



BOARD OF ADJUSTMENT MEETING NOTICE

August 25, 2022

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, September 14, 2022, at 6:00 P.M**

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

CASE: PLN-BOA-22080001

OWNER: ADDEPALLI, LAKSHMI P; ALAPATI, KRANTHI

AGENT: MATTHEW ROQUE-PASKOW

ADDRESS: 3025 CENTER AVENUE, FORT LAUDERDALE, FL 33308

LEGAL DESCRIPTION: THE SOUTH 20 FEET OF LOT 24, AND ALL OF LOT 25, BLOCK 10, LAUDERDALE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PROPERTY ADDRESS: 3025 CENTER AVENUE, FORT LAUDERDALE, FLORIDA 33308

ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

COMMISSION DISTRICT: 2

REQUESTING: **Sec. 47-19.2.A.5.a. - Accessory buildings, structures and equipment, general.**

- Requesting a variance to reduce the minimum lot size from 10,890 square feet to 9,003 square feet, a total reduction of 1,887 square feet to allow an existing non-conforming garage to be converted to a Granny flat.

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.

- Requesting a variance to reduce the minimum 15 feet rear yard setback to 2.8 feet, a reduction of 12.2 feet to allow an existing non-conforming garage to be converted to a Granny flat.
- Requesting a variance to reduce the minimum 5 feet north side yard setback to 3.77 feet, a reduction of 1.23 feet to allow an existing non-conforming garage to be converted to a Granny flat.

Sec. 47-19.1. B. - General requirements.

- Requesting a variance to allow an existing non-conforming structure to be located within a required yard, whereas the code states that "No accessory use or structure may be located within a required yard specified by the zoning district where the development site is located, unless specifically permitted by the ULDR."

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

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

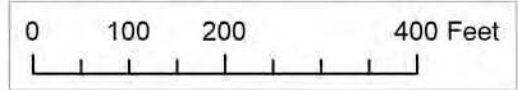
Florida Statutes, Sec. 286.0105

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



PLN-BOA-22080001

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\BOA_2022_09-14\3025 CENTER AVENUE.mxd



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: SEPTEMBER 14, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22080001

Requesting: Sec. 47-19.2.A.5.a. - Accessory buildings, structures and equipment, general.

• Requesting a variance to reduce the minimum lot size from 10,890 square feet to 9,003 square feet, a total reduction of 1,887 square feet to allow an existing non-conforming garage to be converted to a Granny flat.

Requesting: Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.

- Requesting a variance to reduce the minimum 15 feet rear yard setback to 2.8 feet, a reduction of 12.2 feet to allow an existing non-conforming garage to be converted to a Granny flat.
- Requesting a variance to reduce the minimum 5 feet north side yard setback to 3.77 feet, a reduction of 1.23 feet to allow an existing non-conforming garage to be converted to a Granny flat.

Requesting: Sec. 47-19.1.B. - General requirements.

• Requesting a variance to allow an existing non-conforming structure to be located within a required yard, whereas the code states that “No accessory use or structure may be located within a required yard specified by the zoning district where the development site is located, unless specifically permitted by the ULDR.”

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

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

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

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



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BoA-22080001

APPLICANT: Matthew Roque-Paskow

PROPERTY: 3025 CENTER AVE

PUBLIC HEARING DATE: 9/14/22

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

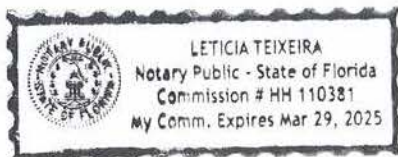
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the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

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

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of August, 2022

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/29/25


CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
 DATE: **SEPTEMBER 14, 2023** TIME: **6:00PM** COUNCIL CHAMBERS (6000)

Regarding the City of Fort Lauderdale's Authority to Issue Certificates of Use and Zoning Ordinance, the Board of Adjustment will hold a public hearing on the proposed application for a Certificate of Use and Zoning Ordinance.

