

**BOARD OF ADJUSTMENT (BOA)
ELECTRONIC CASE PACKAGE**

DATE: Wednesday, May 13, 2026

AGENDA ITEM #: 2

CASE #: PLN-BOA-26040001

NOTES: New Case

Board of Adjustment (BOA)

- **CODE SECTION(S)**
- **PROPERTY DETAILS**

Board of Adjustment (BOA)

PLN-BOA-26040001

Sec 47-24.5.D.3.a Subdivision layout.

3.Lots.

a. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and to the character of surrounding development.

Sec 47-24.5.D.3.e Subdivision layout.

e.

Side lot lines shall be substantially at right angles or radial to street lines.

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #
<input type="checkbox"/>	PLN-BOA-26040001	Requesting a variance to section 47-24.5.D.3.e [S...	Los Potros Duplex Variance	Z- Board of Adjustment (BOA)	0		911
<input type="checkbox"/>	PM-04042602	REPLACE 4 WINDOWS & 1 EXT DOOR & SHUTTERS	REPLACE 4 WINDOWS & 1 EXT DO...	Window and Door Permit	0		911
<input type="checkbox"/>	VIO-CE15010113_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VIO-CE15031164_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VIO-CE15041081_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VIO-CE17042309_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VIO-CE17050528_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VIO-CE16050457_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VIO-CE16020817_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VIO-CE16030233_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VIO-CE16040229_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VIO-CE16121858_1		MLO INVESTMENTS LLC	Violation-CODE Hearing	0		911
<input type="checkbox"/>	VR-APP-23080006	2 UNITS	2 UNITS	Vacation Rental Registry Application	0		911
<input type="checkbox"/>	BLD-GEN-25060599	Complete demolition of single family residence for...	911 DEMOLITION	Structural Permit	0		911
<input type="checkbox"/>	PM-11120789	INSTALL CONCRETE DRIVEWAY	INSTALL CONCRETE DRIVEWAY	Residential Paving Permit	0		911
<input type="checkbox"/>	PM-04040307	REMOVE DRY ROT WOOD & RESTUCCO 300SF	REMOVE DRY ROT WOOD & RESTUC...	Residential Alteration Permit	0		911
<input type="checkbox"/>	PM-11081033	SFR ACCESSORY DWELLING ALTERATIONS ~ ~SIGNED CC PU	SFR ACCESSORY DWELLING ALTER...	Residential Alteration Permit	0		911
<input type="checkbox"/>	PM-13080036	SHINGLE REROOF 1200 SF	SHINGLE REROOF 1200 SF	Re-Roof Permit	0		911
<input type="checkbox"/>	PM-15042271	RE-ROOF FLAT ~WALK THRU ~NOC	RE-ROOF FLAT	Re-Roof Permit	0		911
<input type="checkbox"/>	PLB-SEW-25070166	CAP SEWER FOR DEMOLITION OF RESIDENTIAL STRUCTURE.	Plumbing Sewer Cap Permit	Plumbing Permit	11		911
<input type="checkbox"/>	ELE-RES-23110082.R001	INSTALL 2 SMALL APPLIANCE CIRCUITS. INSTALL 28 ...	ELE-RES-23110082	Plan Revision	0		911
<input type="checkbox"/>	PM-12030555	EXACT CHANGEOUT A/C CONDENSER	EXACT CHANGEOUT A/C CONDENSER	Mechanical HVAC Changeout Permit	0		911
<input type="checkbox"/>	LR23060022			Lien Reduction Application	0		911
<input type="checkbox"/>	LR22120003			Lien Reduction Application	0		911
<input type="checkbox"/>	LR22090017			Lien Reduction Application	0		911
<input type="checkbox"/>	PM-11120305	GENERAL LANDSCAPING	GENERAL LANDSCAPING	Landscape Installation Permit	0		911
<input type="checkbox"/>	BT-GEN-21080035	HOME OFFICE		General Business Tax Receipt	0		911
<input type="checkbox"/>	BT-GEN-23080071	VACATION RENTAL	NOBSMARINA INC	General Business Tax Receipt	0		911
<input type="checkbox"/>	ENF-REFUND-25090001	A REFUND WILL BE PROCESSED PER MANAGEMENT OF \$25...	CE21071122	Enforcement Refund Request	0		911
<input type="checkbox"/>	ELE-RES-23110082	PANEL REPLACEMENT	PANEL REPLACEMENT	Electrical Residential Permit	0		911
<input type="checkbox"/>	CE17042309	LIVING ABOARD A BOAT	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE17050528	ILLEGAL LIVE ABOARD SEA RAY USED AS FLOATING MOTEL	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE17061654	LIVABOARD COMPLAINT, GA LICENSE PLATE PKE 1462.....	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE16121858	A FLOATING MOTEL AND A CAR PARKED IN THE ROAD WIT...	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE16050457	PEOPLE LIVING ABOARD BOAT	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE21071122	OPERATING A MARINE BUSINESS IN A RESIDENTIAL PROP...		Code Case	0	MICHAELJ	911
<input type="checkbox"/>	CE21080831	TREE REMOVAL WITHOUT AN ARBORISTS REPORT OR PERMI...		Code Case	0	MICHAELJ	911
<input type="checkbox"/>	CE22010186	QALERT #865789 MATTRESS OUT TOO SOON FOR BULK TRA...		Code Case	0	Gail Williams	911
<input type="checkbox"/>	CE22060137	OPERATING A BUSINESS WITHOUT A TAX RECEIPT	OPERATING A BUSINESS WITHOUT...	Code Case	0	Gail Williams	911
<input type="checkbox"/>	CE16040229	LIVEABOARD - SCOTT BRADLEY MARTIN - BOAT NAME "BA...	MLO INVESTMENTS LLC	Code Case	0		911

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #
<input type="checkbox"/>	CE22090775	MOVED BOAT PAST PROPERTY LINE//ON NEIGHBOR PROPER...		Code Case	0	Edward Eason	911
<input type="checkbox"/>	CE16020817	BOAT HAS LIVE ABOARDS AGAIN.	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE22120661	ADVERTISING MARINA ON FACEBOOK AND NOBSMARINA.COM...		Code Case	0	Edward Eason	911
<input type="checkbox"/>	CE22120662	ILLEGAL LAND USE		Code Case	0	Edward Eason	911
<input type="checkbox"/>	CE23010413	A BOAT IS ON THE NEIGHBORS PROPERTY LINE AND GARB...		Code Case	0	Edward Eason	911
<input type="checkbox"/>	CE23060051	ILLEGAL LAND USE / VESSELS DOCKED AT THIS PROPERT...		Code Case	0	Edward Eason	911
<input type="checkbox"/>	CE16030233	USING BOAT AS A MOTEL - LIVE ABOARDS, CAR FROM, G...	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE15041081	OLD COUCH IN PARKING LOT	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE24010354	FPL IS DIGGING A TREE IN THE BACK YARD CUTTING RO...	FPL IS DIGGING A TREE IN THE...	Code Case	0	Edward Eason	911
<input type="checkbox"/>	CE24010379	NEIGHBOR STATES AN OLD ZODIAC COLLECTING WATER AN...	OLD ZODIAC COLLECTING WATER ...	Code Case	0	Edward Eason	911
<input type="checkbox"/>	CE24020069	911 has 4 boats that are encroaching into 910 side	4 boats that are encroaching...	Code Case	0	Bernstein Saim...	911
<input type="checkbox"/>	CE15031164	LIVE ABOARD - SLEPT THERE LAST NIGHT	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE24060367	NEIGHBOIR STATES LARGE TRAILER IN DRIVEWAY WITHOU...	LARGE TRAILER IN DRIVEWAY WI...	Code Case	0	MARCOA	911
<input type="checkbox"/>	CE24100573	NEIGHBOR COMPLAINT OF TRAILERS BLOCKING THE EASEM...	TRAILERS BLOCKING THE EASEME...	Code Case	0	Edward Eason	911
<input type="checkbox"/>	CE24110492	NEIGHBOR REPORTS TRAILER ON LAWN AND GARBAGE STAC...	TRAILER ON LAWN AND GARBAGE ...	Code Case	0	Edward Eason	911
<input type="checkbox"/>	CE15010113	LIVING ABOARD A VESSEL // AS PER COMPLAINANT THIS...	MLO INVESTMENTS LLC	Code Case	0		911
<input type="checkbox"/>	CE25110097	NEIGHBOR STATES SOMEONE IS LIVING ON THE BOAT CAL...		Code Case	0	Edward Eason	911
<input type="checkbox"/>	BE24010040	WORK W/O PERMIT -INTERIOR ETC A/C WAS MOVED W/O A...	WORK W/O PERMIT -INTERIOR ET...	Building Code Case	0	Preston Mark	911
<input type="checkbox"/>	BLD-ADDNEW-25040026			Address Request - New or Alternate	0		911
<input type="checkbox"/>	PM-11041872	REPLACE STORAGE SHED 48 SQ FT	STORAGE SHED 48 SQ FT	Accessory Structure Permit	0		911

- **PUBLIC NOTICE**
- **APPLICATION FORM**
- **PROOF OF OWNERSHIP**
- **MAIL NOTIFICATION**
- **AGENT AUTHORIZATION FORM (IF APPLICABLE)**

Board of Adjustment (BOA)



BOARD OF ADJUSTMENT MEETING NOTICE

Date: May 1st, 2026

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, May 13th, 2026 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-26040001
OWNER:	LOS POTROS REAL ESTATE LLC
AGENT:	PAOLA WEST
ADDRESS:	911 SOUTH WEST 11 AVENUE #1-2, FORT LAUDERDALE, FL 33315
LEGAL DESCRIPTION:	LOT 3, BLOCK 4 OF "VIKINS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 22, OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).
ZONING DISTRICT:	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-24.5.D.3.a Subdivision layout.</u>

- Requesting a variance to permit a new duplex with a lot arrangement and design that is not properly related to topography and to the character of surrounding development, whereas the code requires the lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and to the character of surrounding development.

Sec 47-24.5.D.3.e Subdivision layout.

- Requesting a variance to permit a new duplex with side lot lines that are not substantially at right angle or radial to street lines, whereas the code requires side lot lines shall be substantially at right angles or radial to street lines.

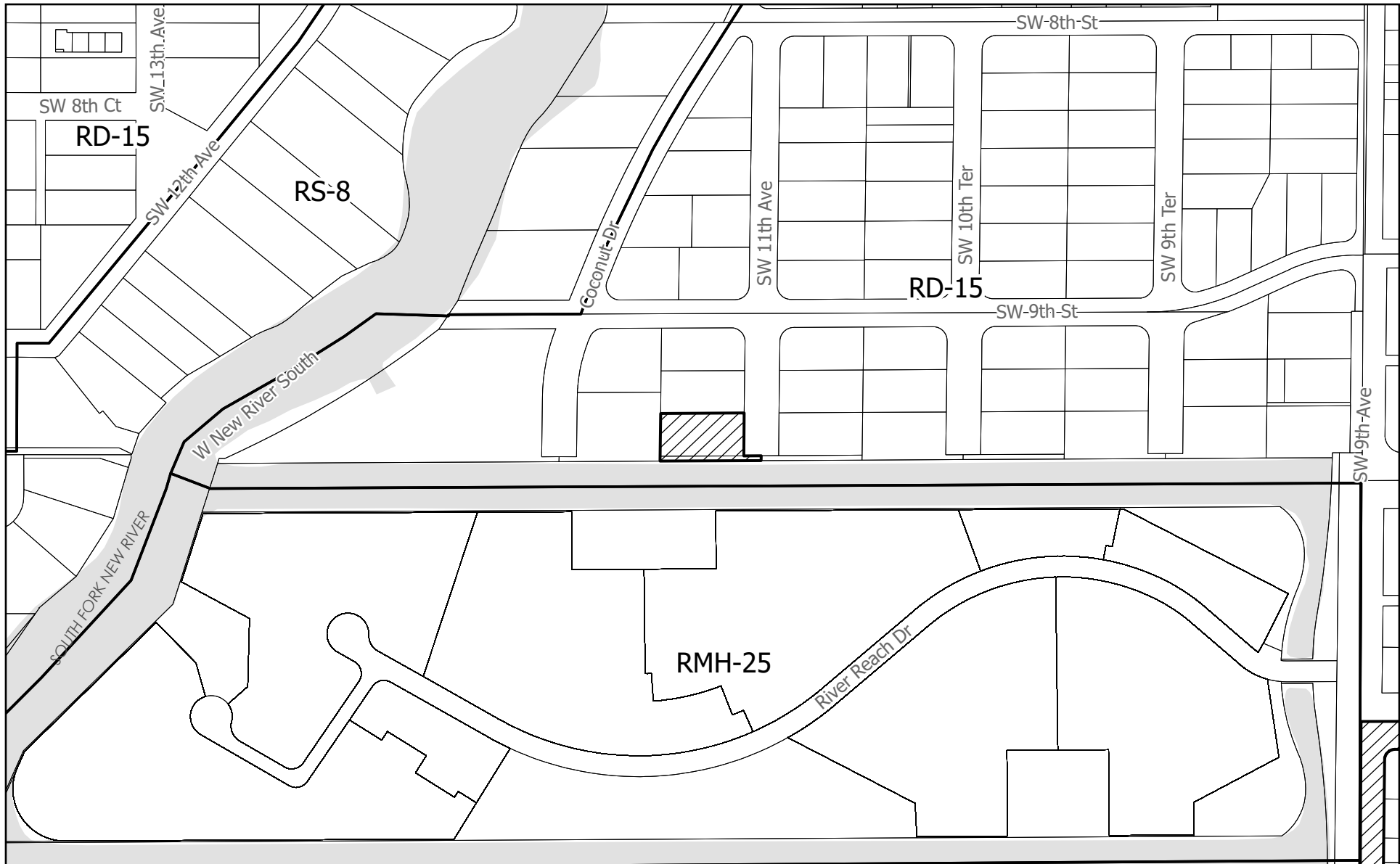
To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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-26040001

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet

Graphic Scale



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: May 13th, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26040001

Sec 47-24.5.D.3.a Subdivision layout.

- Requesting a variance to permit a new duplex with a lot arrangement and design that is not properly related to topography and to the character of surrounding development, whereas the code requires the lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and to the character of surrounding development.

• Sec 47-24.5.D.3.e Subdivision layout.

- Requesting a variance to permit a new duplex with side lot lines that are not substantially at right angle or radial to street lines, whereas the code requires side lot lines shall be substantially at right angles or radial to street lines.

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





BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

Revision Date: 11/08/2025 Print Date: 11/08/2025 Application Form: All Applications - BOAAVF

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/interpretation/special exception requested. The application form must be filled out accurately and all applicable sections must be completed. Print or type and answer all questions or indicate N/A if item does not apply. Do not leave any sections blank. To obtain property information such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoninggis

A APPLICANT / PROPERTY OWNER (For purpose of Identification, the Property Owner is the Applicant)
Name: Los Potros Real Estate LLC
Address: 2893 Executive Park Dr, Ste. 109
City, State, Zip: Weston, FL 33331
Phone: 786-458-6433
Email: gushefer@xprillc.com
Proof of Ownership: Attach Tax Record/Warranty Deed
APPLICANT SIGNATURE: [Signature]

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)
Name: Paola A. West
Address: 12725 N Milton Road
City, State, Zip: Milton, TN 37118
Phone: 954-529-9417
Email: pwest@planw3st.com
Agent Authorization Form: Attach Agent Authorization Form
AGENT SIGNATURE: [Signature]

C BUSINESS OWNER (if applicable, e.g. Hotel, Restaurant, etc.)
Name:
Address/Email/Phone:

D PARCEL INFORMATION
Project Address: 911 SW 11 AVE 1-2
Folio Number(s): 504209200210
Legal Description (per survey): SEE SURVEY

E LAND USE INFORMATION
Current Land Use Designation: Medium
Current Zoning Designation: RD-15
Current Use of Property: Multifamily
Site Adjacent to Waterway?:
Provide Related Case/Project #: yes

F PROJECT INFORMATION This Request is: Existing New
Applicable ULDR Sections: Sec. 47-24.5.D.3.e & 47.24.5.D.3.a
Variance/Special Exception Request: Variance to section 47-24.5.D.3.e in order to allow a 2-family development with water frontage on both lots. Variance to section 47.24.5.D.3.a in order to allow lot shape.

G DIMENSIONAL REQUIREMENTS (indicate direction N, S, E, W)
Table with columns: Required Per ULDR, Proposed. Rows include Lot Size, Lot Density, Lot Width, Building Height, Structure Length, Lot Coverage, and SETBACKS (Front, Side, Corner/Side, Rear).

APPLICATION TYPE: Select the application type from the list below. Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narrative, and other pertinent documentation. The City will notify the applicant within five (5) business days from the application submittal with determination of completeness for variance, interpretation and special exception request(s) for Board of Adjustment (BOA). The notification will be sent via email and will indicate application completeness or incompleteness with required changes. Contact Zoning at (954) 828-6520 if you are uncertain about the application type.

Table with 4 columns: Variance/Interpretation Request (Before), Variance/Interpretation Request (After), Variance/Interpretation Request-Homesteaded Property (Before), Variance/Interpretation Request-Homesteaded Property (After), Special Exception Request (Before), Special Exception Request (After), **Administrative Variance Request (Existing Only), Request for Continuance, Rehearing Request Before the Board, Request for Rehearing, De Novo Hearing Request (Submit within 30 days of BOA decision), Appeal Request (Submit within 30 days of BOA decision). Rows show completion status and fees.

**Administrative Variances are for EXISTING RESIDENTIAL PROPERTIES that have been issued a Certificate of Occupancy and/or built with a Permit.



BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

Revision Date: 11/08/2025 Print Date: 11/08/2025 Application Form: All Applications - BOAAVF

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following information and checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- Preliminary Meeting Date** Applicant/Agent met with staff on the following date: 6/30/2025
- Application Form** The Application must be complete with the applicable information and signatures (refer to page 1).
- Proof of Ownership** Tax Record, Warranty Deed and/or corporation/Sunbiz document verification
- Narrative** provide specific variance/special exception/interpretation request, applicable ULDR code sections, date, and criteria.
- Color Photographs** Color photos of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- Survey** 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 included adjacent properties or portions of land(s) not included in the proposed project unless specially 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 the 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. The coversheet on the plan set must state the project name and table of contents. **Copy sets of the Plans must be at half-size scale 11x17".**
- Elevations** If applicable (Elevations may be required by staff depending on the type of variance request(s).
- Landscape Plans** If applicable (Landscape Plans may be required by staff depending on the type of variance request(s).
- Additional Plans** If applicable (Additional Plans may be required by staff depending on the type of variance request(s).
- Agent Authorization Form** An Agent Authorization Form from All Property Owner(s) are required for all properties being represented by anyone other than the property owner. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form. If the Property is owned by a Trust, a copy of the legal signed trust must be provided.
- Mail Notification Documentation** Applicant must order a tax map and property owners mailing list from Broward County Property Appraisers Office. **To place your request, contact Heather Hanson by phone at 954-357-6855 or email hhanson@bcpa.net or contact Kenny Gibbs by phone at 954-357-5503 or email kgibbs@bcpa.net. Distribution:** The City of Fort Lauderdale, Zoning Division will mail all notices prior to the Board of Adjustment public hearing/meeting date, as outline in Section 47-27. Additional information regarding mail notification documentation provided below.
- Envelopes**
The applicant shall provide non-strip business size (10) envelopes with first-class postage attached (stamps only metered mail is not 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 three hundred (300) feet radius requirement does not apply to administrative variances. Administrative variances will only need noticing to adjacent neighboring properties.

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

- Tax Map** The 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. The 300 feet radius noticing requirement does not apply to administrative variances.
- Property Owners Notice List** The 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.

INFORMATION: The purpose of this checklist is to provide guidance regarding the application submittal. The checklist provides a list of specific information needed in order for an efficient and accurate review of plans and supporting documents. Failure to provide the required information will result in the application being deemed incomplete.

GUIDELINES AND LINKS:

- [SUBMIT YOUR APPLICATION SUBMITTAL](#)
- [VIEW MEETING DATES AND DEADLINES](#)
- [VIEW BOARD OF ADJUSTMENT INFORMATION/AGENDA/BACKUP/MINUTES AND RESULTS](#)
- [SUBMITTAL ASSISTANCE, INSTRUCTIONS AND CONVENTION STANDARDS AT FILE NAMEING CONVENTION STANDARDS](#)



Board of Adjustment (BOA) Criteria for Variance/Interpretation

Answer All questions on this page only if you are applying for a Variance/Interpretation request through Board of Adjustment. If additional space is needed, attach additional pages to this page. If you are not applying for a variance/interpretation, select this box

CRITERIA: Applicants must demonstrate a unique hardship attributable to the land by providing a preponderance of the evidence for all of the following criteria. Please state your specific request and 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.

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

Please refer to justification narrative.

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

Please refer to justification narrative.

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

Please refer to justification narrative.

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

Please refer to justification narrative.

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

Please refer to justification narrative.

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

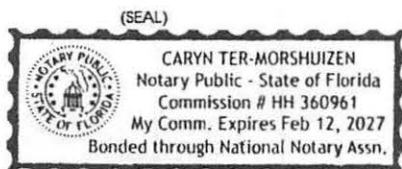
Please refer to justification narrative.

AFFIDAVIT: Paola A. West 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 of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment or Zoning Administrator is limited to the authority vested in the Board or Zoning Administrator by the ULDR and that the Board or Zoning Administrator 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 or Zoning Administrator or designee 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 or Zoning Administrator or designee, 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 one (1) year 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 1st day of April, 2026



NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/12/2027



TECHNICAL SPECIFICATIONS

A. SITE PLAN

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

Please note: Additional site plan information may be necessary to fully address the requested variance.

