCEAN BLVD #15F	FORT LAUDERDALE	FL	33305
494330BB0790	SAITSCHENKO,MARCUS	GOLDSTEIN,JAMES M	1905 N OCEAN BLVD #16A	FORT LAUDERDALE	FL	33305
494330BB0800	MISHU,ISSAM N		9130 HAILES ABBEY LN	KNOXVILLE	TN	37922
494330BB0810	COLE,EDWARD	COLE,VICKI	606 MATHEWS AVE	BIG SPRING	TX	79720
494330BB0820	BARANOWSKI,MARK E & EILEEN M		106 DRURY CT	GIBSONIA	PA	15044
494330BB0830	DOYLE,MARK E		3315 NE 37 ST	FORT LAUDERDALE	FL	33308
494330BB0840	HANEY,M GRACE		1905 N OCEAN BLVD APT 16F	FORT LAUDERDALE	FL	33305
494330BB0850	GREENBERG,BARBARA	GREENBERG,EDWARD C	1905 N OCEAN BLVD UNIT THA	FORT LAUDERDALE	FL	33305
494330BB0860	ROBERTSON,WILLIAM L	WILLIAM L ROBERTSON REV TR	1905 N OCEAN BLVD #TH-B	FORT LAUDERDALE	FL	33305
494330BB0870	LABOS,MAYA		1905 N OCEAN BLVD #THC	FORT LAUDERDALE	FL	33305
494330BB0880	BARSOUMIAN,ARA & BRENDA		1905 N OCEAN BLVD #THD	FORT LAUDERDALE	FL	33305
494330BB0890	ADIPIETRO,CELESTE & FRANK		1905 N OCEAN BLVD #12B	FORT LAUDERDALE	FL	33305
494330BB0900	GUPTA,REENA	SHETH,BHAVESH PRAVIN	1905 N OCEAN BLVD #THF	FORT LAUDERDALE	FL	33305
494330BB0910	AGUIAR,DANIELLE	DANIELLE AGUIAR LIV REV TR	1905 N OCEAN BLVD #PHA	FORT LAUDERDALE	FL	33305
494330BB0920	STEINKOPF,JORGE ALEJANDRO ANDRAD	ALFARO,ANA CRISTINA ENRIQUEZ	1905 N OCEAN BLVD #PHB	FORT LAUDERDALE	FL	33305
494330BB0930	BEURET,ROBERT		1905 N OCEAN BLVD E-PH-C	FORT LAUDERDALE	FL	33305
494330BB0940	MERRITT,JOHN S & TERESA C		1905 N OCEAN BLVD E-P-D	FORT LAUDERDALE	FL	33305
494330BB0950	TRAVER,E C		1905 N OCEAN BLVD E-P-E	FORT LAUDERDALE	FL	33305
494330BB0960	O'NEIL,KENNETH		607 DORSEY WAY	LOUISVILLE	KY	40223
494330BB0970	NICODEMUS,THOMAS E H/E	NICODEMUS,R H/E & NICODEMUS,LOIS	1901 N OCEAN BLVD APT 2A	FORT LAUDERDALE	FL	33305
494330BB0980	NEILSON,MICHAELA A	MICHAELA A NEILSON REV LIV TR	1901 N OCEAN BLVD #2B	FORT LAUDERDALE	FL	33305
494330BB0990	ROBBINS,GREG	ROBBINS,RENEE	1901 N OCEAN BLVD #2C	FORT LAUDERDALE	FL	33305
494330BB1000	DESANTIS,DINO	BREWER,GLENN	1901 N OCEAN BLVD #2D	FORT LAUDERDALE	FL	33305
494330BB1010	S C CONDOMINIUM ASSOCIATION INC		1901 N OCEAN BLVD APT 2E	FORT LAUDERDALE	FL	33305
494330BB1020	HILLBERG,STEPHEN		1901 N OCEAN BLVD #2F	FORT LAUDERDALE	FL	33305
494330BB1030	BLAKE,SHIRLEY H/E	SHIRLEY S BLAKE LIV TR ETAL	1901 N OCEAN BLVD #3A	FORT LAUDERDALE	FL	33305
494330BB1040	FISHER,ANNA	FISHER,YAN	86 RIDGE RD	FOXBORO	MA	02035
494330BB1050	PURCELL,PAUL F	SOUTHER,JAMES R	1901 N OCEAN BLVD #3C	FORT LAUDERDALE	FL	33305
494330BB1060	ANGEVINE,GEORGE		8124 OAKLEIGH RD	BALTIMORE	MD	21234
494330BB1070	RAPPOLD,EDWARD & BARBARA		1901 N OCEAN BLVD #3E	FORT LAUDERDALE	FL	33305
494330BB1080	ASENDORF,BERND & ROBERTA ANNE		1901 N OCEAN BLVD APT 3F	FORT LAUDERDALE	FL	33305
494330BB1090	KELLS,GAYLE	KELLS,GREGORY	991 PLANTE DR	*OTTAWA ON	CA	K1V 9
494330BB1100	ZUK,TERRY & PIERRETTE		664 RAMSEY LAKE RD	*SUDBURY ON	CA	P3E 6
494330BB1110	HUNDELT,DAVID	HUNDELT,LAURIE	14666 CHESTERFIELD TRAILS	CHESTERFIELD	MO	63017
494330BB1120	LAPIERRE,CLAUDETTE & REJEAN		1901 N OCEAN BLVD #4D	FORT LAUDERDALE	FL	33305
494330BB1130	MALLON,JAMES S		1901 N OCEAN BLVD #4E	FORT LAUDERDALE	FL	33305
494330BB1140	WEINSTEIN,JOYCE	JOYCE WEINSTEIN REV LIV TR	1901 N OCEAN BLVD #4F	FORT LAUDERDALE	FL	33305
494330BB1150	METZ,JOHN S		1901 N OCEAN BLVD #5A	FORT LAUDERDALE	FL	33305
494330BB1160	SULLIVAN,DELONA LEE H/E	SULLIVAN,TORY P	1901 N OCEAN BLVD # S5B	FORT LAUDERDALE	FL	33305
494330BB1170	ELLIOTT,ROBERT MORROW	HORENSTEIN,JAMES	1901 N OCEAN BLVD #5C	FORT LAUDERDALE	FL	33305

494330BB1180	MCSWEENEY,MICHAEL		1901 N OCEAN BLVD #5D	FORT LAUDERDALE	FL	33305
494330BB1190	KOYMAN,MARIE	KOYMAN,ARLIE ETAL	11 GARAND PL	*OTTAWA ON	CA	K1H 8
494330BB1200	MCEWEN,PATRICIA B	PATRICIA B MCEWEN REV LIV TR	1901 N OCEAN BLVD #5F	FORT LAUDERDALE	FL	33305
494330BB1210	ZERVOPOULOS,JOHN JR & LISA		210 NORTH AVE	DUNELLEN	NJ	08812
494330BB1220	GOFF,STEPHEN & DAWN		1901 N OCEAN BLVD #6B	FORT LAUDERDALE	FL	33305
494330BB1230	ANA MIRIAM CASTRO-TORIELLO TR	CASTRO-TORIELLO,ANA TRSTEE ETAL	1901 N OCEAN BLVD #6C	FORT LAUDERDALE	FL	33305
494330BB1240	SPURLIN,ROBERT E		1901 N OCEAN BLVD #6D	FORT LAUDERDALE	FL	33305
494330BB1250	BRATHWAITE,FRED	BRATHWAITE,VERSTINE	1050 BURRARD ST #2205	*VANCOUVER BC	CA	V6Z 2
494330BB1260	MARTINEAU,GEORGE		234 CH THOMAS-MAHER	*LAC SAINT JOSEPH QC	CA	G3N 0
494330BB1270	BERC,BRETT	PFEFFER,PETER	1901 N OCEAN BLVD #7A SOUTH	FORT LAUDERDALE	FL	33305
494330BB1280	GOLDMAN,JEAN	JEAN GOLDMAN REV LIV TR	1901 N OCEAN BLVD #7B	FORT LAUDERDALE	FL	33305
494330BB1290	SALVATORE G AITRO REV LIV TR	AITRO,SALVATORE G TRS	3233 NE 34 ST #1001	FORT LAUDERDALE	FL	33308
494330BB1300	KNAPP,PAUL	KNAPP,SONIA	1901 N OCEAN BLVD #7D	FORT LAUDERDALE	FL	33305
494330BB1310	HUSGEN,URSULA I EST	% JEFF HENNE	425 2 ST STE 400	SAN FRANCISCO	CA	94107
494330BB1320	GALLO,ROBERT H & JANICE		1901 N OCEAN BLVD #S-7F	FORT LAUDERDALE	FL	33305
494330BB1330	GIRAUDON,ALAIN GUY		1901 N OCEAN DR BLVD # 8A	FORT LAUDERDALE	FL	33305
494330BB1340	DEUTSCH,ROBERT	DERSHANSKY,BARRY	1901 N OCEAN BLVD #8B	FORT LAUDERDALE	FL	33305
494330BB1350	POPE,KENT S	KENT S POPE REV TR	1901 N OCEAN BLVD #8C	FORT LAUDERDALE	FL	33305
494330BB1360	AXEL,EVA	EVA AXEL LIV TR	1901 N OCEAN BLVD #8D	FORT LAUDERDALE	FL	33305
494330BB1370	OSTRAU,NORMAN M & AMY S		1901 N OCEAN BLVD #8-E	FORT LAUDERDALE	FL	33305
494330BB1380	VHAM HOLDINGS LLC		158 DOCKSIDE CIR	WESTON	FL	33327
494330BB1390	ASHCROFT,ROBERT & KATHRYN		1901 N OCEAN BLVD #9A	FORT LAUDERDALE	FL	33305
494330BB1400	DIMOND,HOWARD JR	HOWARD DIMOND JR TR	1901 N OCEAN BLVD #9B	FORT LAUDERDALE	FL	33305