B. BUILDING ELEVATIONS (as applicable)

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



GENERAL INFORMATION

BOARD OF ADJUSTMENT & ADMINISTRATIVE VARIANCE REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT and ADMINISTRATIVE VARIANCE MEETING REQUEST: Prior to the submittal of the Board of Adjustment/Administrative Variance application, applicants will need to request a meeting with staff to obtain feedback regarding the proposed variance, special exception, administrative variance or other applications. The meeting includes general guidance on the application submittal and process for the application type. To request a meeting with staff, [email your request to: boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)

BOA 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. This applies to Board of Adjustment applications only.

ONLINE APPLICATION SUBMITTAL PROCESS: Board of Adjustment and Administrative Variance Application 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 view plan and document requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City. No hard copy application submittals will be accepted.

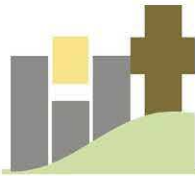
DETERMINATION OF COMPLETENESS: All submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with determination of completeness for all application submittal to Board of Adjustment. The City will notify the applicant within thirty (30) days from application submittal with a determination of completeness for all applications submittal for Administrative Variances. The notification will be sent via email and/or lauderbuild and will indicate application completeness or incompleteness with required changes.

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. Sign posting requirements are related to Board of Adjustment (BOA) applications only.

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.](#) This applies to Board of Adjustment applications only.

QUESTIONS: Questions regarding the Board of Adjustment (BOA) process or Lauderbuild, contact us by phone at 954-828-6520 or by email at boardofadjustment@fortlauderdale.gov



April 1st, 2026

City of Fort Lauderdale
Development Services Department
700 N.W. 19th Avenue
Fort Lauderdale, FL 33311

RE: Narrative for 911 SW 11 AVE 1-2 Ft. Ft. Lauderdale, FL 33315
[\(504209200210\)](#)

Dear members of the Board of Appeals,

PLANW3ST is representing applicant-landowner LOS POTROS REAL ESTATE LLC in pursuit of a Variance for the above-referenced property. The property is a single lot that is zoned RD-15 (Residential Single Family Duplex/Medium Density District) and has a land use designation of Medium. The lot is located on the west side of SW 11th Avenue, approximately 140 feet south of SW 9th Street within the City of Ft. Lauderdale (refer to **EXHIBIT "A"** included with this narrative). The lot is approximately 7,379 sq. ft. (0.169 acres) and currently has a duplex residence. The owner purchased the property in November of 2024 (refer to the submittal backup- BCPA sheet and Deed), looking forward to redeveloping the property with a new duplex, providing both units water frontage. In June of 2025, a pre-application meeting with city staff revealed that a variance would be required for the lot shape and side lot line as the subject lots, when split, would not be substantially at right angles or radial to street lines as required by code. As the density and use is permitted, and the site plan meets code otherwise, we respectfully request the Board consider a variance to sections 47-24.5.D.3.a and 47.24.5.D.3.e [Subdivision regulations; Subdivision layout; Lots] in order to allow a 2-family development with water frontage on both lots.

Sec. 47-24.5. - Subdivision regulations.

...

D.

Subdivision *layout*.

...

3.

Lots.

a.

The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and to the character of surrounding development.

...

e.

Side lot lines shall be substantially at right angles or radial to street lines.

...

We understand that in accordance with Sec. 47-24.12.A.4 a Variance shall only be approved upon demonstrating a unique hardship is attributable to the land by proving, by a preponderance of the evidence, all of the following criteria have been met. We believe we meet all criteria, justified herein.

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

The property is located along a portion of the city that abuts a canal, between the South Fork of the New River and SW 9th Avenue. This property has been used as a duplex lot rather than as a single-family lot, consistent with the proposed development. The property is one of several along this portion of the city that longitudinally abuts the canal. This is particularly different from typical lots that abut the water perpendicularly (or semi perpendicularly). This makes it difficult for both lots of a duplex to enjoy water frontage since the longer side lot line abuts the water, rather than the rear. Furthermore, all properties that are located along the canal in this area are single family lots. Additionally, code requires all lots to have permanent access to a street, as well as a 25-foot side setback abutting a waterway, which further restricts the buildability of this specific lot. The two lots west of the subject lot have more lot area and width than the subject lot—even as single-family lots.



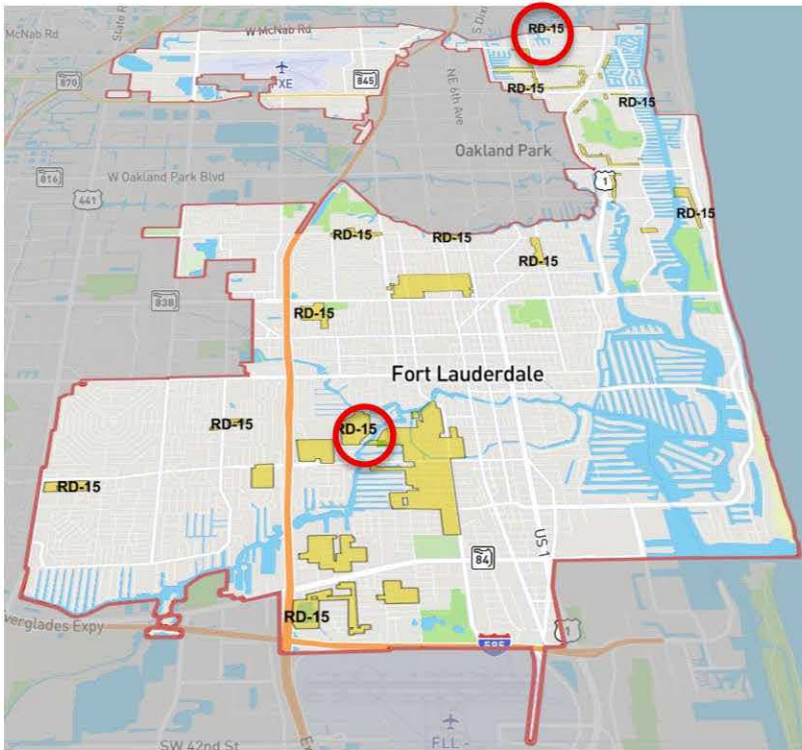
Aerial (Source: www.bcpa.net)

b. That the 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;

The circumstances mentioned under standard a. are peculiar to this and only 9 other properties in the city that longitudinally abut water. Other lots in the same district abut water perpendicularly or semi perpendicularly. Of the 9 lots, one is at the north end of the city limits just south of McNab, and another is to the east and south of the subject property. All lots are currently single-family lots, with the exception of the subject duplex lot.



The clearly-marked exception applies to this one and only lot as it abuts the canal longitudinally in the RD-15 zoning district. This lot currently houses an existing duplex that will be demolished and a new duplex is proposed. The clearly-marked exception also applies to only 9 other lots in the RD-15 zoning district that abut the canal longitudinally.



- c. That the 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;

Literal application of this provision would restrict the owner a substantial property right that is already enjoyed by several properties similarly situated. As shown in the previous standard, the subject property is the only non-single-family lot within the city that is zoned RD-15 and longitudinally abuts a canal. This assumes 2 instances:

1. The property will utilize the extent of the waterfront lot line for a future unified, single-owner duplex development
2. The property will utilize the extent of the waterfront lot line for a future duplex development with common areas owned by an HOA
3. The property will utilize the extent of the waterfront lot line for a future single-family development

4. The property will remain as it currently exists, utilizing the extent of the waterfront lot line for one unified duplex development with one owner

None of the scenarios above honor the duplex use with two individual lots. These scenarios limit the development of this property significantly. The requirement of “substantially” right-angled or radial lot lines seems to provide some flexibility but not a whole lot which begs the question, “how substantial is substantial?” This requirement disregards the potential for two separate owners with water frontage. The lot split shape for multiple ownership is a condition that is seen in several lots within the city, yet denied for this property owner. The proposed development will provide equal amenities to both lots, which includes the water frontage. See below for similar conditions throughout the city.

Duplex @ 814 & 816 SW 10 ST



@ 815-817 SW 10 Street



@ 447-449 SW 5th Ave



Townhomes @ SW 18 TER



Townhomes @ SW 14 CT



Single-Family @ 800 SW 10 ST



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

The hardship the owner faces is not self-created. As previously mentioned, the existing development is a duplex, and the proposed development is also a duplex. The only difference is the proposed design includes equal amenities for both lots, and separates each lot for independent ownership. The new duplex will be 100% code-compliant, safer, and more desirable than the one that exists. Additionally, the exceptional condition that applies to this lot, applies to it alone as it is the only non-single-family lot within the city that is RD-15 zoned and longitudinally abuts water. The project will meet flood criteria and hurricane resistance. The existing structure is below base flood elevation and cannot be substantially improved, which is an underutilization of the property value.

- e. **That 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 property is zoned two-family and has a multifamily land use designation. The minimum variance that would make reasonable use of the property, is to allow the lots to be split the way we propose so that both lots can enjoy waterfront use. To prohibit the splitting of the lot, which is not something uncommon in multifamily districts, would deny a two-family zoned property to develop as a two-family residence with two owners. The existing use of the property is also a duplex; thus, the proposed use is compatible with the zoning and surrounding neighborhood. New development provides a code-compliant building and site, thus making the property safer for the neighborhood and the new residents of the site, as well as increasing property values. Finally, the development will not look any different from the street or the water as proposed; whether the lots are split as proposed, or limiting water frontage to one makes no substantial visible difference.

Per code section 47-5.2.A.3., the RD-15 district is "intended to provide areas within the city for single family detached dwellings and for duplex units or two family residences where two units are either attached or semi-attached...This provides for a more efficient use of land resources by allowing for a modification of yards to provide for innovative site design and open space on lots which, because of their size and/or configuration, could not be efficiently used otherwise. The RD-15 district has a maximum density of 15 dwelling units per net acre, which is consistent with the density permitted by the residential medium category of the city's comprehensive plan." Our development meets the intent and purpose of the RD-15 district.

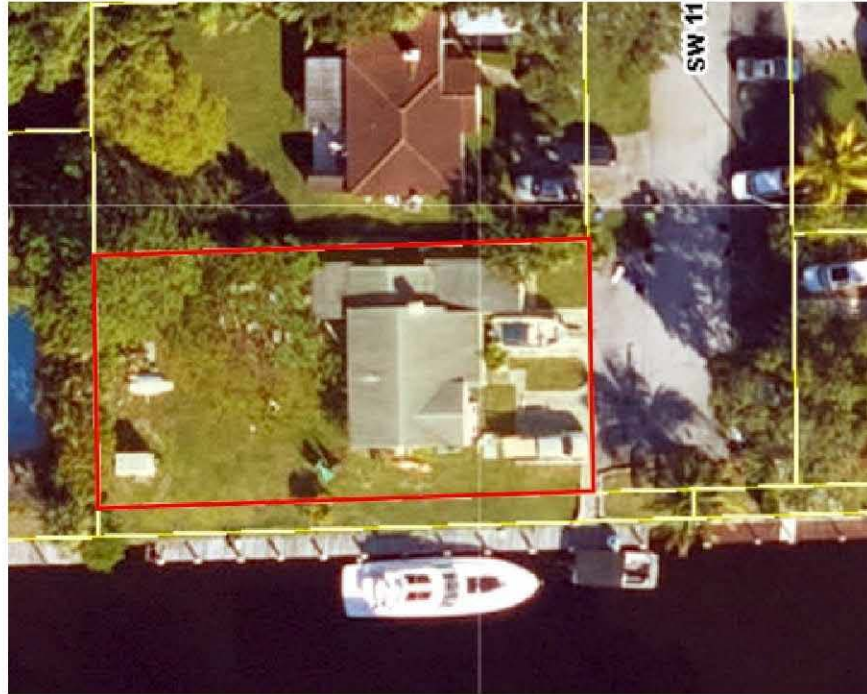
Thank you for your consideration. We respectfully request you allow the owner to split the lot as justified above.

Please do not hesitate to contact me with any questions.

A handwritten signature in black ink, appearing to read 'PAOLA WEST', written in a cursive style.

Paola A. West, AICP, ISA CA
President

EXHIBIT "A"



Parcel Id: [504209200210](#)
Owner: LOS POTROS REAL ESTATE
LLC
Situs 911 SW 11 AVE 1-2 FORT
Address: LAUDERDALE FL 333151136
Legal: VINIKS SUB 22-22 B LOT 3
BLK 4

Prepared by and return to:

Dolores Arce
Evoke Title Services LLC
1535 N PARK DR, suite 104
Weston, FL 33326
(954) 218-5909
File Number: **2024-18**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th day of November, 2024** between **Nobsmarina Inc., a Florida Corporation** whose post office address is **911 SW 11th Ave, Fort Lauderdale, FL 33315**, grantor, and **Los Potros Real Estate LLC, a Florida Limited Liability Company** whose post office address is **3975 Martin Ct., Weston, FL 33331**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Broward County, Florida** to-wit:

PARCEL 1: Lot 3, Block 4, VINIKS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 22, Page 22, Public Records of Broward County, Florida.

PARCEL 2: Parcel 7-C, HARBOR ISLAND, according to the map or plat thereof as recorded in Plat Book 59, Page 29, Public Records of Broward County, Florida.

Parcel Number: 504209200210 and 504209320090

Together with all 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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2024**.

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

Signed, sealed and delivered in our presence:

Eileen Sloan

Witness

Printed Name: Eileen Sloan

P.O. Address: 901 SW 5th Pl
Ft Lauderdale FL 33312

Nobsmarina Inc., a Florida Corporation

By: Jordan A Bund
Jordan A Bund, President

Dolores Arce

Witness

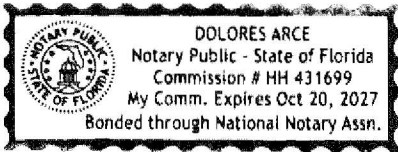
Printed Name: Dolores Arce

P.O. Address: 1535 N. Park Dr.
Weston, FL 33326

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of November, 2024 by Jordan A. Bund, President of Nobsmarina Inc. who is personally known or has produced a driver's license as identification.

[Seal]



Dolores Arce
Notary Public
Print Name: Dolores Arce
My Commission Expires: _____



Property Address	911 SW 11 AVENUE #1-2, FORT LAUDERDALE FL 33315-1136	ID #	5042 09 20 0210
Property Owner	LOS POTROS REAL ESTATE LLC	Millage	0312
Mailing Address	3975 MARTIN CT WESTON FL 33331	Use	08
Abbr Legal Description	VINIKS SUB 22-22 B LOT 3 BLK 4		

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

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$199,230	\$954,570	\$1,153,800	\$1,043,960	
2025	\$199,230	\$749,830	\$949,060	\$949,060	\$19,038.36
2024	\$199,230	\$360,200	\$559,430	\$559,430	\$11,660.59

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,153,800	\$1,153,800	\$1,153,800	\$1,153,800
Portability	0	0	0	0
Assessed/SOH	\$1,043,960	\$1,153,800	\$1,043,960	\$1,043,960
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,043,960	\$1,153,800	\$1,043,960	\$1,043,960

Sales History			
Date	Type	Price	Book/Page or CIN
11/27/2024	WD*-E	\$1,160,000	119932070
5/26/2021	WD*-E	\$615,000	117366281
7/31/2018	QCD-T	\$100	115306197
10/21/2013	QCD-D	\$230,650	111886124
6/9/2011	QC*-D	\$53,000	48014 / 1046

Land Calculations		
Price	Factor	Type
\$27.00	7,379	SF
Adj. Bldg. S.F. (Card, Sketch)		1410
Units		2
Eff./Act. Year Built: 1954/1946		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
2						2		



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

Detail by Entity Name

Florida Limited Liability Company
LOS POTROS REAL ESTATE LLC

Filing Information

Document Number L12000087166
FEI/EIN Number 46-0601642
Date Filed 07/03/2012
State FL
Status ACTIVE

Principal Address

2893 Executive Park Dr
Suite 109
Weston, FL 33331

Changed: 03/06/2025

Mailing Address

2893 Executive Park Dr
Suite 109
Weston, FL 33331

Changed: 03/06/2025

Registered Agent Name & Address

HERNANDEZ, SAIDIN MESQ
2600 DOUGLAS RD
SUITE PH8
CORAL GABLES, FL 33134

Address Changed: 03/06/2025

Authorized Person(s) Detail

Name & Address

Title MGR

CASCARANO, STEFANIA
2670 Oakmont Dr
Weston, FL 33332

Title MGR

Onorato, Antonio
2670 Oakmont Dr
Weston, FL 33332

Title MGR

Fernandez, Gustavo
2893 Executive Park Dr
Suite 109
Weston, FL 33331

Annual Reports

Report Year	Filed Date
2024	02/05/2024
2025	03/06/2025
2026	01/21/2026

Document Images

01/21/2026 -- ANNUAL REPORT	View image in PDF format
03/06/2025 -- ANNUAL REPORT	View image in PDF format
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07/14/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
02/24/2020 -- ANNUAL REPORT	View image in PDF format
04/28/2019 -- ANNUAL REPORT	View image in PDF format
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04/17/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
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03/31/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/29/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
10/01/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
01/24/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
07/03/2012 -- Florida Limited Liability	View image in PDF format

A	B	C	D	E	F	G	H
FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504209150050	COTTEN,SIBYL	815 COCONUT DR	FORT LAUDERDALE	FL	33315		THE ALMEDA 7-52 BLOT 4 LESS N 21,5,6 LESS S 34.5BLK 1
504209150060	BARNES,PHYLLIS L	829 COCONUT DR	FORT LAUDERDALE	FL	33315	1143	THE ALMEDA 7-52 BLOT 6 S 34.5,7 BLK 1
504209150090	TUTHILL,ADDY MAUROTUTHILL,KYLE FIEDLER	824 COCONUT DR	FORT LAUDERDALE	FL	33315		THE ALMEDA 7-52 BLOT 4 S 30 LESS E 83.38,6 LESSS 75 & LESS E 25,7 LESS S 75BLK 2
504209150100	RING,WILLIAM F JR & AUDREY	821 SW 11 AVE	FORT LAUDERDALE	FL	33315	1133	THE ALMEDA 7-52 BLOT 4 E 83.38 OF S 30,5 LESSS 75,6 E 25 LESS S 75 BLK 2
504209150110	EVAUL,SCOTT & GEORGIA	2609 NE 22 ST	FORT LAUDERDALE	FL	33305		THE ALMEDA 7-52 BLOT 5 S 75,6 E 41 OF S 75 BLK 2
504209150120	WOODS,JOHNNY & LAURIE	826 COCONUT DRIVE	FORT LAUDERDALE	FL	33315		THE ALMEDA 7-52 BLOT 6 S 75 LESS E 41,7 S 75BLK 2
504209150180	MORLEY,NICHOLAS	829 SW 10 TER	FORT LAUDERDALE	FL	33315	1129	THE ALMEDA 7-52 BLOT 6 S 57,7 S 57,8 S 57 OF E1/2BLK 3
504209150190	GRANT,GARY	823 SW 10 TER	FORT LAUDERDALE	FL	33315	1129	THE ALMEDA 7-52 BLOT 6 N 56 OF S 113,7 N 56 OFS 113,8 N 56 OF S 113 OF E1/2BLK 3
504209150200	LWAY INVESTMENTS LLC	905 COCONUT DR	FORT LAUDERDALE	FL	33315		THE ALMEDA 7-52 BLOT 8 S 56 OF W1/2,9 S 56,10S 56 BLK 3
504209150210	BRYAR,KRISTEN P	824 SW 11 AVE	FORT LAUDERDALE	FL	33315	1134	THE ALMEDA 7-52 BLOT 8 W1/2 LESS S 56 & LESSN 14,9 LESS S 56 & LESS N 14,10LESS S 56 & LESS N 14 BLK 3
504209150220	SOMPONG,KAIMOOK	820 SW 11 AVE	FORT LAUDERDALE	FL	33315	1134	THE ALMEDA 7-52 BLOT 8 N 14 OF W1/2,9 N 14,10N 14,11 LESS N 5 BLK 3
504209150550	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		THE ALMEDA 7-52 BAVENUES, STREETS AND/OR PORTIONSTHEREOF AS DEDICATED PER PLAT
504209200130	CLARK,DONALD ALAN	901 SW 10 TER	FORT LAUDERDALE	FL	33315		VINIKS SUB 22-22 BLOT 1 BLK 3
504209200140	CERVEIRA,CLAUDINNE	905 SW 10 TER	FORT LAUDERDALE	FL	33315		VINIKS SUB 22-22 BLOT 2 BLK 3
504209200150	QUACKENBUSH,KATYDI LORENZO-QUACKENBUSH,HUNTER S	911 SW 10 TER	FORT LAUDERDALE	FL	33315	1132	VINIKS SUB 22-22 BLOT 3 BLK 3 TOG W HARBOR ISLAND59-29 B PARCEL 5-C
504209200160	STENGEL,JAMES R & SANDRA LEE	910 SW 11 AVE	FORT LAUDERDALE	FL	33315	1136	VINIKS SUB 22-22 BLOT 4 BLK 3
504209200170	STENGEL,JAMES R &STENGEL,SANDRA L	910 SW 11 AVE	FORT LAUDERDALE	FL	33315	1136	VINIKS SUB 22-22 BLOT 5 BLK 3
504209200180	STENGEL,JAMES RSTENGEL,SANDRA LEE	910 SW 11 AVE	FORT LAUDERDALE	FL	33315		VINIKS SUB 22-22 BLOT 6 BLK 3
504209200190	AXELSON,ROBERT H/AXELSON,MICHELLE CADE	901 SW 11 AVE	FORT LAUDERDALE	FL	33315	1136	VINIKS SUB 22-22 BLOT 1 BLK 4
504209200200	MANHATTAN CAPITAL REALTY LLC	7812 DEER LAKE CT	PARKLAND	FL	33067		VINIKS SUB 22-22 BLOT 2 BLK 4
504209200210	LOS POTROS REAL ESTATE LLC	3975 MARTIN CT	WESTON	FL	33331		VINIKS SUB 22-22 BLOT 3 BLK 4
504209200220	IDE,PETER	905 COCONUT DR	FORT LAUDERDALE	FL	33315	1122	VINIKS SUB 22-22 BLOT 4,5 S1/2 BLK 4,TOGETHER WITHPARCEL 8-C OF HARBOR ISLAND OF59-29 B
504209200230	IDE,DAVIDWAY,LINDSEY	2201 NW 30 PL #A	POMPANO BEACH	FL	33069		VINIKS SUB 22-22 BLOT 5 N1/2,6 BLK 4
504209200240	IDE,DAVID J	905 COCONUT DRIVE	FORT LAUDERDALE	FL	33315		VINIKS SUB 22-22 BLOT 1,2 BLK 5 TOGETHER WITHHARBOR ISLAND 59-29 B PARCEL 9-C
504209200250	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		VINIKS SUB 22-22 BDRIVES, AVENUES, STREET AND TERRAND/OR PORTIONS THEREOF ASDEDICATED PER PLAT
504209320080	STENGEL,JAMES R & SANDRA LEE	910 SW 11 AVE	FORT LAUDERDALE	FL	33315	1136	HARBOR ISLAND 59-29 BPARCEL 6-C
504209320090	LOS POTROS REAL ESTATE LLC	3975 MARTIN CT	WESTON	FL	33331		HARBOR ISLAND 59-29 BPARCEL 7-C
504209320180	RIVER REACH INC	949 RIVER REACH DR	FORT LAUDERDALE	FL	33315	1149	HARBOR ISLAND 59-29 BPORTION PARCEL A DESC AS COMM NECOR PARCEL A,WLY ALG N/L 224.64TO POB,CONT WLY 792.24,SLY 85,ELY 207,NLY 83,ELY 2 S OF N/L OFSAID PARCEL 585.24,NLY 2 TO POBAKA TR R-D
504209320190	RIVER REACH INC	949 RIVER REACH DR	FORT LAUDERDALE	FL	33315	1149	HARBOR ISLAND 59-29 BPOR PAR A DESC AS COMM NE COR OFSAID PAR,WLY 1016.88 TO POB,CONTWLY 530.36,SWLY 138.73,SWLY300.25,SWLY 106.67,SLY 34.87,ELY 658.40,NLY 2,WLY 656.47,NLY32.47,NELY 105.82,NELY 264.37,SELY 81.20,SELY 50.25,ELY 36.19,NELY 37.75,NLY 97.73,NWLY 111.19NELY 102.78,ELY 528.91,NLY 2 TOPOB & COMM SE COR PAR A,WLY1189.78,NLY 2,WLY 559.15 TO POB,NWLY & NELY 145.68,SWLY 77.53,S32.47,ELY 97.32 TO POB AKA TR RE
504209320220	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		HARBOR ISLAND 159-29 BCANALS AS DEDICATED PER PLAT
504209AD0010	MARIE E RUSSO REV TRRUSSO,MARIE E TRSTEE	22 HOMER ST #2	WATERTOWN	MA	02472	2357	RIVER REACH CONDOMINIUM VUNIT 101PER CDO BK/PG: 5660/307
504209AD0020	ORR,MELANIE E	1301 RIVER REACH DR #102	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 102PER CDO BK/PG: 5660/307
504209AD0030	BIRKEL,KAREN A H/BIRKEL,THOMAS A	1301 RIVER REACH DR #103	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 103PER CDO BK/PG: 5660/307