494330BB1410	CIRIELLO,ALEXANDER	ALEXANDER F CIRIELLO REV TR	1901 N OCEAN BOULEVARD #9C	FORT LAUDERDALE	FL	33305
494330BB1420	SCHMIDT,JAMES A		1901 N OCEAN BLVD #9D	FORT LAUDERDALE	FL	33305
494330BB1430	AZIZ,ASHRAF	CANIHAN,VERONICA	1901 N OCEAN BLVD #E9	FORT LAUDERDALE	FL	33305
494330BB1440	CASTILLO,MARIA	MARIA DA G CASTILLO REV LIV TR	1901 N OCEAN BLVD #9-F	FORT LAUDERDALE	FL	33305
494330BB1450	CHASKO,ELIZABETH & JOSEPH		1901 N OCEAN BLVD #10-A	FORT LAUDERDALE	FL	33305
494330BB1460	BROWN,RAYMOND EDWARD JR	RENDER,STEPHEN MICHAEL ETAL	1901 N OCEAN BLVD #10B	FORT LAUDERDALE	FL	33305
494330BB1470	ELIAS,SAHAR	HADEED,SAMIR	101 COVINGTON DR	JOHNSTOWN	PA	15904
494330BB1480	NELSON,TERENCE F		1901 N OCEAN BLVD #10D	FORT LAUDERDALE	FL	33305
494330BB1490	HORWITZ,SHELDON M	LAMBERT,EVELYN ANNE	1901 N OCEAN BLVD #10E	FORT LAUDERDALE	FL	33305
494330BB1500	LEGAULT,JULES		10400 RUE RENAUDE-LAPOINTE	*ANJOU QC	CA	H1J 2
494330BB1510	MAGGIACOMO,FRANCESCA H/E	MAGGIACOMO,FRANK	1901 N OCEAN BLVD #11A	FORT LAUDERDALE	FL	33305
494330BB1520	BIELLO,JOE		1901 N OCEAN BLVD APT 11B	FORT LAUDERDALE	FL	33305
494330BB1530	PAPPAS,ANTHONY C & ELIZABETH W		1901 N OCEAN BLVD #11C	FORT LAUDERDALE	FL	33305
494330BB1540	MESSIER,OLIVIER		495 NEWBURNE POINTE	BLOOMFIELD HILLS	MI	48304
494330BB1550	FRANK ANDREW NIBOUAR TR	NIBOUAR,FRANK A TRSTEE	405 N WABASH AVE UNIT 4804	CHICAGO	IL	60611
494330BB1560	JANIS ANN FROEMMING TR	FROEMMING,JANIS ANN TRS ETAL	4930 INTERLACHEN CT	EDINA	MN	55436
494330BB1570	GERTRUDE L CAPLIVSKI REV TR	CAPLIVSKI,GERTRUDE L TRS	2131 NE 32 AVE	FORT LAUDERDALE	FL	33305
494330BB1580	COUTURE,RONALD N	EASTON,ROBERT L	1901 N OCEAN BLVD #12B	FORT LAUDERDALE	FL	33305
494330BB1590	AKKERMAN,ANTJE J	ANTJE J AKKERMAN REV TR	1901 N OCEAN BLVD #12C	FORT LAUDERDALE	FL	33305
494330BB1600	MASSA,ANTONIO	MASSA & BULLOCK REV TR	1901 N OCEAN BLVD #12D	FORT LAUDERDALE	FL	33305
494330BB1610	DOMINIC P & KATHLEEN DEMARCO TR	DEMARCO,DOMINIC & KATHEEN TRSTEE	133 SUNSET HILL RD	NEW CANAAN	CT	06840