A	B	C	D	E	F	G	H
504209AD0040	HERNANDEZ,LUCY	1301 RIVER REACH DR UNIT 104	FORT LAUDERDALE	FL	33315	1159	RIVER REACH CONDOMINIUM VUNIT 104 & 105PER CDO BK/PG: 5660/307
504209AD0060	BAEZA,DEA JIMENA	3991 NW 82 AVE APT 418	PEMBROKE PINES	FL	33024	3891	RIVER REACH CONDOMINIUM VUNIT 106PER CDO BK/PG: 5660/307
504209AD0070	COOPER,LAURA DINATALE	1770 NE 50 CT	FORT LAUDERDALE	FL	33334		RIVER REACH CONDOMINIUM VUNIT 108PER CDO BK/PG: 5660/307
504209AD0080	MITCHINSON,DAVID J	1301 RIVER REACH DR #109	FORT LAUDERDALE	FL	33315	1159	RIVER REACH CONDOMINIUM VUNIT 109PER CDO BK/PG: 5660/307
504209AD0090	GODWIN,KAREN H/ERANNO,JULIA A & INGUI,VINCENT L	295 POLLARD RD	NORTHBRIDGE	MA	01534	1063	RIVER REACH CONDOMINIUM VUNIT 110PER CDO BK/PG: 5660/307
504209AD0100	MAGGI,ALEJANDRO H/EGONZENBACH,ERIKA	1301 RIVER REACH DR #111	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 111PER CDO BK/PG: 5660/307
504209AD0110	ROJAS GALLO,DAMIAN	1301 RIVER REACH DR #114	FORT LAUDERDALE	FL	33315	1168	RIVER REACH CONDOMINIUM VUNIT 114PER CDO BK/PG: 5660/307
504209AD0120	CLAM BAY HOLDINGS LLC	763 NW 30 AVE #A	DELRAY BEACH	FL	33445		RIVER REACH CONDOMINIUM VUNIT 115PER CDO BK/PG: 5660/307
504209AD0130	SCHMIDT,MARGARET H/ESCHWEITZER,JOHN JOAN READING REV LIV TRREADING,JOAN TRSTEE	1301 RIVER REACH DR #116	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 116PER CDO BK/PG: 5660/307
504209AD0140	J BURR BARTRAM JR REV	1301 RIVER REACH DR #404	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 117PER CDO BK/PG: 5660/307
504209AD0150	TRBARTRAM,BARBARA H TRSTEE ETAL	1301 RIVER REACH DR #118	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 118PER CDO BK/PG: 5660/307
504209AD0160	LANCIOTTI,NICHOLAS H/ELANCIOTTI,DANELL & JOHN	1301 RIVER REACH DR #119	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 119PER CDO BK/PG: 5660/307
504209AD0170	TILLINGHAST,HELGA M	7705 PINE ISLE COURT	CINCINNATI	OH	45244		RIVER REACH CONDOMINIUM VUNIT 201PER CDO BK/PG: 5660/307
504209AD0180	COLE,PATRICIA MPATRICIA MEREDITH COLE REV TR	1301 RIVER REACH DR UNIT 202	FORT LAUDERDALE	FL	33315	1168	RIVER REACH CONDOMINIUM VUNIT 202PER CDO BK/PG: 5660/307
504209AD0190	BYRNE,JEFFREY J & LINDA A	6 BRYANT RD	GLEN COVE	NY	11542	4004	RIVER REACH CONDOMINIUM VUNIT 203PER CDO BK/PG: 5660/307
504209AD0200	NOBLES,JAMESNOBLES,SUSAN	8608 MELVIN DR	BALDWINSVILLE	NY	13027		RIVER REACH CONDOMINIUM VUNIT 204PER CDO BK/PG: 5660/307
504209AD0210	REED,JEFFREY PJEFFREY P REED REV LIV TR	1301 RIVER REACH DR #205	FORT LAUDERDALE	FL	33315	1168	RIVER REACH CONDOMINIUM VUNIT 205PER CDO BK/PG: 5660/307
504209AD0220	LEBUS,ORIE	1301 RIVER REACH DR # 206	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 206PER CDO BK/PG: 5660/307
504209AD0230	EFFORD,MICHAEL D	1301 RIVER REACH DR #207	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 207PER CDO BK/PG: 5660/307
504209AD0240	OLMARA LLC	3808 SAN SIMEON CIR	WESTON	FL	33327		RIVER REACH CONDOMINIUM VUNIT 208PER CDO BK/PG: 5660/307
504209AD0250	BREEN,TONY F	1301 RIVER REACH DR APT 209	FORT LAUDERDALE	FL	33315	1168	RIVER REACH CONDOMINIUM VUNIT 209PER CDO BK/PG: 5660/307
504209AD0260	CAVANAGH,BRIAN THOMAS	1301 RIVER REACH DR #210	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 210PER CDO BK/PG: 5660/307
504209AD0270	GOLDSTEIN,JUSTINGOLDSTEIN,MARIBEL F	11055 BOCA WOODS LN	BOCA RATON	FL	33428	1837	RIVER REACH CONDOMINIUM VUNIT 211PER CDO BK/PG: 5660/307
504209AD0280	DOTY,MARGARET S	1301 RIVER REACH DR #212	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 212PER CDO BK/PG: 5660/307
504209AD0290	MEDINA,JEFF R	2149 2 AVE #2A	NEW YORK	NY	10029		RIVER REACH CONDOMINIUM VUNIT 214PER CDO BK/PG: 5660/307
504209AD0300	LEONARD,CRAIG G & SHIRLEY M	1301 RIVER REACH DR APT 215	FORT LAUDERDALE	FL	33315	1168	RIVER REACH CONDOMINIUM VUNIT 215PER CDO BK/PG: 5660/307
504209AD0310	FINCH,VEVILA S H/EKLEIN,GERARD JOSEPH	1301 RIVER REACH DR # 216	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 216PER CDO BK/PG: 5660/307
504209AD0320	DESCANO,CHRISTINAGARCIA,RAFAEL J	1301 RIVER REACH DR #218	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 217PER CDO BK/PG: 5660/307
504209AD0330	DESCANO,CHRISTINAGARCIA,RAFAEL J	1301 RIVER REACH DR #218	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 218PER CDO BK/PG: 5660/307
504209AD0340	LELLO,JOSEPH R & DANA D	1301 RIVER REACH DR UNIT 219	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 219PER CDO BK/PG: 5660/307
504209AD0350	FILION,MICHELFILION,VALERIE	39 JEAN-FRANCOIS CHABOT	*ST-JEAN-SUR-RICHELIEU Q CA	J2W 2	V7		RIVER REACH CONDOMINIUM VUNIT 301PER CDO BK/PG: 5660/307

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504209AD0360	HARRINGTON,MARK & KAREN	3848 HENNEBERRY ROAD	JAMESVILLE	NY	13078		RIVER REACH CONDOMINIUM VUNIT 302PER CDO BK/PG: 5660/307
504209AD0370	TOOMEY,JOYCEJOYCE TOOMEY REV TR	1301 RIVER REACH DR #303	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 303PER CDO BK/PG: 5660/307
504209AD0380	GONZALEZ,ANALIA BSALVADOR,EDGAR M	1301 RIVER REACH DR #304	FORT LAUDERDALE	FL	33315	1161	RIVER REACH CONDOMINIUM VUNIT 304PER CDO BK/PG: 5660/307
504209AD0390	DENTON,JACK K & LILIANA V	1301 RIVER REACH DR #305	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 305PER CDO BK/PG: 5660/307
504209AD0400	SALVADOR,EDGAR	1301 RIVER REACH DR #304	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 306PER CDO BK/PG: 5660/307
504209AD0410	MCCUISTON,WALTER REVANS,JANE I	1301 RIVER REACH DR APT 307	FORT LAUDERDALE	FL	33315	1161	RIVER REACH CONDOMINIUM VUNIT 307PER CDO BK/PG: 5660/307
504209AD0420	JACK TOOTLE TRTOOTLE,JOHN S TRSTEE ETAL	PO BOX 4345	PLS VRDS PNSL	CA	90274	9585	RIVER REACH CONDOMINIUM VUNIT 308PER CDO BK/PG: 5660/307
504209AD0430	ARMSTRONG,PAIGE ELIZABETH H/EARMSTRONG,SHARON M & STEVEN J	1301 RIVER REACH DR #309	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 309PER CDO BK/PG: 5660/307
504209AD0440	GIALLUCA,SHELLEY	1301 RIVER REACH DR #310	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 310PER CDO BK/PG: 5660/307
504209AD0450	MARLOW,DAN	1316 W 200 N	SALT LAKE CITY	UT	84116		RIVER REACH CONDOMINIUM VUNIT 311PER CDO BK/PG: 5660/307
504209AD0460	LAGIOS,VANESSA	200 S ANDREWS AVE #703	FORT LAUDERDALE	FL	33301		RIVER REACH CONDOMINIUM VUNIT 312PER CDO BK/PG: 5660/307
504209AD0470	NILSSON,ERICK O & CASSANDRA P	1301 RIVER REACH DR #314	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 314PER CDO BK/PG: 5660/307
504209AD0480	DIBIASIO,CHRISTOPHER H/EALTUVE,ADA	1301 RIVER REACH DR #315	FORT LAUDERDALE	FL	33315	1161	RIVER REACH CONDOMINIUM VUNIT 315PER CDO BK/PG: 5660/307
504209AD0490	TRETHEWEY,JAMES SCOTT	1301 RIVER REACH DR #316	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 316PER CDO BK/PG: 5660/307
504209AD0500	SMITH,CARL WSMITH,DONNA J	1301 RIVER REACH DR #317	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 317PER CDO BK/PG: 5660/307
504209AD0510	JACKERSON,CATHY & JEFFREYCATHY B JACKERSON REV TR	1301 RIVER REACH DR #318	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 318PER CDO BK/PG: 5660/307
504209AD0520	HOMMEL,ROBERT H	1301 RIVER REACH DR #319	FORT LAUDERDALE	FL	33315	1161	RIVER REACH CONDOMINIUM VUNIT 319PER CDO BK/PG: 5660/307
504209AD0530	CHALFANT,MICHELE ACHALFANT,AMANDA R	1301 RIVER REACH DR #401	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 401PER CDO BK/PG: 5660/307
504209AD0540	D'ALONZO,MARIA	10-A MULLON AVE	PORT WASHINGTON	NY	11050		RIVER REACH CONDOMINIUM VUNIT 402PER CDO BK/PG: 5660/307
504209AD0550	MERCURE,ROGERBROWN-MERCURE,LISE	606 RUE DORSET	*MASCOCHE QC	CA	J7L 3	W3	RIVER REACH CONDOMINIUM VUNIT 403PER CDO BK/PG: 5660/307
504209AD0560	READDING,JOANJOAN READDING REV LIV TR	1301 RIVER REACH DR APT 404	FORT LAUDERDALE	FL	33315	1162	RIVER REACH CONDOMINIUM VUNIT 404PER CDO BK/PG: 5660/307
504209AD0570	JOAN READDING REV LIV TRREADDING,JOAN TRSTEE	1301 RIVER REACH DR APT 404	FORT LAUDERDALE	FL	33315	1162	RIVER REACH CONDOMINIUM VUNIT 405PER CDO BK/PG: 5660/307
504209AD0580	MACDONALD,JULIANAMACDONALD LAND TR	1301 RIVER REACH DR UNIT 406	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 406PER CDO BK/PG: 5660/307
504209AD0590	HAND,MICHAEL D &SUOJA HAND,JO ANN	1301 RIVER REACH DR #407	FORT LAUDERDALE	FL	33315	1162	RIVER REACH CONDOMINIUM VUNIT 407PER CDO BK/PG: 5660/307
504209AD0600	DORIA,ANDREA	1301 RIVER REACH DRIVE #408	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 408PER CDO BK/PG: 5660/307
504209AD0610	SANTANGELO,MICHAEL A	1301 RIVER REACH DR APT 409	FORT LAUDERDALE	FL	33315	1162	RIVER REACH CONDOMINIUM VUNIT 409PER CDO BK/PG: 5660/307
504209AD0620	MARTAKOUCH,KINDA	1301 RIVER REACH DR APT 410	FORT LAUDERDALE	FL	33315	1174	RIVER REACH CONDOMINIUM VUNIT 410PER CDO BK/PG: 5660/307
504209AD0630	DARVILLE,JUDY MARIEDARVILLE,STANLEY R	1301 RIVER REACH DR #411	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 411PER CDO BK/PG: 5660/307
504209AD0640	CARRICK,WAYNE LDIR YEGHYAIAN,KANARIA	1350 RIVER REACH DR #404	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 412PER CDO BK/PG: 5660/307
504209AD0650	FATERSIK,PAULA J	84 BROAD REACH UNIT 402B	N WEYMOUTH	MA	02191	2412	RIVER REACH CONDOMINIUM VUNIT 414PER CDO BK/PG: 5660/307
504209AD0660	BLANCO,MARIA FERNANDAMARIA FERNANDA BLANCO REV LIV TR	1301 RIVER REACH DR #415	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 415PER CDO BK/PG: 5660/307

A	B	C	D	E	F	G	H
504209AD0670	YALKUT,LISA ROBIN	1301 RIVER REACH DR #416	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 416PER CDO BK/PG: 5660/307
504209AD0680	ANGIOLILLO,THERESA	16340 ABERDEEN WAY	NAPLES	FL	34110		RIVER REACH CONDOMINIUM VUNIT 417PER CDO BK/PG: 5660/307
504209AD0690	HAMMERS,DAVID	8 LEANDER RD	HAMPTON BAYS	NY	11946		RIVER REACH CONDOMINIUM VUNIT 418PER CDO BK/PG: 5660/307
504209AD0700	BAKER,ROBERT N & KATHI L	79 SEAVIEW TER	NORTHPORT	NY	11768		RIVER REACH CONDOMINIUM VUNIT 419PER CDO BK/PG: 5660/307
504209AD0710	SULLIVAN,GRACE B	1301 RIVER REACH DR APT 501	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VUNIT 501PER CDO BK/PG: 5660/307
504209AD0720	MINATEL,HALEYMINATEL,VICTOR A	411 WALNUT ST #3870	GREEN COVE SPRINGS	FL	32043		RIVER REACH CONDOMINIUM VUNIT 502PER CDO BK/PG: 5660/307
504209AD0730	SILVERMAN,ALLAN J	341 PORTLAND ST STE 17	*HALIFAX NOVA SCOTIA QC CA		B2Y 1	K7	RIVER REACH CONDOMINIUM VUNIT 503PER CDO BK/PG: 5660/307
504209AD0740	E S-SCHMITZ IRREV ASSET MGMT TRR S IRREV ASSET MGMT TR ETAL	1301 RIVER REACH DR #504	FORT LAUDERDALE	FL	33315	1159	RIVER REACH CONDOMINIUM VUNIT 504PER CDO BK/PG: 5660/307
504209AD0750	LELLO,DANA D & JOSEPH R	1301 RIVER REACH DR #505	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 505PER CDO BK/PG: 5660/307
504209AD0760	SILVERMAN,ALLANSADLER,EVANGELINE ETAL	1301 RIVER REACH DR #503	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 506PER CDO BK/PG: 5660/307
504209AD0770	KASIMAN,RONNY M	1301 RIVER REACH DR #507	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 507PER CDO BK/PG: 5660/307
504209AD0780	BAIER,HANS J & LINDA M	1301 RIVER REACH DR APT 508	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VUNIT 508PER CDO BK/PG: 5660/307
504209AD0790	METCALFE,DAVID N	1301 RIVER REACH DR UNIT 509	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VUNIT 509PER CDO BK/PG: 5660/307
504209AD0800	JAROS,PAVEL	900 RIVER REACH DR #219	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 510PER CDO BK/PG: 5660/307
504209AD0810	JEFFERS,ANNE E	1301 RIVER REACH DRIVE #511	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 511PER CDO BK/PG: 5660/307
504209AD0820	DATLEN,CHARLES P & TRACY A	1301 RIVER REACH DR #512	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 512PER CDO BK/PG: 5660/307
504209AD0830	SUNFEST HOLDINGS LLC	763 NW 30 AVE #A	DELRAY BEACH	FL	33445		RIVER REACH CONDOMINIUM VUNIT 514PER CDO BK/PG: 5660/307
504209AD0840	VALDERRAMA,ELISA LILAFUENTES CAMEJO,ANTOLIN	1301 RIVER REACH DR #515	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VUNIT 515PER CDO BK/PG: 5660/307
504209AD0850	WEIGHTMAN,MANDYMJW LIV TR	1301 RIVER REACH DR #516	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 516PER CDO BK/PG: 5660/307
504209AD0860	GALVIN,MARTIN J & PAULA F	1301 RIVER REACH DR #517	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 517PER CDO BK/PG: 5660/307
504209AD0870	MILLER,JANICE K H/EJOHNSTON,DOUGLAS & TOBY	1301 RIVER REACH DR #518	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 518PER CDO BK/PG: 5660/307
504209AD0880	JANUSZ,MARK AGOODY,ALEXANDRA	3848 ILLONA LN	OCEANSIDE	NY	11572		RIVER REACH CONDOMINIUM VUNIT 519PER CDO BK/PG: 5660/307
504209AG0010	IZURIETA,MARY	1201 RIVER REACH DR #101	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 101PER CDO BK/PG: 9727/609
504209AG0020	REYNOLDS,NANCY	1201 RIVER REACH DR #102	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 102PER CDO BK/PG: 9727/609
504209AG0030	CALZADILLA,MICHAEL	1201 RIVER REACH DR #103	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 103PER CDO BK/PG: 9727/609
504209AG0040	HAND,ABBIEY LABBEY L HAND REV TR	1201 RIVER REACH DR #104	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 104PER CDO BK/PG: 9727/609
504209AG0050	MALEK,JON NAJI	1201 RIVER REACH DR #105	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 105PER CDO BK/PG: 9727/609
504209AG0060	CHIAPPINI,NICKBUSHELL,PENELOPE T	1201 RIVER REACH DR #106	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 106PER CDO BK/PG: 9727/609
504209AG0070	MGA MANAGEMENT LLC	1201 RIVER REACH DR #107	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 107PER CDO BK/PG: 9727/609
504209AG0080	ROWE,JUDITH HAYES H/EARCHULETA,KIMBERLY E & ERIC E	1201 RIVER REACH DR #108	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 108PER CDO BK/PG: 9727/609
504209AG0090	MCLEAN,DONALD DELBERT	PO BOX 453	*GEORGE TOWN	KY	KY1	1106	RIVER REACH CONDOMINIUM IVUNIT 109PER CDO BK/PG: 9727/609