494330BB1620	BEAULIEU & MAILLE CORP		3045 BLVD NOTRE-DAME #1213	*LAVAL QC	CA H7V 0
494330BB1630	DEL VALLE,JUDY & MANUEL		1901 N OCEAN BLVD #14A	FORT LAUDERDALE	FL 33305
494330BB1640	DONNELLY,CHARLES		1901 N OCEAN BLVD #14B	FORT LAUDERDALE	FL 33305
494330BB1650	RITTMASER,LOUIS	LOUIS RITTMASER REV LIV TR	1901 N OCEAN BLVD #14C	FORT LAUDERDALE	FL 33305
494330BB1660	VERILLO,CHRISTOPHER	VERILLO,MICHAEL D	67 UPPER SADDLE RIVER ROAD	MONTVALE	NJ 07645
494330BB1670	EL WADI,ELIAS N	ELIAS N EL WADI REV TR	1901 N OCEAN BLVD APT 14E	FORT LAUDERDALE	FL 33305
494330BB1680	GUPTON,TIMOTHY CRAIG	MOORE,DONALD BRENT	PO BOX 1236	BLOWING ROCK	NC 28605
494330BB1690	WOOD,LINDA D		1901 N OCEAN BLVD #15A	FORT LAUDERDALE	FL 33305
494330BB1700	SHINDYAPIN,ALEXANDER		1901 N OCEAN BLVD #15B	FORT LAUDERDALE	FL 33305
494330BB1710	VENICE OF AMERICA LLC		1901 N OCEAN BLVD #S-15C	FORT LAUDERDALE	FL 33305
494330BB1720	MORREALE,DENISE	TRAVERS,ROBERT	1901 N OCEAN BLVD #15D	FORT LAUDERDALE	FL 33305
494330BB1730	BARRIAULT,DENIS	BRUNET,LOUISE	531 PINCIPALE	*ST ZOTIQUE QC	CA J0P 1
494330BB1740	HARROW,GARY	SAMOURIDES,JOHN	16 W 16 ST APT 10RS	NEW YORK	NY 10011
494330BB1750	KELLY,RAYMOND	GRAY,RICHARD W R	1901 N OCEAN BLVD APT 16A	FORT LAUDERDALE	FL 33305
494330BB1760	TECNICOS ECUATORIANOS	ASOCIADOS SA	PO BOX 1721-1340	*QUITO	EC
494330BB1770	KACEW,NANCY	KACEW,NATHAN	116 CENTRAL PARK S #11N	NEW YORK	NY 10019
494330BB1780	COSTA,CARYN	CARYN COSTA REV TRS ETAL	1901 N OCEAN BLVD #16D	FORT LAUDERDALE	FL 33305
494330BB1790	MYERS,BOYD D H/E	GOODMAN,RICHARD D	1901 N OCEAN BLVD #16E	FORT LAUDERDALE	FL 33305
494330BB1800	ELIAS,SAHAR	HADEED,SAMIR	101 COVINGTON DR	JOHNSTOWN	PA 15904
494330BB1810	HARRY BLUMENFELD LIV TR		1901 N OCEAN BLVD APT S-TH-A	FORT LAUDERDALE	FL 33305
494330BB1820	HUGHES,CONSTANCE C H/E	MANZO,HOLLY A	613 N MAIN ST	BREWER	ME 04412
494330BB1830	EISLER,DON		1189 LOST ELK LOOP	CASTLE ROCK	CO 80108
494330BB1840	CITTERIO,LUCA MARIO	NERI,BARBARA	1703 CAMINO DE VILLAS	BURBANK	CA 91501
494330BB1850	BOUSHEY SHORE CLUB TR	BOUSHEY,MARK TRSTEE ETAL	19 BANKVIEW PL	*OTTAWA ON	CA K1V 0
494330BB1860	CHASKO,JEREMY & LESBIA		1901 N OCEAN BLVD #STHF	FORT LAUDERDALE	FL 33305
494330BB1870	SHARMA,ARJUN KUMAR		1901 N OCEAN BLVD #S-PH-A	FORT LAUDERDALE	FL 33305
494330BB1880	SMITH,CATHERINE T	CATHERINE T SMITH REV TR	1901 N OCEAN BLVD #S-P-B	FORT LAUDERDALE	FL 33305
494330BB1890	FENSTER,JONATHAN G H/E	FENSTER,SAUL K & ROBERTA	1901 N OCEAN BLVD UNIT SPHC	FORT LAUDERDALE	FL 33305
494330BB1900	FENSTER,JONATHAN G	FENSTER,JACQUELINE	1901 N OCEAN BLVD #SPHC	FORT LAUDERDALE	FL 33305
494330BB1910	EHRHARDT,JOHN G & MARILYN		1901 N OCEAN BLVD #SPHE	FORT LAUDERDALE	FL 33305
494330BB1920	CILIBERTO,THOMAS JR	D'AMBRA,CRAIG S	531 HARRIS AVE	WOONSOCKET	RI 02895