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504209AG0100	HOLLEMAN,BRENT	1201 RIVER REACH DR #110	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 110PER CDO BK/PG: 9727/609
504209AG0110	JAAKSON,REIN & CLAUDIA K	1201 RIVER REACH DR #111	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 111PER CDO BK/PG: 9727/609
504209AG0120	KOZICH,ASHLEY	1201 RIVER REACH DR #115	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 115PER CDO BK/PG: 9727/609
504209AG0130	GELETY,MICHAEL T	1201 RIVER REACH DR #116	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 116PER CDO BK/PG: 9727/609
504209AG0140	WEBER,RICHARD GWEBER,CAROL SPINELLI	1201 RIVER REACH DR #117	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 117PER CDO BK/PG: 9727/609
504209AG0150	RIVERO,GUSTAVO	1201 RIVER BEACH DR #118	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 118PER CDO BK/PG: 9727/609
504209AG0160	TACHER,ROBERTA	1201 RIVER REACH DR APT 119	FORT LAUDERDALE	FL	33315	1179	RIVER REACH CONDOMINIUM IVUNIT 119PER CDO BK/PG: 9727/609
504209AG0170	CREAGER-TOLON,BOBBIEBOBBIE CREAGER-TOLON REV TR	1201 RIVER REACH DR #201	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 201PER CDO BK/PG: 9727/609
504209AG0180	WITEK,ROBERT JOSEPH	1201 RIVER REACH DRIVE #202	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 202PER CDO BK/PG: 9727/609
504209AG0190	COLON,ROBERTOMAIER,ROCHELL ANN	1201 RIVER REACH DR #203	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 203PER CDO BK/PG: 9727/609
504209AG0200	ALBERICO,KRISTIN W	1201 RIVER REACH DR APT 204	FORT LAUDERDALE	FL	33315	1179	RIVER REACH CONDOMINIUM IVUNIT 204PER CDO BK/PG: 9727/609
504209AG0210	CHAFIN,BEEBE EBEEBE E CHAFIN REV TR ETAL	1201 RIVER REACH DR #205	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 205PER CDO BK/PG: 9727/609
504209AG0220	HENSON,PAMELA DUCKWORTH PAM HENSON REV TR	1201 RIVER REACH DR #206	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 206PER CDO BK/PG: 9727/609
504209AG0230	HARRISINGH,AMEILLA L	36125 CANELLI WAY	DADE CITY	FL	33523	7629	RIVER REACH CONDOMINIUM IVUNIT 207PER CDO BK/PG: 9727/609
504209AG0240	HALLETT,KYLE D H/HALLETT,MARISA	1201 RIVER REACH DR #208	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 208PER CDO BK/PG: 9727/609
504209AG0250	MIGGINS,MICHAELMIGGINS FAM TR ETAL	1201 RIVER REACH DR APT 209	FORT LAUDERDALE	FL	33315	1179	RIVER REACH CONDOMINIUM IVUNIT 209PER CDO BK/PG: 9727/609
504209AG0260	TRECO,JOHN & NANCY	1201 RIVER REACH DR #210	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 210PER CDO BK/PG: 9727/609
504209AG0270	DROMGOOLE,KENNETH MCAMPBELL,LARA	1201 RIVER REACH DR UNIT 211	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 211PER CDO BK/PG: 9727/609
504209AG0280	MASTRODOMENICO,STEVEN	1331 BRICKELL BAY DR APT 501	MIAMI	FL	33131	3610	RIVER REACH CONDOMINIUM IVUNIT 212PER CDO BK/PG: 9727/609
504209AG0290	TRILLO,JOSEPH M	19551 SATURNIA LAKES DR	BOCA RATON	FL	33498		RIVER REACH CONDOMINIUM IVUNIT 214PER CDO BK/PG: 9727/609
504209AG0300	MIZENKO,BRENTMIZENKO,LINDA	107 ANCHOR COURT	MC DONALD	PA	15057		RIVER REACH CONDOMINIUM IVUNIT 215PER CDO BK/PG: 9727/609
504209AG0310	TERRAROSA,EDMUND A JR	19 CORDELL PL	EAST NORTHPORT	NY	11731		RIVER REACH CONDOMINIUM IVUNIT 216PER CDO BK/PG: 9727/609
504209AG0320	HOLOD,CHRISTINECHRISTINE PAMELA HOLOD LIV TR	1201 RIVER REACH DR #217	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 217PER CDO BK/PG: 9727/609
504209AG0330	HERNANDEZ,ELIZABETHMELENDEZ,JUAN JOSE	1201 RIVER REACH DR 218	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 218PER CDO BK/PG: 9727/609
504209AG0340	DAVIS,BRIAN A	401 E LAS OLAS BLVD #130-315	FORT LAUDERDALE	FL	33301		RIVER REACH CONDOMINIUM IVUNIT 219PER CDO BK/PG: 9727/609
504209AG0350	LEWIS,BARRY H	1201 RIVER REACH DR APT 301	FORT LAUDERDALE	FL	33315	1179	RIVER REACH CONDOMINIUM IVUNIT 301PER CDO BK/PG: 9727/609
504209AG0360	MEYER,CHRISTOPHER	80 WHITING ST	PLAINVILLE	CT	06062		RIVER REACH CONDOMINIUM IVUNIT 302PER CDO BK/PG: 9727/609
504209AG0370	SWICK,THOMASMATRAS,HANNA	1201 RIVER REACH DR APT 303	FORT LAUDERDALE	FL	33315	1180	RIVER REACH CONDOMINIUM IVUNIT 303PER CDO BK/PG: 9727/609
504209AG0380	SMITH,JAYE & NORMAN	1201 RIVER REACH DR #304	FORT LAUDERDALE	FL	33315	1180	RIVER REACH CONDOMINIUM IVUNIT 304PER CDO BK/PG: 9727/609
504209AG0390	SAWABINI,EDGAR &SAWABINI,MIREILLE F	1201 RIVER REACH DR APT 305	FORT LAUDERDALE	FL	33315	1180	RIVER REACH CONDOMINIUM IVUNIT 305PER CDO BK/PG: 9727/609
504209AG0400	FITZPATRICK,JOHN B & RACHEL	1201 RIVER REACH DR UNIT 306	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 306PER CDO BK/PG: 9727/609

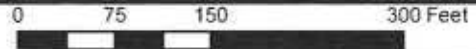
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504209AG0410	RAMIREZ,JOSE E	1201 RIVER REACH DR #307	FORT LAUDERDALE	FL	33315	1180	RIVER REACH CONDOMINIUM IVUNIT 307PER CDO BK/PG: 9727/609
504209AG0420	BESNER,HILDA	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		RIVER REACH CONDOMINIUM IVUNIT 308PER CDO BK/PG: 9727/609
504209AG0430	SACHIKO ESTATES LTD	1201 RIVER REACH DR APT 309	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 309PER CDO BK/PG: 9727/609
504209AG0440	PASSANTNO,JANE	1201 RIVER REACH DR #310	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 310PER CDO BK/PG: 9727/609
504209AG0450	WE LOVE LEILA LLC	5083 SWEETWATER TER	COOPER CITY	FL	33330		RIVER REACH CONDOMINIUM IVUNIT 311PER CDO BK/PG: 9727/609
504209AG0460	BURROUGHS,ANNA M	1201 RIVER REACH DR APT 312	FORT LAUDERDALE	FL	33315	1180	RIVER REACH CONDOMINIUM IVUNIT 312PER CDO BK/PG: 9727/609
504209AG0470	NADEL,LAUREN E	900 RIVER REACH DR APT 115	FORT LAUDERDALE	FL	33315	1164	RIVER REACH CONDOMINIUM IVUNIT 314PER CDO BK/PG: 9727/609
504209AG0480	DOLLIVER,ALLYSON LPOLE,JEFFREY B	1201 RIVER REACH DR UNIT 315	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 315PER CDO BK/PG: 9727/609
504209AG0490	CAMPI,CHARLES & CLAUDINE	1201 RIVER REACH DR #316	FORT LAUDERDALE	FL	33315	1180	RIVER REACH CONDOMINIUM IVUNIT 316PER CDO BK/PG: 9727/609
504209AG0500	BRITO,JAN MICHAEL & KETURAH	1201 RIVER REACH DR APT 317	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 317PER CDO BK/PG: 9727/609
504209AG0510	HOLT,JEFFREY V & KIMBERLY A	112 E SHEPARD LN	SUMMERVILLE	SC	29483		RIVER REACH CONDOMINIUM IVUNIT 318PER CDO BK/PG: 9727/609
504209AG0520	VIRAZELS,LUCETTE J	1201 RIVER REACH DR # 319	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 319PER CDO BK/PG: 9727/609
504209AG0530	DIXON,NIGEL ARIVERA,HAYDEE	1201 RIVER REACH DR #401	FORT LAUDERDALE	FL	33305		RIVER REACH CONDOMINIUM IVUNIT 401PER CDO BK/PG: 9727/609
504209AG0540	LASHBROOK,DANIEL W & JENNIFER A	1201 RIVER REACH DR #402	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 402PER CDO BK/PG: 9727/609
504209AG0550	ROSE,ALICE M	1201 RIVER REACH DR # 403	FORT LAUDERDALE	FL	33315	1180	RIVER REACH CONDOMINIUM IVUNIT 403PER CDO BK/PG: 9727/609
504209AG0560	PLATT,ANNE FPLATT,GEORGE I	27 SE 10 AVE	FORT LAUDERDALE	FL	33301	2053	RIVER REACH CONDOMINIUM IVUNIT 404PER CDO BK/PG: 9727/609
504209AG0570	TAKSEN,MELINDA	1201 RIVER REACH DR UNIT 405	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 405PER CDO BK/PG: 9727/609
504209AG0580	QUATTROCCHI,J EDWARD	1201 RIVER REACH DR #406	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 406PER CDO BK/PG: 9727/609
504209AG0590	CARN,LANDER E	1201 RIVER REACH DR #407	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 407PER CDO BK/PG: 9727/609
504209AG0600	DAVIS,LYNDA M	1201 RIVER REACH DR #408	FORT LAUDERDALE	FL	33315	1180	RIVER REACH CONDOMINIUM IVUNIT 408PER CDO BK/PG: 9727/609
504209AG0610	STEVENSON,VICKY W	1201 RIVER REACH DR #409	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 409PER CDO BK/PG: 9727/609
504209AG0620	CHEFFRO,THOMAS	7 FARNHAM AVE	PEABODY	MA	01960		RIVER REACH CONDOMINIUM IVUNIT 410PER CDO BK/PG: 9727/609
504209AG0630	EGGLETON,ROBERT W	1201 RIVER REACH DR APT 411	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 411PER CDO BK/PG: 9727/609
504209AG0640	LINDA STILES REV TRSTILES,LINDA TRSTEE	160 COMMANDANTS WAY #202	CHELSEA	MA	01250	4042	RIVER REACH CONDOMINIUM IVUNIT 412PER CDO BK/PG: 9727/609
504209AG0650	WARREN,SUSAN	1201 RIVER REACH DR #414	FORT LAUDERDALE	FL	33315	1180	RIVER REACH CONDOMINIUM IVUNIT 414PER CDO BK/PG: 9727/609
504209AG0660	WOLAVER,KNOX JAMES JRKJW REV TR	1201 RIVER REACH DR #415	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 415PER CDO BK/PG: 9727/609
504209AG0670	LOPEZ,FREDYS ENRIQUEGALEANO DE LOPEZ,JUANA	1201 RIVER REACH DR #416	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 416PER CDO BK/PG: 9727/609
504209AG0680	MARRON,BRIDGETMARRON,JOHN	1201 RIVER REACH DR # 417	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 417PER CDO BK/PG: 9727/609
504209AG0690	PUGLISI,RONNI	1201 RIVER REACH DR #418	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 418PER CDO BK/PG: 9727/609
504209AG0700	LENIHAN,CHRISTINA	1201 RIVER REACH DR UNIT 419	FORT LAUDERDALE	FL	33315	1181	RIVER REACH CONDOMINIUM IVUNIT 419PER CDO BK/PG: 9727/609
504209AG0710	KANNER,DANIEL J & KRISTIN RKANNER,ALEXANDER ERIC	1030 HARRISON ST	HOLLYWOOD	FL	33019		RIVER REACH CONDOMINIUM IVUNIT 501PER CDO BK/PG: 9727/609

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504209AG0720	STEINBERGER,ARLETTEARLETTE STEINBERGER LIV TR ETAL	1201 RIVER REACH DRIVE #502	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 502PER CDO BK/PG: 9727/609
504209AG0730	ELIAHU,BEVERLY & DANIEL	1201 RIVER REACH DR #503	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 503PER CDO BK/PG: 9727/609
504209AG0740	SAVINO,WILLIAM JR	26 DALE LN	HAUPPAUGE	NY	11788		RIVER REACH CONDOMINIUM IVUNIT 504PER CDO BK/PG: 9727/609
504209AG0750	RIVER REACH AT THE SEA LLC	1700 E LAS OLAS BLVD STE 103	FORT LAUDERDALE	FL	33301		RIVER REACH CONDOMINIUM IVUNIT 505PER CDO BK/PG: 9727/609
504209AG0760	SANTIAGO,FRED ANTHONY & LISA	1201 RIVER REACH DR #506	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 506PER CDO BK/PG: 9727/609
504209AG0770	MULLANE,THOMAS S	PO BOX 21456	FORT LAUDERDALE	FL	33335	1456	RIVER REACH CONDOMINIUM IVUNIT 507PER CDO BK/PG: 9727/609
504209AG0780	ALEX,SCARLETT	1201 RIVER REACH DR #508	FORT LAUDERDALE	FL	33315	1181	RIVER REACH CONDOMINIUM IVUNIT 508PER CDO BK/PG: 9727/609
504209AG0790	PRINCE,WILLIAM & GLORIA	1201 RIVER REACH DR #509	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 509PER CDO BK/PG: 9727/609
504209AG0800	MULLANE,THOMAS S	P.O. BOX 21456	FORT LAUDERDALE	FL	33335		RIVER REACH CONDOMINIUM IVUNIT 510PER CDO BK/PG: 9727/609
504209AG0810	MULLANE,THOMAS S	P.O. BOX 21456	FORT LAUDERDALE	FL	33335		RIVER REACH CONDOMINIUM IVUNIT 511PER CDO BK/PG: 9727/609
504209AG0820	MULLANE,THOMAS S	1201 RIVER REACH DRIVE #512	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 512PER CDO BK/PG: 9727/609
504209AG0830	O'NEILL,SHANE P	1201 RIVER REACH DR APT 514	FORT LAUDERDALE	FL	33315	1181	RIVER REACH CONDOMINIUM IVUNIT 514PER CDO BK/PG: 9727/609
504209AG0840	SCIENTIFIC RESOURCES INC	PO BOX 971279	MIAMI	FL	33197		RIVER REACH CONDOMINIUM IVUNIT 515PER CDO BK/PG: 9727/609
504209AG0850	CURDA,ALEXANDER JAMES H/ECURDA,DAVID	1201 RIVER REACH DR #516	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 516PER CDO BK/PG: 9727/609
504209AG0860	DAVIS,JENNIFER & RICHARD S	1201 RIVER REACH DR #517	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 517PER CDO BK/PG: 9727/609
504209AG0870	BUEHLER,ASHTON	1201 RIVER REACH DR #518	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 518PER CDO BK/PG: 9727/609
504209AG0880	WEAVER,SHAWN K & JULIA	1201 RIVER REACH DR #519	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IVUNIT 519PER CDO BK/PG: 9727/609
504209AH0010	HIGH,CHARLES V IV	1101 RIVER REACH DR UNIT 101	FORT LAUDERDALE	FL	33315	1176	RIVER REACH CONDOMINIUM IIIUNIT 101PER CDO BK/PG: 10108/628
504209AH0020	RUS'S PROPERTY LLC	5975 W SUNRISE BLVD STE 110	SUNRISE	FL	33313		RIVER REACH CONDOMINIUM IIIUNIT 102PER CDO BK/PG: 10108/628
504209AH0030	ARNOLD,JONATHAN%QUALITY COMMERCIAL FLOORING	225 LINCOLN HWY STE 160	FAIRLESS HILLS	PA	19030		RIVER REACH CONDOMINIUM IIIUNIT 103PER CDO BK/PG: 10108/628
504209AH0040	MORRIS,CAROLYN V	1101 RIVER REACH DR #104	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 104PER CDO BK/PG: 10108/628
504209AH0050	JOHN,MELISSA ANNORR,KEGAN MARIE	1101 RIVER REACH DR #105	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 105PER CDO BK/PG: 10108/628
504209AH0060	CASH,WILLIAM G & SHEILA DEANN	1101 RIVER REACH DR #106	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 106PER CDO BK/PG: 10108/628
504209AH0070	COLBURN,LOREN A	600 SW 13 ST	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 107PER CDO BK/PG: 10108/628
504209AH0080	CLAPP,BONOLYN W	1101 RIVER REACH DR APT 108	FORT LAUDERDALE	FL	33315	1176	RIVER REACH CONDOMINIUM IIIUNIT 108PER CDO BK/PG: 10108/628
504209AH0090	STRAZHNIKOVA,ALENA SERGEYEVNA	1101 RIVER REACH DR #109	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 109PER CDO BK/PG: 10108/628
504209AH0100	DRISCOLL,SHANNON	2785 SW 17 ST	FORT LAUDERDALE	FL	33312	4482	RIVER REACH CONDOMINIUM IIIUNIT 110PER CDO BK/PG: 10108/628
504209AH0110	MOREE,JACK ALEXANDER	1101 RIVER REACH DR #111	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 111PER CDO BK/PG: 10108/628
504209AH0120	PORPOISE HOLDINGS &ACQUISITIONS LLC	763 NW 30 AVE #A	DELRAY BEACH	FL	33445		RIVER REACH CONDOMINIUM IIIUNIT 115PER CDO BK/PG: 10108/628
504209AH0130	GOLIA,JOAN	1101 RIVER REACH DR UNIT 116	FORT LAUDERDALE	FL	33315	1176	RIVER REACH CONDOMINIUM IIIUNIT 116PER CDO BK/PG: 10108/628
504209AH0140	GUNTER,DIANE P	1101 RIVER REACH DR #117	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 117PER CDO BK/PG: 10108/628