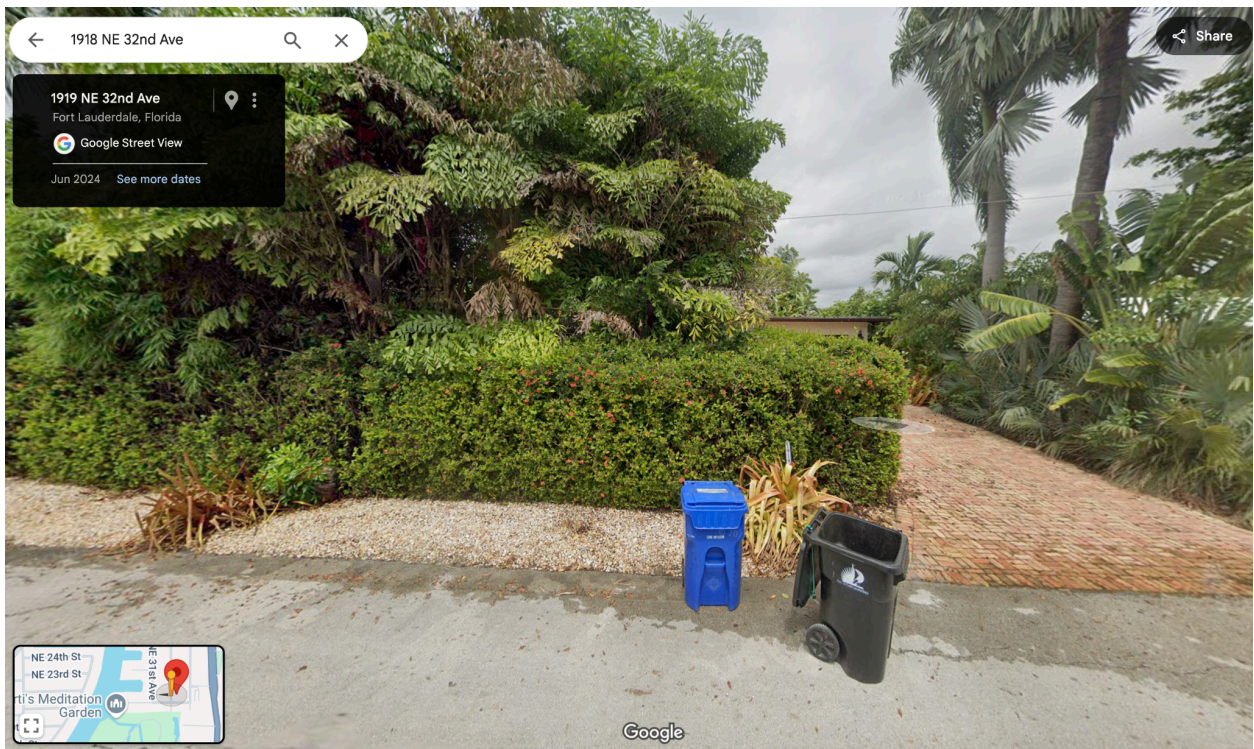
South View



East View



North View



West View

law office of
MARK J. LABATE

2744 East Commercial Boulevard
Fort Lauderdale, Florida 33308

(954) 545-3605 telephone

e-mail markjlabate@gmail.com

(954) 776-2664 fax

Admitted to Practice in:
Florida (All Courts)
U.S. District Court for the Southern District of Florida
U.S. Court of Appeals for the 11th Circuit

Languages:
Italian
German
Spanish
French
Portuguese

Owner: Rafael Sopher
Plan Review: Permit# BLD-RPSF-23120022
Zoning Review
12/19/2023

**NARRATIVE
IN SUPPORT OF THE APPLICATION FOR VARIANCE**

Relevant ULDR Sections:

Sec. 47-19.1.B. Accessory Uses, Buildings, and Structures - General Requirements.

Requesting a variance to allow an accessory structure (birdbath) to be located in the required front yard specified by the zoning district, whereas the code does not allow an accessory structure within the required front yard.

Sec 47-19.1.D. Accessory Uses, Buildings, and Structures - General Requirements.

Requesting a variance to allow an accessory structure (birdbath) to be located in the required 25-foot front yard setback at a distance of 1 foot from the front property line, whereas the code requires an accessory structure to conform to the required setback for the zoning district of 25 feet, a total variance request of 24 feet.

NOTE: The required front yard setback for the RS-8 district is 25 feet, as per ULDR Section 47-5.31 Table of dimensional requirements for the RS-8 district.

The applicant is requesting a variance/waiver of each of the above regulations based on substantive, rather than literal compliance.

Initially, it is important to note that the proposed structure is a birdbath, and therefore no mechanical or plumbing equipment or pumps will be present, obviating the reviewer's concerns regarding ULDR Sec. 47-19.2.S. The birdbath's proposed placement in the grassy area in between each flank of the driveway means that it will be surrounded by grass and earth on the north, south and west sides, ensuring that any overflow will be readily absorbed into the earth, and not run off onto adjacent properties, in compliance with ULDR Sec. 47-19.1

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REGARDING SUBSTANTIVE COMPLIANCE:

The birdbath's total height, including all its component parts, is 9' 2". However, the only part of it of any breadth is the base, the height of which is 2' 11". The next broadest part is 3' wide by 1' deep. The birdbath, once erected, will therefore in no way meaningfully impede the view of the residence from the street.

The birdbath, whose foundation will be flush with the plane of the driveway, will abut the front property line, and will extend another 7 feet, 3 inches inward. That still leaves 16 feet, 9 inches of vacant space between the birdbath and the front walkway, which is more than enough for parking even the largest utility or emergency vehicles. Therefore, the essential purposes of ULDR Sections 47-19.1.B. 47-19.1.D. and 47.5.31 will be satisfied, notwithstanding the proposed variance.

The birdbath is made from natural stone and depends primarily on gravity to stay together. It will be assembled using only buttons, dowels and traditional lime-sand mortars, which can be easily drilled through in case disassembly is necessary.

RESPECTFULLY SUBMITTED on August 7, 2025.

MARK J. LABATE
Authorized Agent
2744 E. Commercial Boulevard
Ft. Lauderdale, FL 33308
(954) 545-3605
markjlabate@gmail.com