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504209AH0150	LAMANNA,CATERINALEONARD,PAUL ANTHONY	1101 RIVER REACH DR #118	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 118PER CDO BK/PG: 10108/628
504209AH0160	DICKINSON,LUCINDA	1101 RIVER REACH DR #119	FORT LAUDERDALE	FL	33315	1176	RIVER REACH CONDOMINIUM IIIUNIT 119PER CDO BK/PG: 10108/628
504209AH0170	WEISS,DIANNEMARION WEISS TR ETAL	1101 RIVER REACH DR #201	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 201PER CDO BK/PG: 10108/628
504209AH0180	RUPCICH,LINDA MARIARUPCICH,RICARDO	16800 HARBOR CT	WESTON	FL	33326	1518	RIVER REACH CONDOMINIUM IIIUNIT 202PER CDO BK/PG: 10108/628
504209AH0190	GALLION,SUSANGALLION FAM REV TR	1101 RIVER REACH DR #203	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 203PER CDO BK/PG: 10108/628
504209AH0200	CARPENTER,JOSEPH E JR & CARMEN M	1101 RIVER REACH DR #204	FORT LAUDERDALE	FL	33315	1176	RIVER REACH CONDOMINIUM IIIUNIT 204PER CDO BK/PG: 10108/628
504209AH0210	BALINT,BRANDON & KANYSHAI	1101 RIVER REACH DR #205	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 205PER CDO BK/PG: 10108/628
504209AH0220	WOLFERS,MATTHEWWOLFERS,ALAN & JUDITH	5861 CHAMPION LN	IMMOKALEE	FL	34142	9632	RIVER REACH CONDOMINIUM IIIUNIT 206PER CDO BK/PG: 10108/628
504209AH0230	O'DONOGHUE,SHANNON M	1101 RIVER REACH DR #207	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 207PER CDO BK/PG: 10108/628
504209AH0240	REDA,FRANK JR H/EREDA,MARY JO	1101 RIVER REACH DR UNIT 208	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 208PER CDO BK/PG: 10108/628
504209AH0250	TAYLOR,ROBERT JAMES	443 PRIMROSE DR	UPPER GWYNEDD	PA	19446	5691	RIVER REACH CONDOMINIUM IIIUNIT 209PER CDO BK/PG: 10108/628
504209AH0260	GESSMANN,YOO JUNG GESSMANN,DAIVA	1101 RIVER REACH DR #210	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 210PER CDO BK/PG: 10108/628
504209AH0270	HARWOOD,BRIAN	1101 RIVER REACH DR UNIT 211	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 211PER CDO BK/PG: 10108/628
504209AH0280	DUFF,SUSAN K	1113 KAPOK CIR	CLEARWATER	FL	33759	3208	RIVER REACH CONDOMINIUM IIIUNIT 212PER CDO BK/PG: 10108/628
504209AH0290	SEAFEST HOLDINGS LLC	763 NW 30 AVE #A	DELRAY BEACH	FL	33445		RIVER REACH CONDOMINIUM IIIUNIT 214PER CDO BK/PG: 10108/628
504209AH0300	DIAZ,ADRIANA LOPEZHINCAPIE,JOSE FRANCISCO POTES	8528 NW 12 CT	PLANTATION	FL	33322		RIVER REACH CONDOMINIUM IIIUNIT 215PER CDO BK/PG: 10108/628
504209AH0310	MCALLISTER,MICHAEL J MCALLISTER,MAUREEN A	5100 CONVENT LN APT 505	PHILADELPHIA	PA	19114	3115	RIVER REACH CONDOMINIUM IIIUNIT 216PER CDO BK/PG: 10108/628
504209AH0320	MCALLISTER,MICHAEL J & MCALLISTER,MAUREEN A	5100 CONVENT LN APT 505	PHILADELPHIA	PA	19114		RIVER REACH CONDOMINIUM IIIUNIT 217PER CDO BK/PG: 10108/628
504209AH0330	PERRI,JAMES A	1316 LEXINGTON DR	YARDLEY	PA	19067		RIVER REACH CONDOMINIUM IIIUNIT 218PER CDO BK/PG: 10108/628
504209AH0340	KOHLMEYER,DIANE	1101 RIVER REACH DR UNIT 219	FORT LAUDERDALE	FL	33315	1177	RIVER REACH CONDOMINIUM IIIUNIT 219PER CDO BK/PG: 10108/628
504209AH0350	LARSEN,C SUE & STUART C	757 SE 17TH ST STE 270	FORT LAUDERDALE	FL	33316		RIVER REACH CONDOMINIUM IIIUNIT 301PER CDO BK/PG: 10108/628
504209AH0360	VELEZ,JORGE MICHAEL	1101 RIVER REACH DR #302	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 302PER CDO BK/PG: 10108/628
504209AH0370	KJW REV TRWOLAVER,KNOX JAMES JR TRS	1101 RIVER REACH DR #303	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 303PER CDO BK/PG: 10108/628
504209AH0380	TRECO,WAYNE	73 SANDFORD DR PO BOX N 1587	*NASSAU	BS			RIVER REACH CONDOMINIUM IIIUNIT 304PER CDO BK/PG: 10108/628
504209AH0390	DENHART,SUZANNE D	1101 RIVER REACH DR #305	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 305PER CDO BK/PG: 10108/628
504209AH0400	ALSHOUSE,DAVIDALSHOUSE,SALLY A	1101 RIVER REACH DR APT 306	FORT LAUDERDALE	FL	33315	1177	RIVER REACH CONDOMINIUM IIIUNIT 306PER CDO BK/PG: 10108/628
504209AH0410	BORKIEWICZ,BETSY	1101 RIVER REACH DR UNIT 307	FORT LAUDERDALE	FL	33315	1177	RIVER REACH CONDOMINIUM IIIUNIT 307PER CDO BK/PG: 10108/628
504209AH0420	SISSON,KAREN LKAREN L SISSON REV LIV TR	1101 RIVER REACH DR #308	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 308PER CDO BK/PG: 10108/628
504209AH0430	GENE SULLIVAN REV TRSULLIVAN,GENE TRSTEE	1321 ROCK FALL LOOP	GREENSBORO	GA	30642	6185	RIVER REACH CONDOMINIUM IIIUNIT 309PER CDO BK/PG: 10108/628
504209AH0440	JEFFREY V HOLT TRKIMBERLY A HOLT TR	114 TEA FARM RD	SUMMERVILLE	SC	29483		RIVER REACH CONDOMINIUM IIIUNIT 310PER CDO BK/PG: 10108/628
504209AH0450	STAGGS,JERRY LEE II	1101 RIVER REACH DR APT 311	FORT LAUDERDALE	FL	33315	1177	RIVER REACH CONDOMINIUM IIIUNIT 311PER CDO BK/PG: 10108/628

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504209AH0460	SKYELARK LLC	763 NW 30 AVE #A	DELRAY BEACH	FL	33445		RIVER REACH CONDOMINIUM IIIUNIT 312PER CDO BK/PG: 10108/628
504209AH0470	OBERWEGER,GOTTLIEBQUEVEDO,ARELIS CHIRINOS	8721 LOST COVE DR	ORLANDO	FL	32819	4966	RIVER REACH CONDOMINIUM IIIUNIT 314PER CDO BK/PG: 10108/628
504209AH0480	ZVYAGELSKY,JULIA	1101 RIVER REACH DR #315	FORT LAUDERDALE	FL	33315	1177	RIVER REACH CONDOMINIUM IIIUNIT 315PER CDO BK/PG: 10108/628
504209AH0490	BRIGNETI,JOHNPAUL & AMELIA C	1101 RIVER REACH DR #316	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 316PER CDO BK/PG: 10108/628
504209AH0500	TRENT,LORI BLORRAINE BALAS TRENT REV TR	1101 RIVER REACH DR #317	FORT LAUDERDALE	FL	33315	1177	RIVER REACH CONDOMINIUM IIIUNIT 317PER CDO BK/PG: 10108/628
504209AH0510	LOURENCO SOARES,SERGIO LIOVAANTONOVA SOARES,VALERIA	1101 RIVER REACH DR #318	FORT LAUDERDALE	FL	33315	1177	RIVER REACH CONDOMINIUM IIIUNIT 318PER CDO BK/PG: 10108/628
504209AH0520	GALLOTTA,PAUL J	1101 RIVER REACH DR #319	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 319PER CDO BK/PG: 10108/628
504209AH0530	WARWICK,THERESA K	1101 RIVER REACH DR #401	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 401PER CDO BK/PG: 10108/628
504209AH0540	DH WESTVIEW PROPERTIES LTD	PO BOX 60032	*OAKVILLE ON	CA	L6L 6	R4	RIVER REACH CONDOMINIUM IIIUNIT 402PER CDO BK/PG: 10108/628
504209AH0550	COSGROVE,STEPHEN	1101 RIVER REACH DR #403	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 403PER CDO BK/PG: 10108/628
504209AH0560	EDWARDCOSGROVE,CELIA PRYOR	1101 RIVER REACH DR #404	FORT LAUDERDALE	FL	33315	1178	RIVER REACH CONDOMINIUM IIIUNIT 404PER CDO BK/PG: 10108/628
504209AH0570	COOKE,LINDA MLINDA M COOKE REV TR	1101 RIVER REACH DR #405	FORT LAUDERDALE	FL	33315	1178	RIVER REACH CONDOMINIUM IIIUNIT 405PER CDO BK/PG: 10108/628
504209AH0580	KNEPPERS,VALENTINA	1101 RIVER REACH DR APT 405	FORT LAUDERDALE	FL	33315	1178	RIVER REACH CONDOMINIUM IIIUNIT 406PER CDO BK/PG: 10108/628
504209AH0590	WORONA,MARIA	1101 RIVER REACH DR APT 406	FORT LAUDERDALE	FL	33315	1178	RIVER REACH CONDOMINIUM IIIUNIT 407PER CDO BK/PG: 10108/628
504209AH0600	PORATH,CARRIE HCARRIE H PORATH TR	1101 RIVER REACH DR #407	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 408PER CDO BK/PG: 10108/628
504209AH0600	DUFFY,MARY ALEXIS &HIGBEE,GARY B	1021 MCCALLIE AVE	CHATTANOOGA	TN	37403		RIVER REACH CONDOMINIUM IIIUNIT 409PER CDO BK/PG: 10108/628
504209AH0610	JOHN WESLEY SHOUP REV TRBARBARA ALLEN SHOUP REV TR	213 72 ST	VIRGINIA BEACH	VA	23451		RIVER REACH CONDOMINIUM IIIUNIT 410PER CDO BK/PG: 10108/628
504209AH0620	FRANCES L SKILES REV TRSKILES,FRANCES L TRS	PO BOX 23777	OAKLAND PARK	FL	33307		RIVER REACH CONDOMINIUM IIIUNIT 411PER CDO BK/PG: 10108/628
504209AH0630	ALLAN,ROBERTDEIR YEGHIAIAN,AIDA	1101 RIVER REACH DR #411	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 412PER CDO BK/PG: 10108/628
504209AH0640	IODICE,DONNADONNA IODICE REV TR	1101 RIVER REACH DR #412	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 414PER CDO BK/PG: 10108/628
504209AH0650	FIELDS,GLENN	1101 RIVER REACH DR #414	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 415PER CDO BK/PG: 10108/628
504209AH0660	ZEOLI,ADRIANNE	85 VISCOUNT DR #20	MILFORD	CT	06460		RIVER REACH CONDOMINIUM IIIUNIT 416PER CDO BK/PG: 10108/628
504209AH0670	LARTITEGUI MATA,LUIS	1101 RIVER REACH DR #416	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 417PER CDO BK/PG: 10108/628
504209AH0680	NEWMAN,JAMES A	1101 RIVER REACH DR #417	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 418PER CDO BK/PG: 10108/628
504209AH0690	HYPOLITE,CLIFF	90 QUINCY SHORE DR APT 502	QUINCY	MA	02171	2920	RIVER REACH CONDOMINIUM IIIUNIT 419PER CDO BK/PG: 10108/628
504209AH0700	WARWICK,THERESA KIM	1101 RIVER REACH DR APT 401	FORT LAUDERDALE	FL	33315	1177	RIVER REACH CONDOMINIUM IIIUNIT 419PER CDO BK/PG: 10108/628
504209AH0710	STROTHER,MICHAELM STROTHER & J HOSKING REV TR	1101 RIVER REACH DR #501	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 501PER CDO BK/PG: 10108/628
504209AH0720	SIFEL,IRENE	8110 THAMES BLVD APT A	BOCA RATON	FL	33433	8528	RIVER REACH CONDOMINIUM IIIUNIT 502PER CDO BK/PG: 10108/628
504209AH0730	FELICIE EVERETT SANDS REV TRSANDS,FELICIE EVERETT TRSTEE	1101 RIVER REACH DR #503	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 503PER CDO BK/PG: 10108/628
504209AH0740	DARVILLE,DARNELL ARDINADARVILLE,ROBERT CONRAD	1101 RIVER REACH DR #504	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 504PER CDO BK/PG: 10108/628
504209AH0750	FORTNEY,KAI M	1101 RIVER REACH DR #505	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 505PER CDO BK/PG: 10108/628
504209AH0760	GODFREY THOMAS REV TRTHOMAS,GODFREY TRSTEE	1101 RIVER REACH DR #506	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 506PER CDO BK/PG: 10108/628

A	B	C	D	E	F	G	H
504209AH0770	NADEL,LAUREN E	900 RIVER REACH DRIVE #115	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 507PER CDO BK/PG: 10108/628
504209AH0780	TRECO,LARRY A & PAULA K	1101 RIVER REACH DR #508	FORT LAUDERDALE	FL	33315	1178	RIVER REACH CONDOMINIUM IIIUNIT 508PER CDO BK/PG: 10108/628
504209AH0790	LONG,SUE ELLYN	1101 RIVER REACH DR APT 509	FORT LAUDERDALE	FL	33315	1178	RIVER REACH CONDOMINIUM IIIUNIT 509PER CDO BK/PG: 10108/628
504209AH0800	MILLIGAN,ROBERT	10561 FARM TO MARKET RD 1388	SCURRY	TX	75158		RIVER REACH CONDOMINIUM IIIUNIT 510PER CDO BK/PG: 10108/628
504209AH0810	CLAUDIO,LETISHA	131 WHITTIER AVE #1	SYRACUSE	NY	13204		RIVER REACH CONDOMINIUM IIIUNIT 511PER CDO BK/PG: 10108/628
504209AH0820	UNDERWOOD,MALLORY H	1101 RIVER REACH DR #512	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 512PER CDO BK/PG: 10108/628
504209AH0830	JEAN L RUTH REV TRSCOTT WELTY REV TR ETAL	2321 NE 48 CT	LIGHTHOUSE POINT	FL	33064	7925	RIVER REACH CONDOMINIUM IIIUNIT 514PER CDO BK/PG: 10108/628
504209AH0840	SISK,DONNADONNA SISK REV TR	1101 RIVER REACH DR #515	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 515PER CDO BK/PG: 10108/628
504209AH0850	LEMIEUX,KAREN H	1101 RIVER REACH DR #516	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 516PER CDO BK/PG: 10108/628
504209AH0860	DUPUIS,RICHARD R	1101 RIVER REACH DR #517	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM IIIUNIT 517PER CDO BK/PG: 10108/628
504209AH0870	MCNIESH,LUCYLUCY MCNIESH REV TR	1101 RIVER REACH DR #518	FORT LAUDERDALE	FL	33315	1178	RIVER REACH CONDOMINIUM IIIUNIT 518PER CDO BK/PG: 10108/628
504209AH0880	REICH,MERYL SMERYL S REICH REV TR	1101 RIVER REACH DR APT 519	FORT LAUDERDALE	FL	33315	1178	RIVER REACH CONDOMINIUM IIIUNIT 519PER CDO BK/PG: 10108/628



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



911 SW 11 Ave





BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

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

AGENT AUTHORIZATION FORM

I [Print First and Last Name of the title Owner OR Name of Corporation] ("Owner") as the current title owner of the real property located at [Print Property Address] ("Property"), do hereby authorize [Print First and Last Name of Agent] ("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 elected 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,



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM


Rev: 0 | 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:

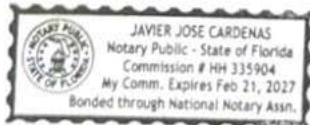

 Witness Signature
Juan Carlos Paez
 Print Name
03/24/2026
 Date



 Signature - Owner/Authorized Individual
Gustavo Fernandez
 Print Name - Owner/ Authorized Individual
 Title MGR
 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 24 day of MARCH, 2026, by GUSTAVO FERNANDEZ, an individual who is personally known to me or has produced FLDL FG55-288-83-244-0 as identification

[NOTARY SEAL]




 (Signature of Notary Public- State of Florida)
 My Commission Expires:

Print, Type, or Stamp Commissioned Name of Notary Public)

- **NARRATIVE**

Board of Adjustment (BOA)



April 1st, 2026

City of Fort Lauderdale
Development Services Department
700 N.W. 19th Avenue
Fort Lauderdale, FL 33311

RE: Narrative for 911 SW 11 AVE 1-2 Ft. Ft. Lauderdale, FL 33315
([504209200210](#))

Dear members of the Board of Appeals,

PLANW3ST is representing applicant-landowner LOS POTROS REAL ESTATE LLC in pursuit of a Variance for the above-referenced property. The property is a single lot that is zoned RD-15 (Residential Single Family Duplex/Medium Density District) and has a land use designation of Medium. The lot is located on the west side of SW 11th Avenue, approximately 140 feet south of SW 9th Street within the City of Ft. Lauderdale (refer to **EXHIBIT "A"** included with this narrative). The lot is approximately 7,379 sq. ft. (0.169 acres) and currently has a duplex residence. The owner purchased the property in November of 2024 (refer to the submittal backup- BCPA sheet and Deed), looking forward to redeveloping the property with a new duplex, providing both units water frontage. In June of 2025, a pre-application meeting with city staff revealed that a variance would be required for the lot shape and side lot line as the subject lots, when split, would not be substantially at right angles or radial to street lines as required by code. As the density and use is permitted, and the site plan meets code otherwise, we respectfully request the Board consider a variance to sections 47-24.5.D.3.a and 47.24.5.D.3.e [Subdivision regulations; Subdivision layout; Lots] in order to allow a 2-family development with water frontage on both lots.

Sec. 47-24.5. - Subdivision regulations.

...

D.

Subdivision *layout*.

...

3.

Lots.

a.

The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and to the character of surrounding development.

...

e.

Side lot lines shall be substantially at right angles or radial to street lines.

...

We understand that in accordance with Sec. 47-24.12.A.4 a Variance shall only be approved upon demonstrating a unique hardship is attributable to the land by proving, by a preponderance of the evidence, all of the following criteria have been met. We believe we meet all criteria, justified herein.

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

The property is located along a portion of the city that abuts a canal, between the South Fork of the New River and SW 9th Avenue. This property has been used as a duplex lot rather than as a single-family lot, consistent with the proposed development. The property is one of several along this portion of the city that longitudinally abuts the canal. This is particularly different from typical lots that abut the water perpendicularly (or semi perpendicularly). This makes it difficult for both lots of a duplex to enjoy water frontage since the longer side lot line abuts the water, rather than the rear. Furthermore, all properties that are located along the canal in this area are single family lots. Additionally, code requires all lots to have permanent access to a street, as well as a 25-foot side setback abutting a waterway, which further restricts the buildability of this specific lot. The two lots west of the subject lot have more lot area and width than the subject lot—even as single-family lots.



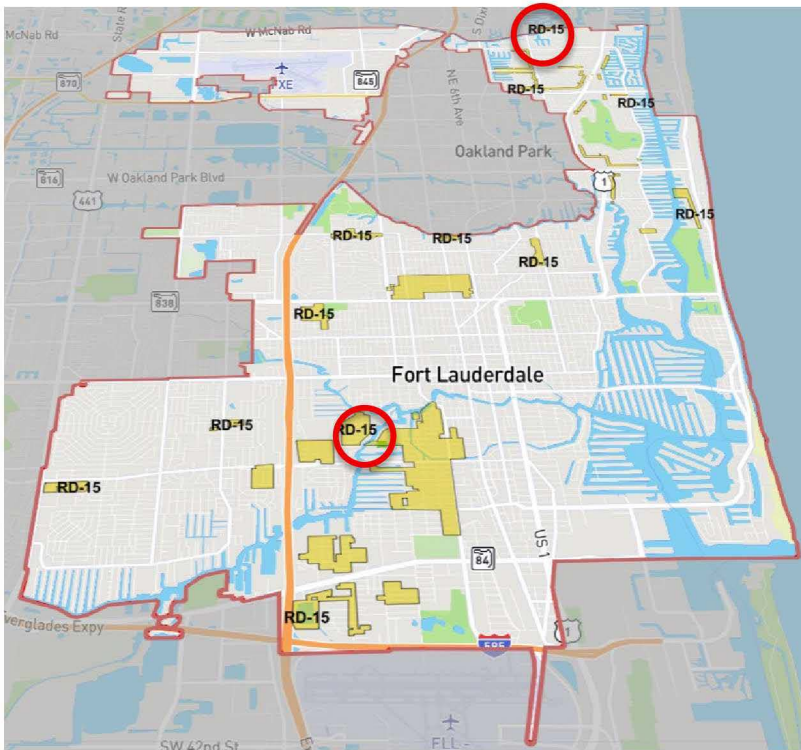
Aerial (Source: www.bcpa.net)

b. That the 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;

The circumstances mentioned under standard a. are peculiar to this and only 9 other properties in the city that longitudinally abut water. Other lots in the same district abut water perpendicularly or semi perpendicularly. Of the 9 lots, one is at the north end of the city limits just south of McNab, and another is to the east and south of the subject property. All lots are currently single-family lots, with the exception of the subject duplex lot.



The clearly-marked exception applies to this one and only lot as it abuts the canal longitudinally in the RD-15 zoning district. This lot currently houses an existing duplex that will be demolished and a new duplex is proposed. The clearly-marked exception also applies to only 9 other lots in the RD-15 zoning district that abut the canal longitudinally.



- c. That the 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;

Literal application of this provision would restrict the owner a substantial property right that is already enjoyed by several properties similarly situated. As shown in the previous standard, the subject property is the only non-single-family lot within the city that is zoned RD-15 and longitudinally abuts a canal. This assumes 2 instances:

1. The property will utilize the extent of the waterfront lot line for a future unified, single-owner duplex development
2. The property will utilize the extent of the waterfront lot line for a future duplex development with common areas owned by an HOA
3. The property will utilize the extent of the waterfront lot line for a future single-family development

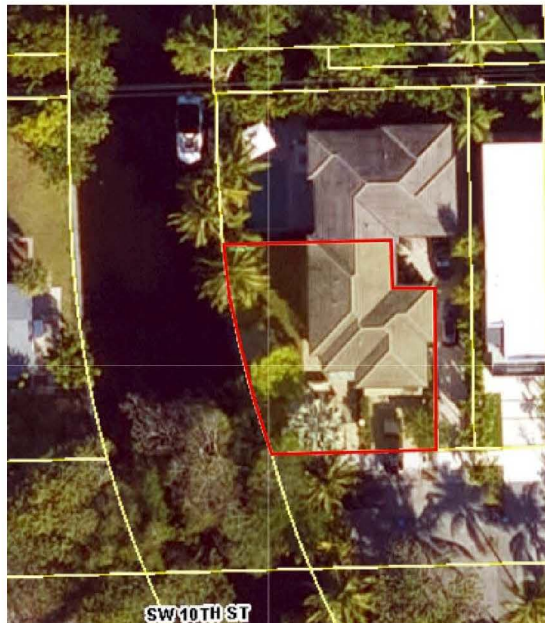
4. The property will remain as it currently exists, utilizing the extent of the waterfront lot line for one unified duplex development with one owner

None of the scenarios above honor the duplex use with two individual lots. These scenarios limit the development of this property significantly. The requirement of “substantially” right-angled or radial lot lines seems to provide some flexibility but not a whole lot which begs the question, “how substantial is substantial?” This requirement disregards the potential for two separate owners with water frontage. The lot split shape for multiple ownership is a condition that is seen in several lots within the city, yet denied for this property owner. The proposed development will provide equal amenities to both lots, which includes the water frontage. See below for similar conditions throughout the city.

Duplex @ 814 & 816 SW 10 ST



@ 815-817 SW 10 Street



@ 447-449 SW 5th Ave



Townhomes @ SW 18 TER



Townhomes @ SW 14 CT



Single-Family @ 800 SW 10 ST



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

The hardship the owner faces is not self-created. As previously mentioned, the existing development is a duplex, and the proposed development is also a duplex. The only difference is the proposed design includes equal amenities for both lots, and separates each lot for independent ownership. The new duplex will be 100% code-compliant, safer, and more desirable than the one that exists. Additionally, the exceptional condition that applies to this lot, applies to it alone as it is the only non-single-family lot within the city that is RD-15 zoned and longitudinally abuts water. The project will meet flood criteria and hurricane resistance. The existing structure is below base flood elevation and cannot be substantially improved, which is an underutilization of the property value.