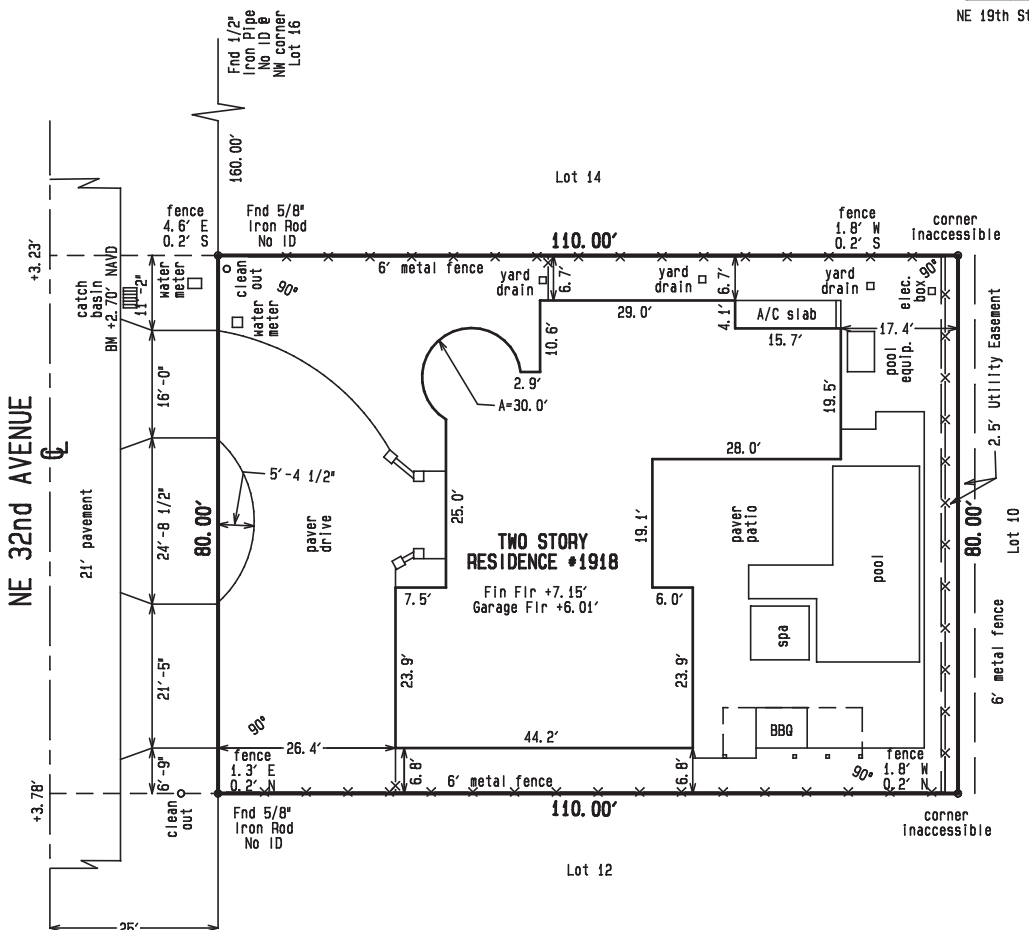
SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 13, Block 7, LAUDERDALE BEACH EXTENSION, according to the plat thereof, as recorded in Plat Book 27, Page 48, of the Public Records of Broward County, Florida.

Property address:
1918 NE 32nd Avenue
Fort Lauderdale, FL 33305

NE 21st Street	
22	1
21	2
20	3
19	4
18	5
17	6
16	7
15	8
14	9
13	10
12	11
NE 19th Street	



- LEGEND:**
- △ = CENTRAL ANGLE (DELTA)
 - A = ARC LENGTH
 - A/C = AIR CONDITIONER
 - BCR = BROWARD COUNTY RECORDS
 - BM = BENCHMARK
 - CL = CENTERLINE
 - (C) = CALCULATED
 - (D) = DEED
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - H = HANDICAP PARKING SPACE
 - O/S = OFFSET
 - (P) = PLAT
 - PB = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - SF = SQUARE FEET

Benchmark:
City of Fort Lauderdale BM #NE26;
PK nail & disc, top of curb
NW corner of NE 18th Street and
Fort Lauderdale Beach Blvd. (A1A);
elevation = +8.26' NAVD

Flood Zone: AE
Base Flood Elev. 6'
Community #125105
Panel #12011C 0388J
Date of Map: 7/31/2024

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 174.03(1), FLORIDA STATUTES.

Mikki H. Ulrich 2025.03.26 13:25:09 -04'00'

MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

ORDER NO.	FOR:	DATE
2309019	Sopher	10/5/2023
REVISIONS		
2503012	Elevations	3/21/2025

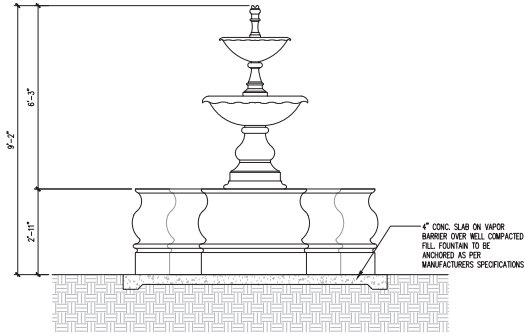
- NOTES:**
- THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
 - ANGLES SHOWN HEREON ARE BASED ON PB 27, PG 48, BCR.
 - ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 - SUBSURFACE FEATURES NOT LOCATED.
 - OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

SCALE: 1" = 20'