- e. **That 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 property is zoned two-family and has a multifamily land use designation. The minimum variance that would make reasonable use of the property, is to allow the lots to be split the way we propose so that both lots can enjoy waterfront use. To prohibit the splitting of the lot, which is not something uncommon in multifamily districts, would deny a two-family zoned property to develop as a two-family residence with two owners. The existing use of the property is also a duplex; thus, the proposed use is compatible with the zoning and surrounding neighborhood. New development provides a code-compliant building and site, thus making the property safer for the neighborhood and the new residents of the site, as well as increasing property values. Finally, the development will not look any different from the street or the water as proposed; whether the lots are split as proposed, or limiting water frontage to one makes no substantial visible difference.

Per code section 47-5.2.A.3., the RD-15 district is “intended to provide areas within the city for single family detached dwellings and for duplex units or two family residences where two units are either attached or semi-attached...This provides for a more efficient use of land resources by allowing for a modification of yards to provide for innovative site design and open space on lots which, because of their size and/or configuration, could not be efficiently used otherwise. The RD-15 district has a maximum density of 15 dwelling units per net acre, which is consistent with the density permitted by the residential medium category of the city's comprehensive plan.” Our development meets the intent and purpose of the RD-15 district.

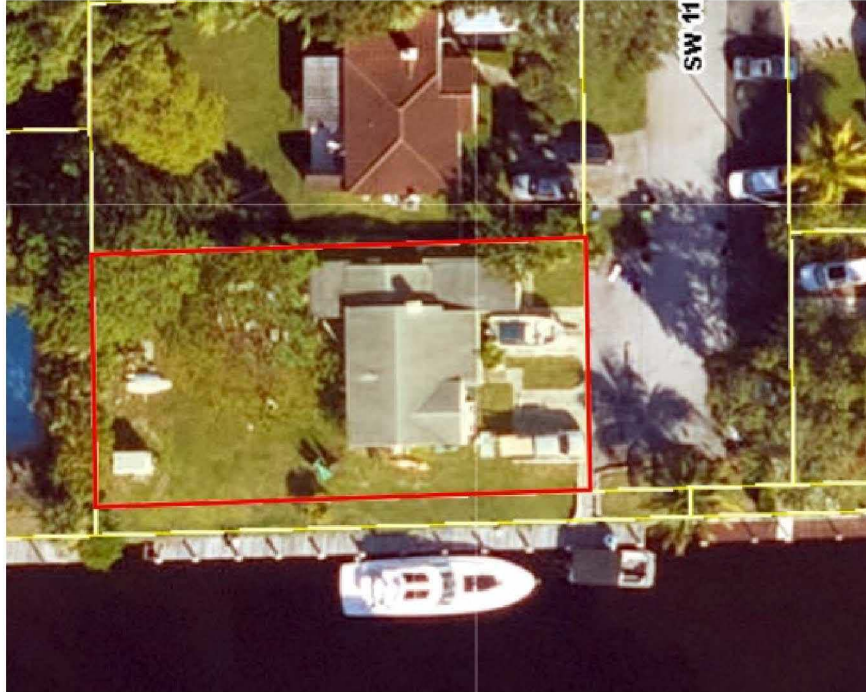
Thank you for your consideration. We respectfully request you allow the owner to split the lot as justified above.

Please do not hesitate to contact me with any questions.

A handwritten signature in black ink, appearing to read 'Paola West', with a stylized flourish at the end.

Paola A. West, AICP, ISA CA
President

EXHIBIT "A"



Parcel Id: [504209200210](#)
Owner: LOS POTROS REAL ESTATE
LLC
Situs 911 SW 11 AVE 1-2 FORT
Address: LAUDERDALE FL 333151136
Legal: VINIKS SUB 22-22 B LOT 3
BLK 4

- **COLOR PHOTOGRAPHS**

Board of Adjustment (BOA)













































- **SURVEY**

Board of Adjustment (BOA)

SKETCH OF SURVEY

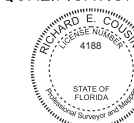
LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- X- CHAIN LINK/ WOOD FENCE
- ELEV ELEVATION
- CBS CONCRETE BLOCK STRUCTURE
- E- OVERHEAD UTILITY WIRES
- A/C AIR CONDITIONER
- *5.34 ELEVATIONS

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION : CITY OF FORT LAUDERDALE BENCHMARK, PAINT MARK @ BACK OF WALK IN FRONT OF 801 SW 10TH STREET. ELEVATION = 4.17' (NAVD88)
8. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "HARBOR ISLAND", P.B. 59, PG. 29, B.C.R. SAID LINE BEARS N88°34'53"E.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JULY, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

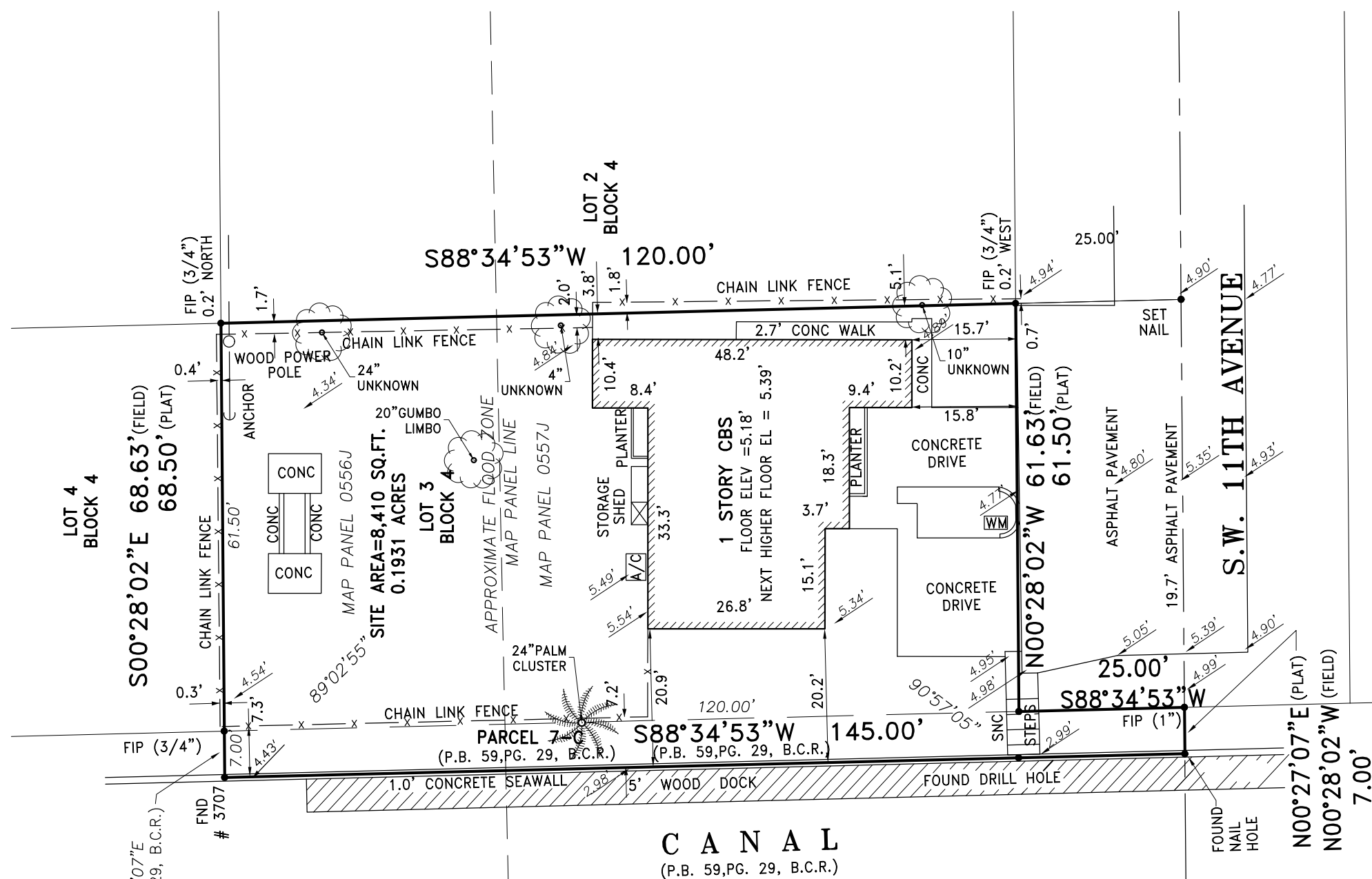
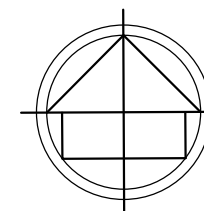


Digitally signed by
Richard E Cousins
Date: 2026.04.13
11:01:19 -04'00'

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 07/21/25



LAND DESCRIPTION:

LOT 3, BLOCK 4 OF "VINIKS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
-AND-
PARCEL 7-C OF "HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 6686-11

CLIENT :
ANTONIO ONORATO

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	10/04/11	SKETCH	REC	REC
UPDATE SURVEY	07/17/25	SKETCH	AM	REC
ADDED TREES	07/21/25	SKETCH	JD	REC
ADDED SITE AREA	04/10/26	----	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0556-0557 J
ZONE	AE
BASE FLOOD ELEV	6
EFFECTIVE DATE	07/31/24

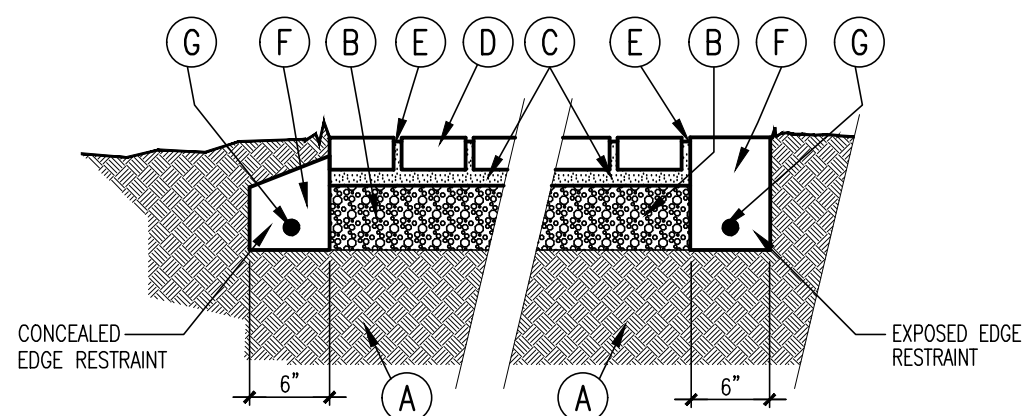
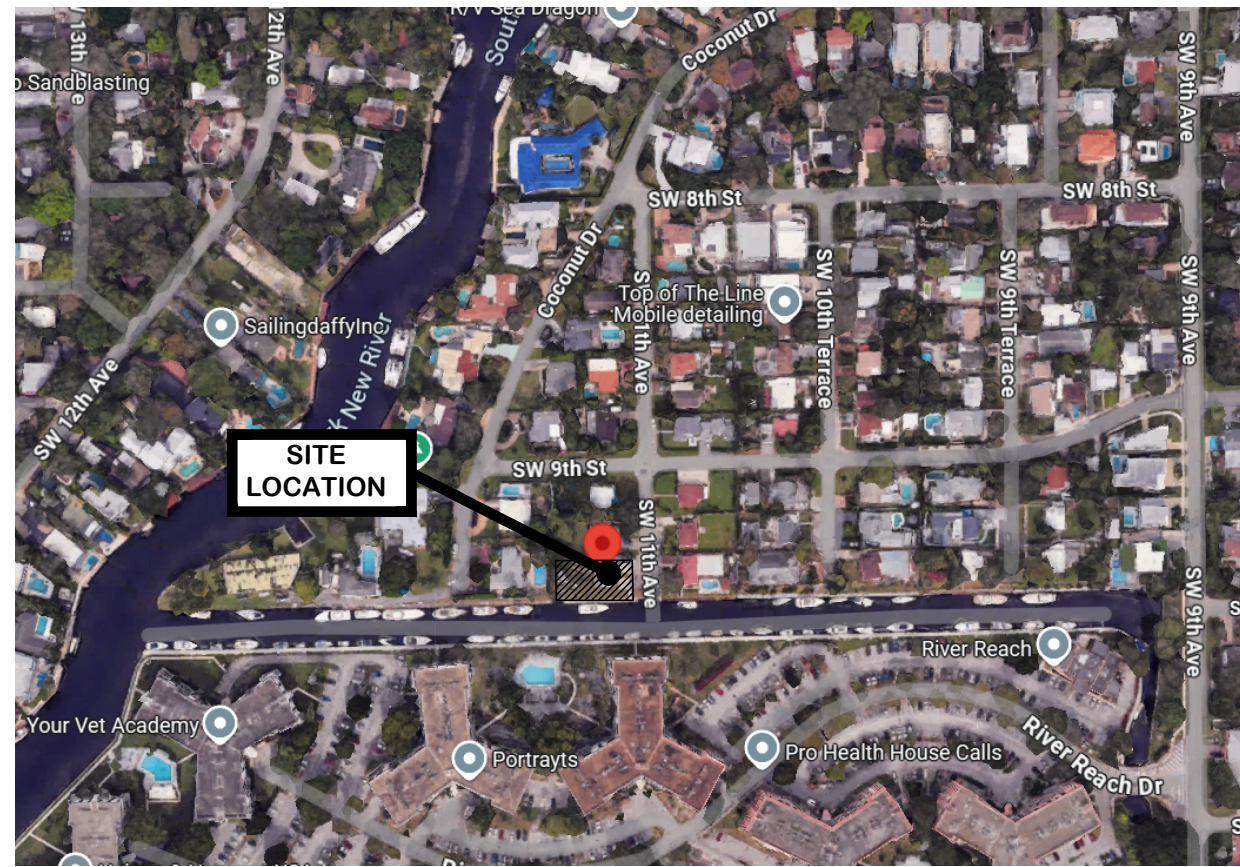
PROPERTY ADDRESS :
911 SW 11TH AVENUE

SCALE: 1" = 20'

SHEET 1 OF 1

- **SITE PLAN**
- **FLOOR PLAN**
- **ELEVATIONS**

Board of Adjustment (BOA)



- LEGEND:**
- A- SUITABLE SUBBASE TO BE COMPACTED SOIL (SEE NOTE NO.1)
 - B- LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180. MINIMUM THICKNESS REQUIRED: 6" IN THE PUBLIC RIGHT-OF-WAY 4" ON PRIVATE PROPERTY
 - C- 1 1/2" - 2" MASONRY SAND, TYPICAL
 - D- CONCRETE SEGMENTAL PAVING UNITS
 - E- JOINT FILLING SAND
 - F- 2,500 PSI CONCRETE JOINT RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY.
 - G- (1) #4 CONT.
- LIMITATIONS:**
1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
 2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO SMALED PERVIOUS AREA.
 3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. (SEE ATTACHMENT).

911 SW 11th AVE. FT LAUDERDALE, FL 33315

LOT 3, BLOCK 4, OF VINIKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7-C, OF HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

6 LOCATION MAP
SCALE: N.T.S.

5 TYP. PAVERS DETAIL
SCALE: N.T.S.

4 LEGAL DESCRIPTION

SITE DATA TABLE

PROPERTY ADDRESS: 911 SW 11th. AVE., FT LAUDERDALE, FL 33315

ZONING AND PROPERTY INFORMATION:

ZONING: RD-15
 LAND USE: MEDIUM 15 RESIDENTIAL
 EXISTING USE: ONE STORY RESIDENCE
 PROPOSED UNITS: THREE STORY DUPLEX - 2 UNITS.

FLOOD DATA:

CURRENT FLOOD ZONE DESIGNATION: AE
 EFFECTIVE FEMA DATE OF FLOOD INFORMATION: 11/07/24
 BASE FLOOD ELEVATION (BFE) FOR SITE: 6.0
 FIRM PANEL #: 0557J
 COMMUNITY #: 12011C
 PROPOSED LOWEST (FFE) FLOOR ELEVATION LIVING AREAS: 7.4' NAVD88
 PROPOSED LOWEST GARAGE ELEVATION: 7.4' NAVD88
 PROPOSED AIR CONDITIONING UNIT LOWEST ELEVATION: 7.4' NAVD88
 PROPOSED LOWEST ELEVATION OF MACHINERY: 7.4' NAVD88
 * FOR LOWEST MACHINERY LOCATION AND DESCRIPTION SEE SITE PLAN

UTILITIES AND SERVICES:

SEWER PROVIDER: CITY OF FL. LAUDERDALE
 WATER PROVIDER: CITY OF FT. LAUDERDALE
 GARBAGE PROVIDER: CITY OF FT. LAUDERDALE (ROLL OUT CARTS)

SITE DATA:

TOTAL SITE AREA: 8,510 SQ. FT. OR 0.20 AC
 BUILDING FOOTPRINT: 3,046 SQ. FT. OR 35.79% OF SITE
 V.U.A. (PAVED): 1,138 SQ. FT. OR 13.37% OF SITE
 POOL & DECK AREA: 1,966 SQ. FT. OR 23.10% OF SITE
 REAR SIDEWALK AREA: 236 SQ. FT. OR 2.78% OF SITE
 A/C & POOL EQUIP SLAB AREA: 93 SQ. FT. OR 1.10% OF SITE
 LANDSCAPED AREA: 2,031 SQ. FT. OR 23.86% OF SITE

BUILDING DATA:

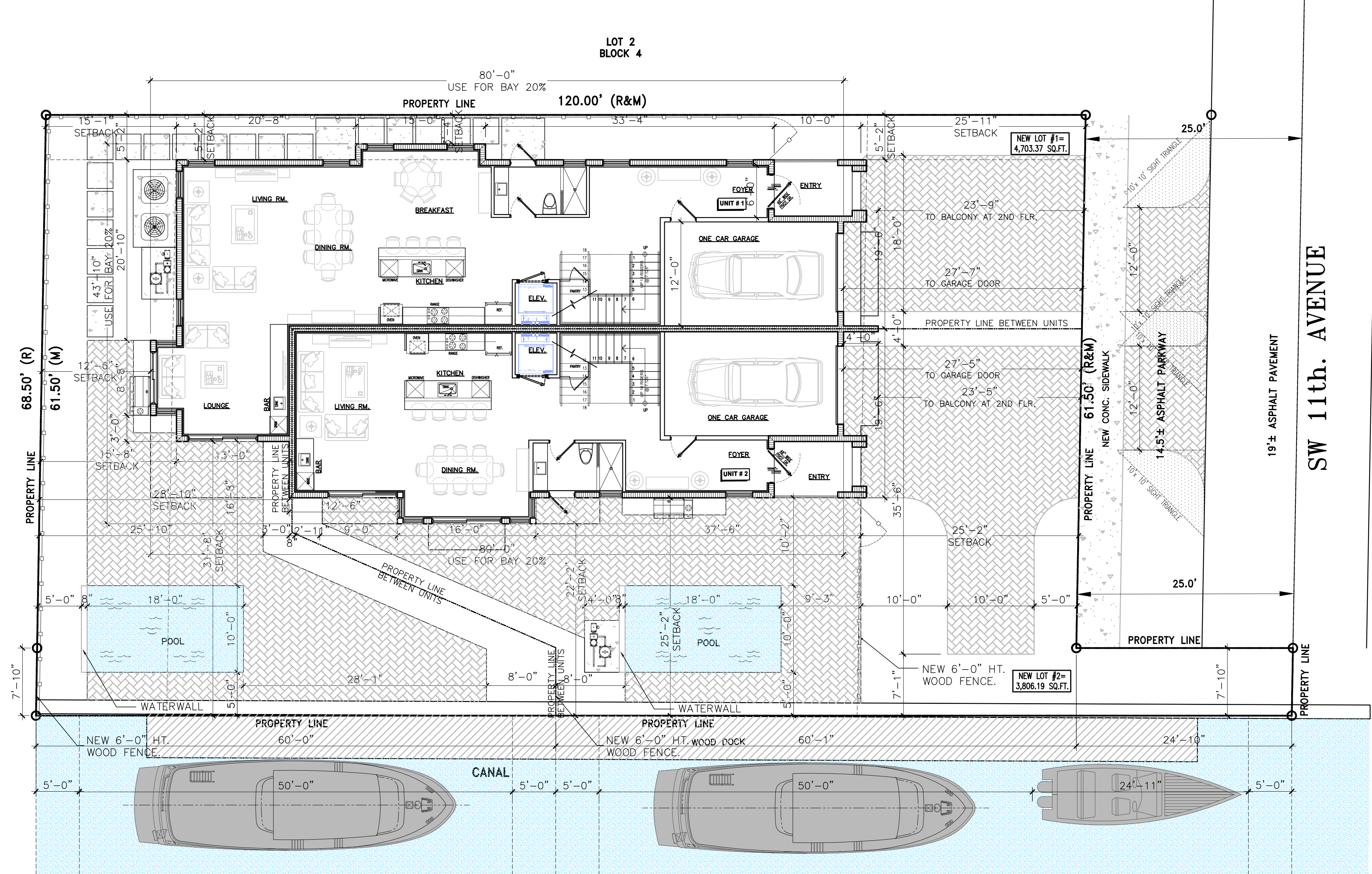
OCCUPANCY GROUP: GROUP SINGLE FAMILY ATTACHED, AS PER 8TH EDITION (2023) F.B.C. (RESIDENTIAL)
 TYPE OF CONSTRUCTION: TYPE V-B. (UNPROTECTED) AS PER 8TH EDITION (2023) F.B.C.

PARKING DATA:	REQUIRED	PROVIDED
PARKING SPACES	(2) SPACES / DWELLING UNIT	(2) SPACES / DWELLING UNIT
SETBACKS:	REQUIRED	PROVIDED
FRONT YARD (EAST)	25'-0"	25'-2" (1ST. FL. ENTRY) 27'-4" (1ST. FL. GARAGE)
SIDE YARD (NORTH)	5'-0"	5'-2" MIN.
SIDE YARD (SOUTH)	25'-0"	25'-2" MIN.
REAR YARD (REAR)	15'-0"	15'-2" (UNIT #1) 28'-10" (UNIT #2)

3 SITE DATA

BUILDING DATA	
UNIT #1	UNIT #2
FIRST FLOOR A/C = 1,410 SQ. FT.	FIRST FLOOR A/C = 970 SQ. FT.
SECOND FLOOR A/C = 1,717 SQ. FT.	SECOND FLOOR A/C = 1,304 SQ. FT.
THIRD FLOOR A/C = 1,200 SQ. FT.	THIRD FLOOR A/C = 1,252 SQ. FT.
TOTAL A/C LIVING AREA: 4,327 SQ. FT.	TOTAL A/C LIVING AREA: 3,526 SQ. FT.
GARAGE AREA = 268 SQ. FT.	GARAGE AREA = 268 SQ. FT.
TOTAL UNIT AREA ENCLOSED: 4,595 SQ. FT.	TOTAL UNIT AREA ENCLOSED: 3,794 SQ. FT.
ENTRY AREA = 65 SQ. FT.	ENTRY AREA = 65 SQ. FT.
POOL DECK AREA = 722 SQ. FT.	POOL DECK AREA = 720 SQ. FT.
POOL AREA = 180 SQ. FT.	POOL AREA = 180 SQ. FT.
BALCONY AREA = 282 SQ. FT.	BALCONY AREA = 165 SQ. FT.
3rd. FLOOR TERRACE AREA = 541 SQ. FT.	3rd. FLOOR TERRACE AREA = N/A
AC/UNIT SLAB AREA = 72 SQ. FT.	AC/UNIT SLAB AREA = 72 SQ. FT.
TOTAL AREA NON-ENCLOSED: 1,862 SQ. FT.	TOTAL AREA NON-ENCLOSED: 1,202 SQ. FT.

2 BUILDING DATA



1 SITE PLAN
SCALE: 1/8" = 1'-0"



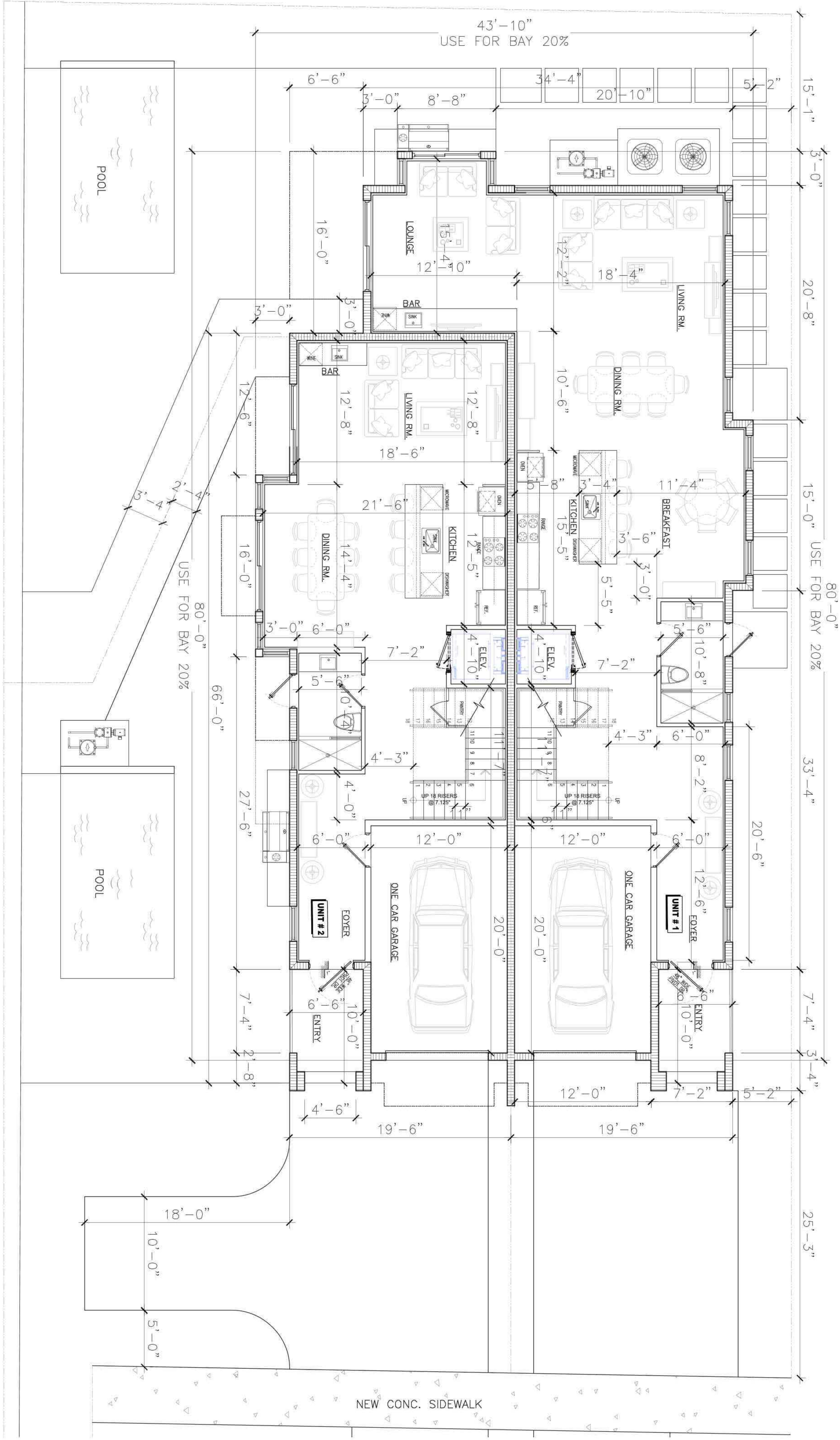
REVISION

	BY:

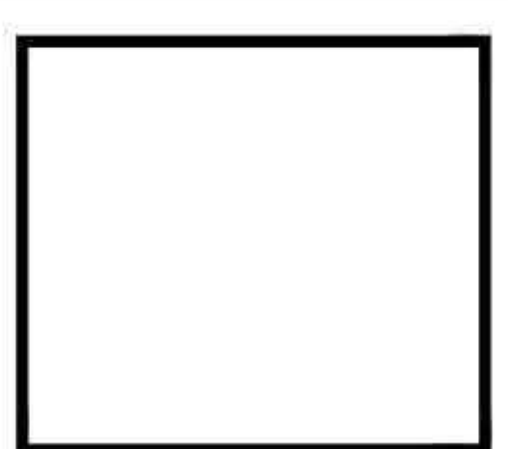
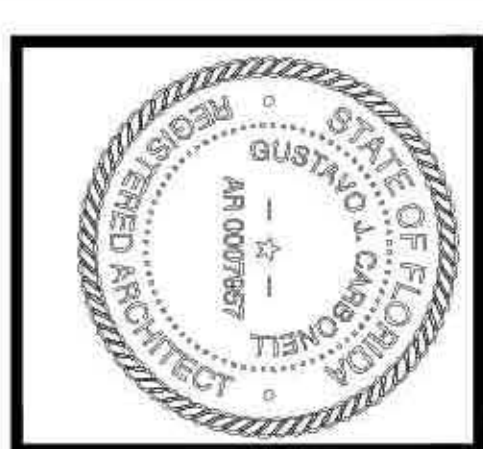
GUSTAVO J. CARBONELL, P.A.
 Architect and Planner
 1457 N.E. 4th Ave., 33304
 Ft. Lauderdale, Florida
 (954) 462-6565
 Member American Institute of Architects
 FLORIDA REGISTRATION NO. 0007867

PROPOSED DUPLEX "
" LOS POTROS "
 911- SW 11th AVE.
 FORT LAUDERDALE, FL 33315

DRAWN **M.J.G.**
 CHECKED **G.J.C.**
 DATE **FEB. 2025**
 SCALE
 JOB NO. **25-001**
SP-1.0
 OF SHEETS



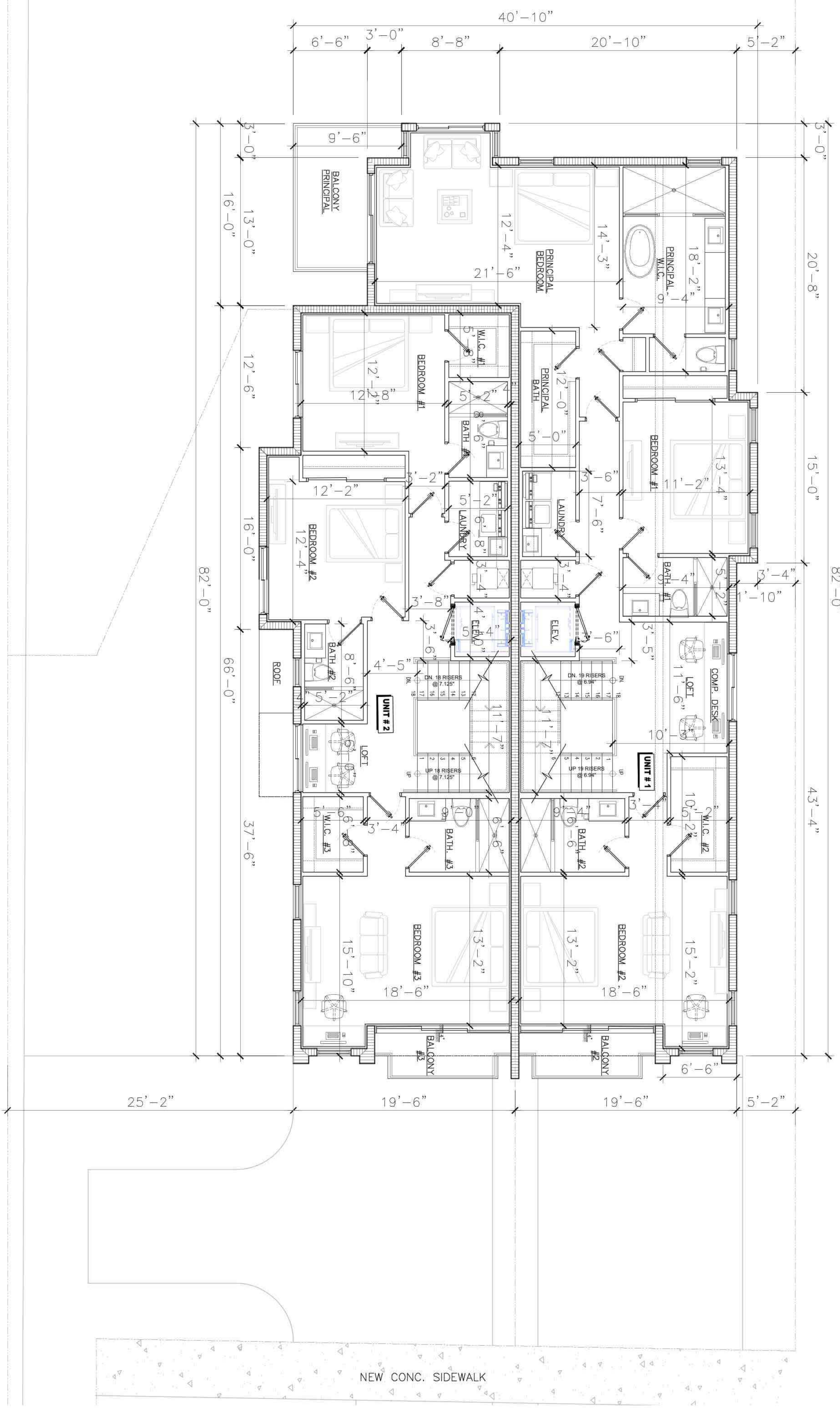
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CHECKED	G.J.C.
DRAWN	M.J.G.
JOB#1 NO.	25-001
SCALE	
A-1.0	
SHEETS	



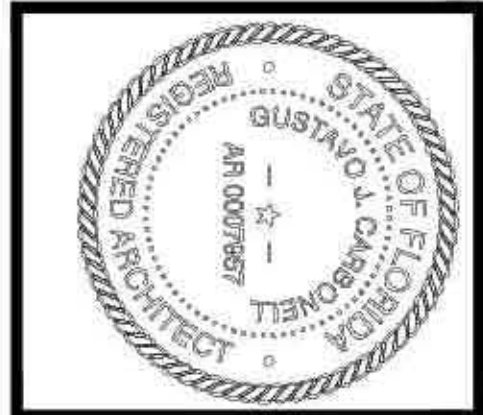
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 FORT LAUDERDALE, FL 33315

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 AR NO. 9007957

REVISION	BY



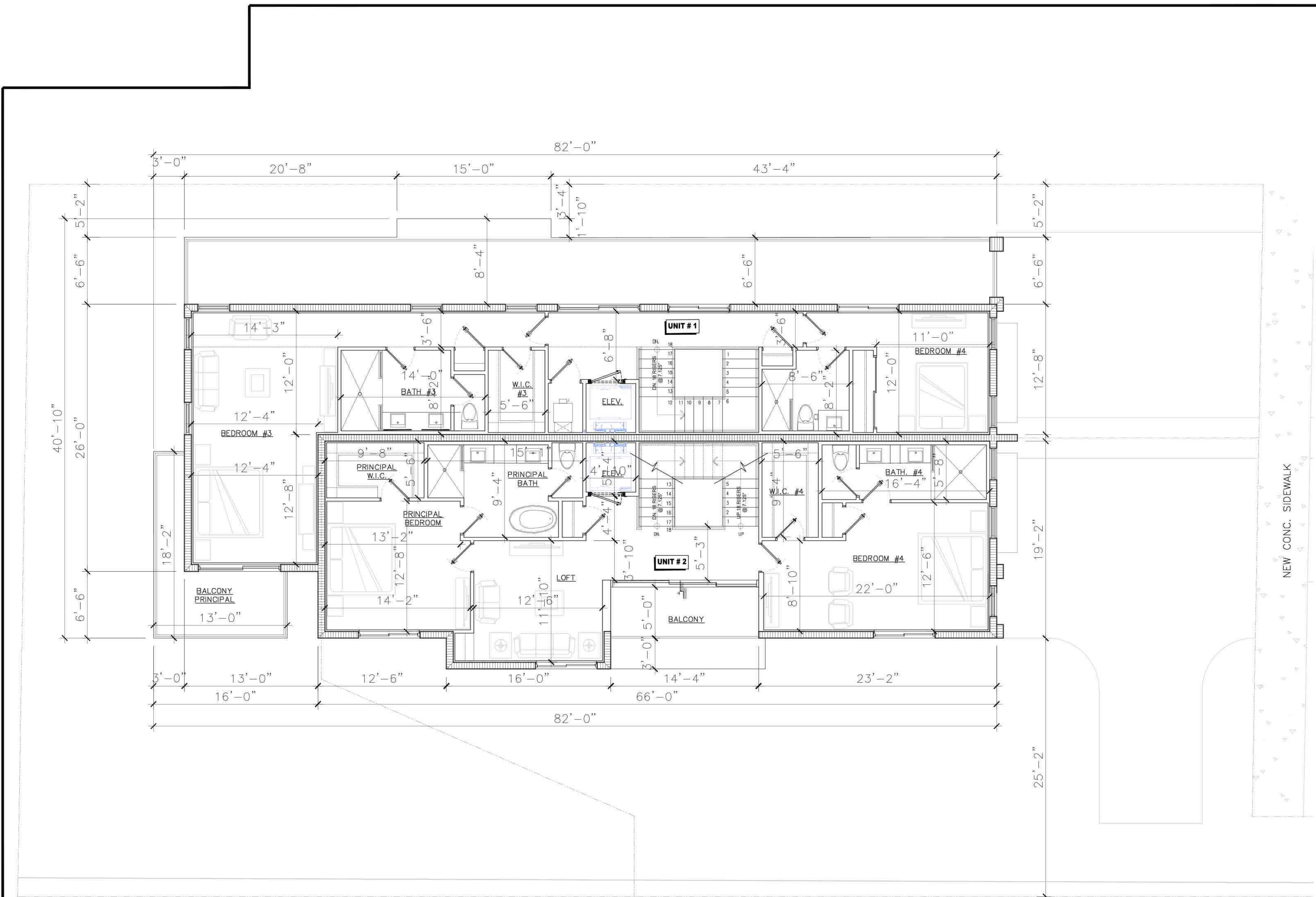
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DRAWN	M.J.G.
JOB#1 NO.	25-001
SCALE	
A-1.1	
SHEETS	



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" LOS POTROS "
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 FORT LAUDERDALE, FL 33315

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 AR NO. 9007957

REVISION	BY:

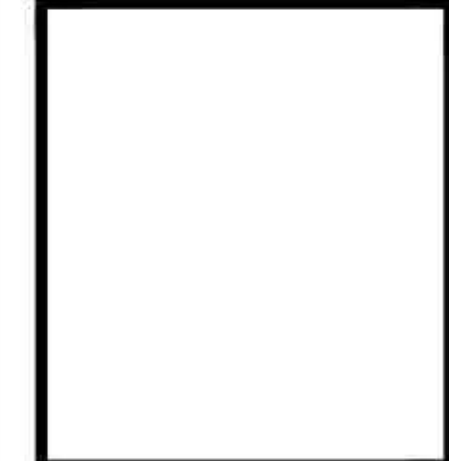


REVISION	BY:

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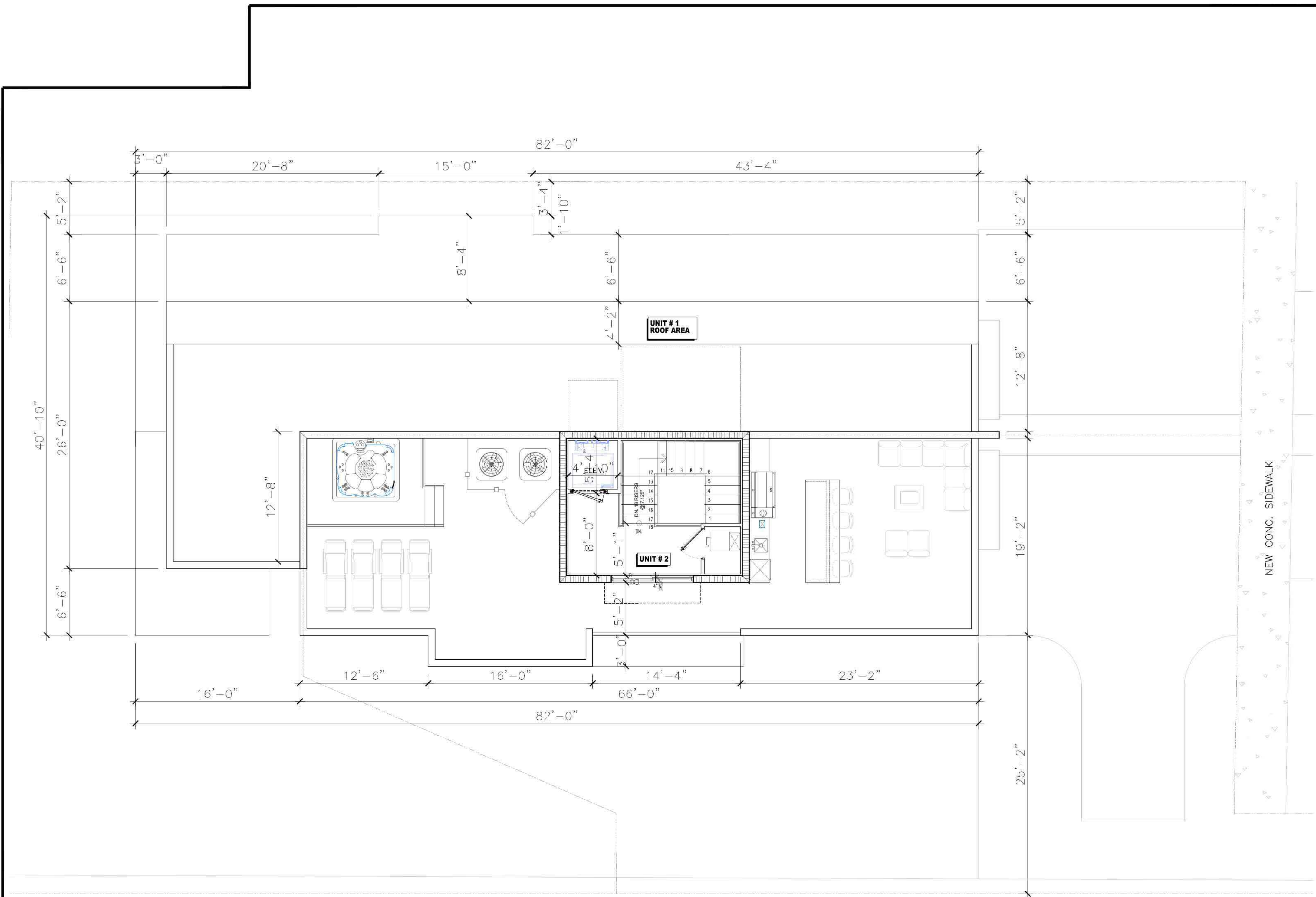