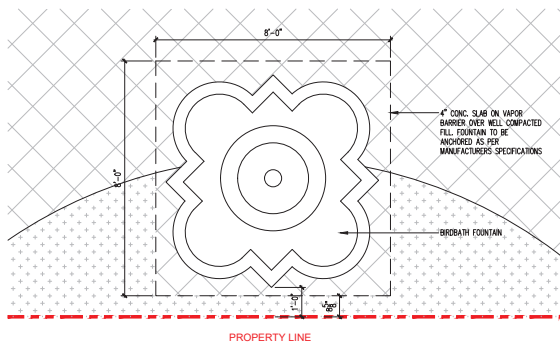
FIELD BOOK: 146-75

DENI LAND SURVEYORS, INC. LB #7281
1991 NW 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ◦ SUBDIVISIONS ◦ CONSTRUCTION SURVEYS

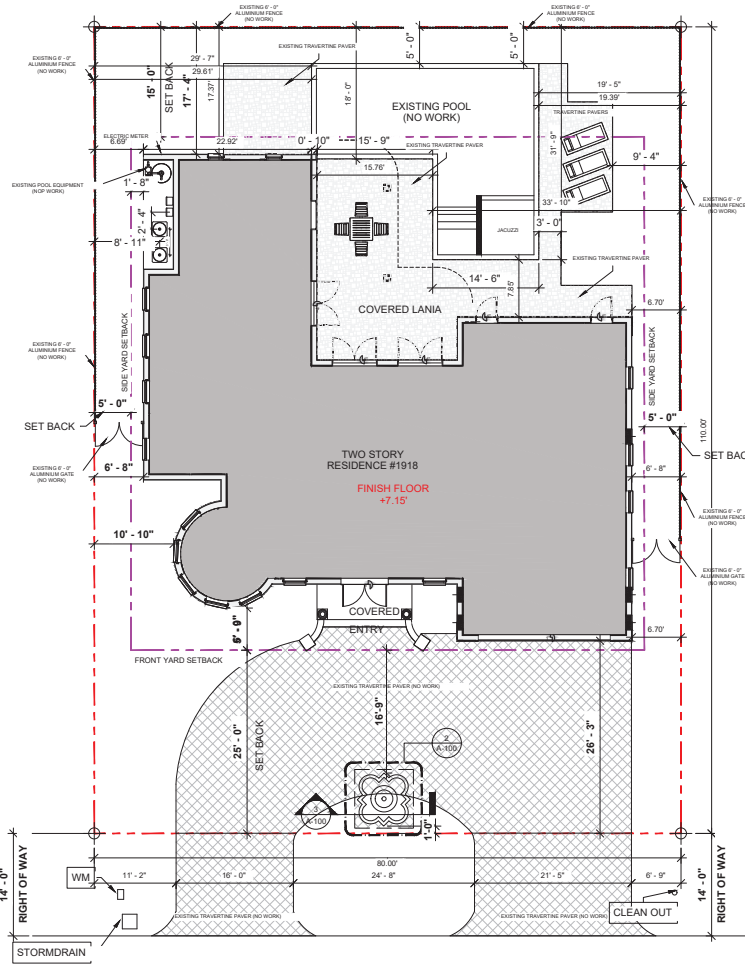
ZONING SUMMARY				
	SQFT	ACRES	LENGTH	WIDTH
LOT AREA	8800 SFSQFT	0.20202	110' - 0"	80' - 0"
FOLIO # 4943 30 02 0720				
LEGAL DESCRIPTION				
LOT 13, BLOCK 7, OF LAUDERDALE BEACH EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.				
FEMA FLOOD ZONE	AE-5			
BASE FLOOD ELEVATION	6.00' NAVD			
CROWN OF THE ROAD	3.57' NAVD			



③ BIRDBATH ELEVATION
1/2" = 1'-0"



② BIRDBATH DETAILS
1/2" = 1'-0"



NE 32nd AVENUE

① SITE PLAN FOR BIRDBATH
1/8" = 1'-0"

Sopher Residence
Entry Fountain

1918 NE 32nd Ave.
FL Lauderdale, FL

OWNER:
Rafael Sopher
1918 NE 32nd Ave.
FL Lauderdale, FL

ARCHITECT OF RECORD:
Gaviria architects

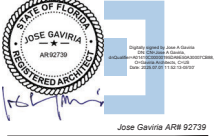
9427 Fountainbeau Blvd. #306
Miami, Florida 33172
T: 304.610.0148
www.gaviria.com
JLJ26003937

INTERIOR DESIGN:

MEP ENGINEER

KEY PLAN

SIGNATURE / DATE / SEAL



Issue / Issue Date / For

Project #: 10.2014

Drawn by: JLC

Approved by: JG

SHEET INDEX

Fountain Location & Details

SCALE: AS NOTED

SHEET NO.

A1.00