**PROPOSED DUPLEX
 "LOS POTROS"**
 911- SW 11th AVE.
 FORT LAUDERDALE, FL 33315



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	FEB. 2025
SCALE	
JOB. NO.	25-001

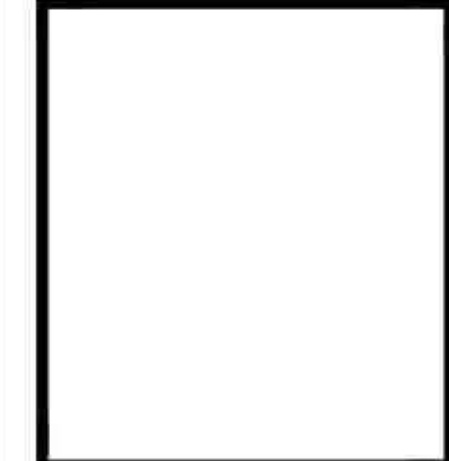
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REVISION	BY:

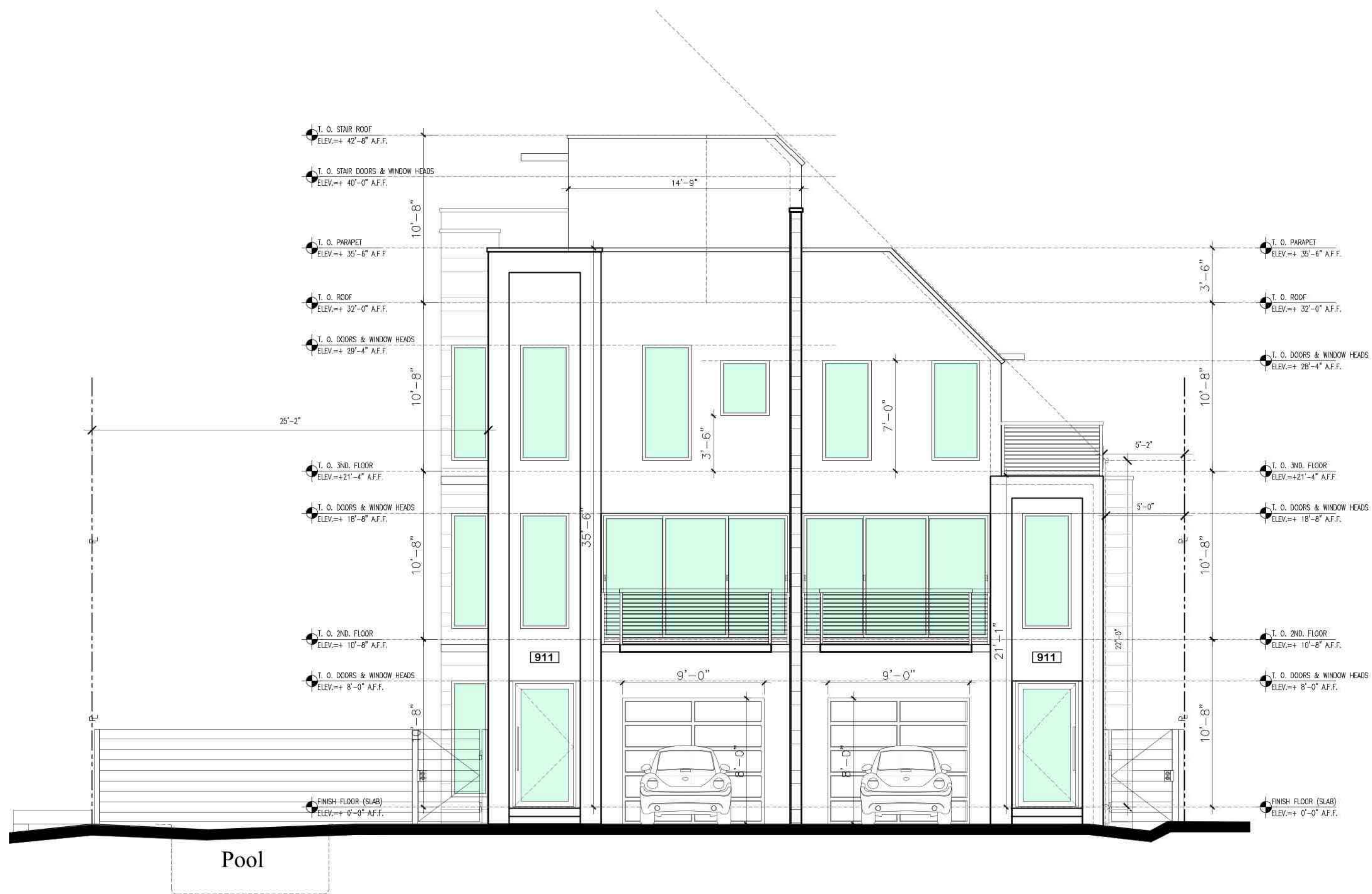
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PROPOSED DUPLEX "LOS POTROS"
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DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	FEB. 2025
SCALE	
JOB. NO.	25-001

A-1.3
 OF SHEETS



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

REVISION	BY:

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DATE	FEB. 2025
SCALE	
JOB. NO.	25-001
A-2.0	SHEETS



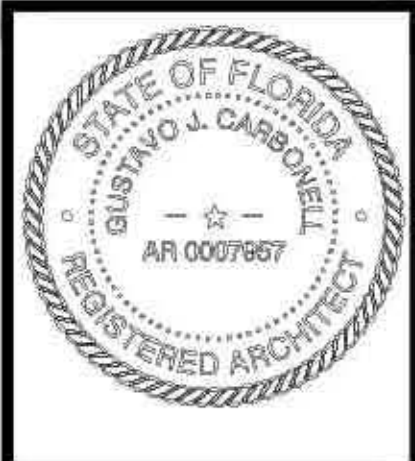
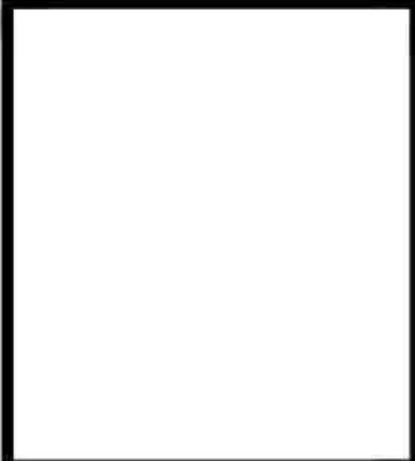
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISION	BY:

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PROPOSED DUPLEX "
" LOS POTROS "
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FORT LAUDERDALE, FL 33315

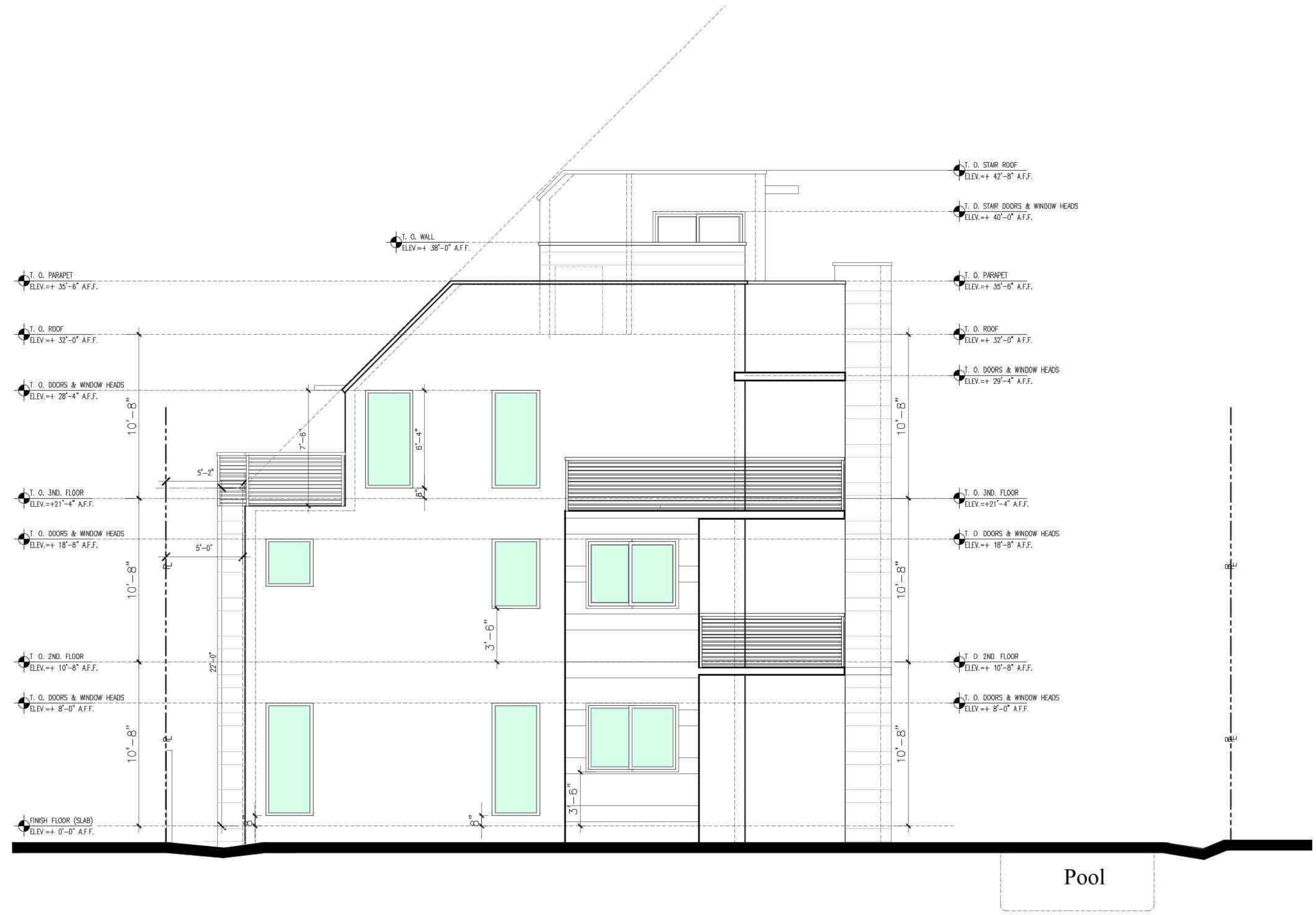


DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	FEB. 2025
SCALE	
JOB. NO.	25-001

A-2.1
OF SHEETS

1 WEST ELEVATION

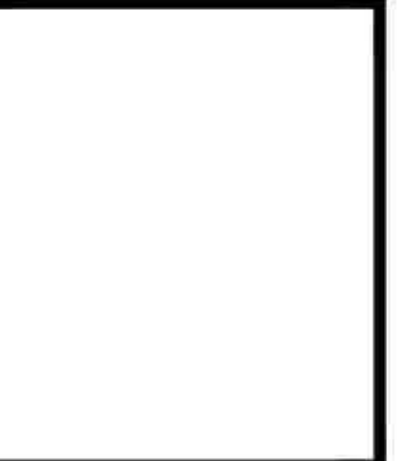
SCALE: 3/16" = 1'-0"



REVISION	BY:

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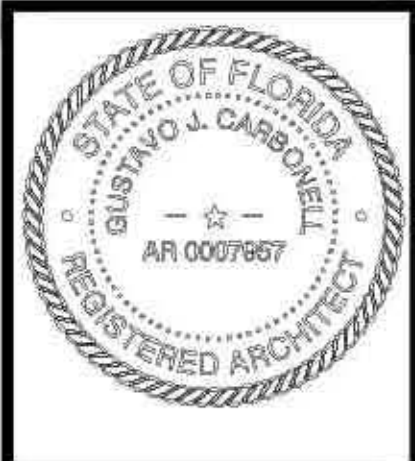
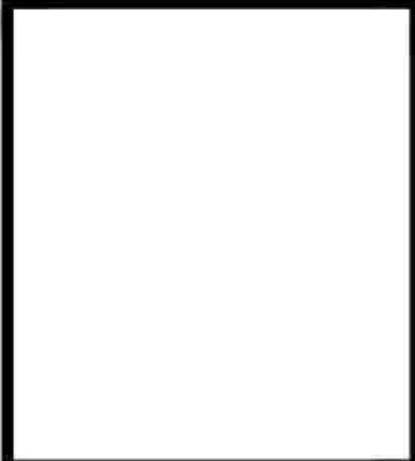
DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	FEB. 2025
SCALE	
JOB. NO.	25-001
A-2.2	SHEETS

REVISION	BY:

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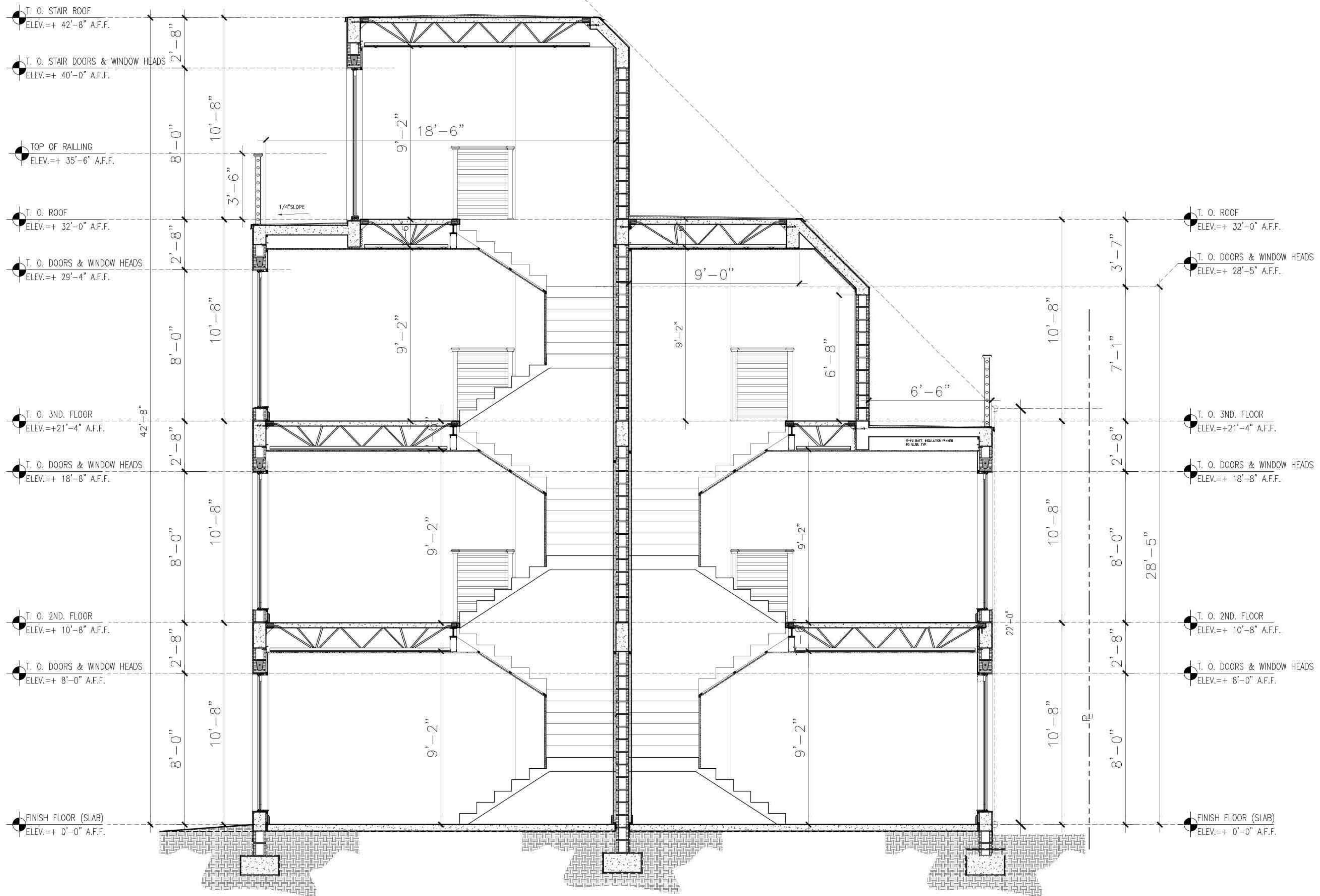
**PROPOSED DUPLEX
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DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	FEB. 2025
SCALE	
JOB. NO.	25-001
A-2.3	
OF	SHEETS



1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



1 SCHEMATIC BUILDING SECTION

SCALE: 3/8" = 1'-0"

REVISION	BY:

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PROPOSED DUPLEX
"LOS POTROS"
 911- SW 11th AVE.
 FORT LAUDERDALE, FL 33315



DRAWN: **M.J.G.**
 CHECKED: **G.J.C.**
 DATE: **FEB. 2025**
 SCALE:
 JOB. NO.: **25-001**

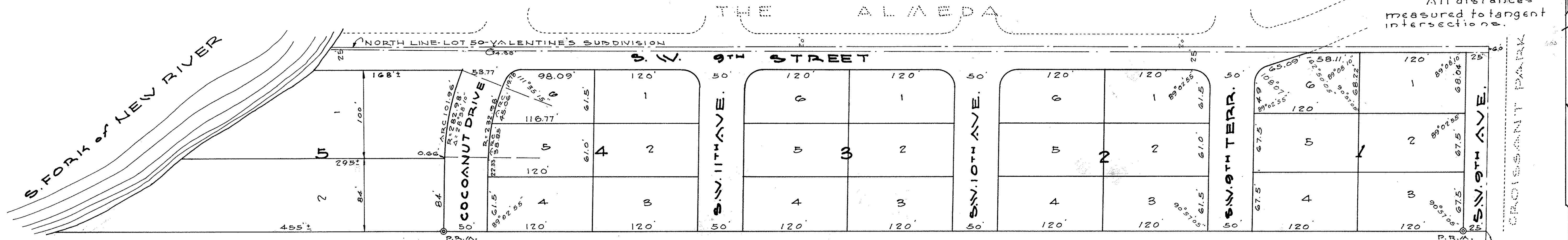
A-2.4
 OF SHEETS

PLAT

Board of Adjustment (BOA)

VINIKS SUBDIVISION

OF LOT 50 OF VALENTINES SUBDIVISION OF SEC. 9-50-42
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SCALE 1"=60' DATED: SEPTEMBER, 1946
WALTER A. McELFRESH, ENGINEER



SCALE - FEET
Note: all radii 20' unless otherwise designated.
All distances measured to tangent intersections.

DESCRIPTION

All of Lot 50 of VALENTINES subdivision of Section 9, Township 50-South, Range 42-East, according to the plat thereof recorded in plat book "B" page 29 of the public records of DADE COUNTY, FLORIDA; said lands situate, lying and being in Broward County, Florida.

STATE OF FLORIDA ss.
COUNTY OF BROWARD

Know all men by these presents that we, TOLLY VINIK and CATHERINE R. VINIK, his wife, owners of all the lands shown and included on this plat have caused said lands to be subdivided in the manner hereon shown, said subdivision to be known as "VINIKS SUBDIVISION".

We the undersigned hereby dedicate to the perpetual use of the public the Drive, Avenues, Street, and Terrace and/or portions thereof shown hereon, reserving to ourselves, our heirs, successors, and assigns, the reversion or reversions thereof whenever any of the same may be discontinued by law.

In witness we have hereunto set our hands and seal this 17th day of September A.D. 1946

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]
AS TO TOLLY & CATHERINE VINIK

[Signature] (SEAL)
[Signature] (SEAL)

STATE OF FLORIDA ss.
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TOLLY VINIK and CATHERINE R. VINIK, his wife, to me well known to be the persons described in and who executed the foregoing plat and instrument of dedication, and they acknowledged before me that they executed the same freely and voluntarily for the purposes and uses herein expressed.

WITNESS my hand and official seal at Ft. Lauderdale, Broward County, Florida this 17th day of September, A.D. 1946.

[Signature]
NOTARY PUBLIC
My commission expires June 30, 1950.

ACREAGE

COUNTY ENGINEERS CERTIFICATE

Approved for record this 17th day of September, A.D. 1946

[Signature]
COUNTY ENGINEER
FLORIDA REGISTRY No 48

STATE OF FLORIDA ss.
COUNTY OF BROWARD

I, S.H. Marshall, city auditor and clerk of the CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA, do hereby certify that this plat of VINIKS SUBDIVISION was approved and accepted for record by the CITY COMMISSION of said CITY OF FT. LAUDERDALE IN. and by ordinance No. 2557 duly adopted at a regular meeting of said CITY COMMISSION on the 9th day of September, A.D. 1946.

In witness whereof, I have hereunto set my hand and affixed the Corporate Seal of said city in said City this 11th day of September A.D. 1946

[Signature]
CITY AUDITOR & CLERK AS AFORESAID

STATE OF FLORIDA ss.
COUNTY OF BROWARD

I hereby CERTIFY that the plat hereon shown is a true and correct representation of the lands platted and that Permanent Reference Monuments have been set as indicated by P.R.M.

[Signature]
Registered Engineer No 1630
Reg. Land Surveyor No 69
State of Florida

STATE OF FLORIDA ss.
COUNTY OF BROWARD

I hereby CERTIFY that the plat hereon shown conforms with "AN ACT TO REGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA" approved by the Governor the eleventh day of June, 1925.

[Signature]
CLERK OF THE CIRCUIT COURT
[Signature]

STATE OF FLORIDA ss.
COUNTY OF BROWARD

This instrument filed for record this 18th day of September, A.D. 1946, and recorded in book 22 of plats on page 22, RECORD VERIFIED.

CITY ENGINEERS CERTIFICATE
Approved for record this 17th day of September, A.D. 1946

[Signature]
ACTING CITY ENGINEER

TED CARBOUR
Clerk of the Circuit Court
Broward County, Florida
By [Signature] d.c.