Regarding the City of Fort Lauderdale's Authority to Issue Certificates of Use and Zoning Ordinance, the Board of Adjustment will hold a public hearing on the proposed application for a Certificate of Use and Zoning Ordinance.

Regarding the City of Fort Lauderdale's Authority to Issue Certificates of Use and Zoning Ordinance, the Board of Adjustment will hold a public hearing on the proposed application for a Certificate of Use and Zoning Ordinance.

AGENDA: CITY COMMISSION CHAMBERS **INFORMATION: CONTACT (954) 346-3400**
 CITY HALL, 100 N. WILSON AVENUE **WWW.CITYOFFORTLAUDERDALE.COM**

BOA CASE # PLN-BOA-22080001

Sec. 47-19.2.A.5.a. - Accessory buildings, structures and equipment, general.

5. An accessory dwelling, together with the principal single family dwelling, shall not exceed the maximum density permitted by the zoning district within which it is located. The following minimum parcel sizes for the principal and accessory dwelling shall be required:

- a. RS-8 zoning district: ten thousand, eight hundred ninety (10,890) gross square feet.

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.

<i>Requirements</i>	<i>RS-8</i>	<i>RS-8A</i>
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway

Minimum side yard	<p>5 ft. - up to 22 ft. in height</p> <p>Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11;</p> <p>Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>For a building with a height no greater than 12 ft.- 5 ft.</p> <p>For a building with a height greater than 12 ft. - 7.5 ft.</p> <p>That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p>

	Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1	Special rear yard setbacks as provided in RS-8			
Minimum distance between buildings	None	None			
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Note A: Dimensional requirements may be subject to additional regulations, see [Section 47-23](#), Specific Location Requirements, and [Section 47-25](#), Development Review Criteria.

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of [Section 47-23.10](#), Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see [Section 47-24.2](#).

***All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)

Sec. 47-19.1. B. - General requirements.

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

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
ELE-RES-22080010	ELECTRICAL INSTALLATION OF A NEW GAS WATER HEATER (110V)		Electrical Residential Permit	0		3025		CENTER	AVE	8/2/2022	Complete
ELE-RES-22080012	ELECTRIAL WORK ACCORDING TO NEW REPAIR PLAN		Electrical Residential Permit	0		3025		CENTER	AVE	8/2/2022	Issued
PLN-BOA-22080001		BOA	Z- Board of Adjustment (BOA)	0		3025		CENTER	AVE	8/1/2022	Open
BLD-ACC-22070013	Permit existing pergola	Pergola	Accessory Structure Permit	0		3025		CENTER	AVE	7/15/2022	Open
MEC-HVCHG-22070022	REMOVE AND REPLACE RANGE HOOD	MECHANCIAL FOR BLD-RALT-22050003	Mechanical HVAC Changeout Permit	0		3025		CENTER	AVE	7/7/2022	Issued
PLB-RES-22060212	PLUMB FOR BLD-RALT-22050003	PLUMB FOR BLD-RALT-22050003	Plumbing Residential Permit	0		3025		CENTER	AVE	6/24/2022	Issued
BLD-RALT-22050038	REMOVE & REPLACE KITCHEN AND BATHROOMS.	ATF KITCHEN AND BATHROOM REMODEL	Residential Alteration Permit	0		3025		CENTER	AVE	5/10/2022	Void
BLD-RALT-22050003	INT. REMODELING KITCHEN & BATHS	INT. REMODELING KITCHEN & BATHS	Residential Alteration Permit	0		3025		CENTER	AVE	5/2/2022	Issued
BLD-RPAV-22050002	ATF: NEW PAVERS THROUGHOUT	ATF: NEW PAVERS THROUGHOUT	Residential Paving Permit	0		3025		CENTER	AVE	5/2/2022	Issued
TMP-REVISION-22030101	3 Toilet and Vanity replace existing fixtures in kitchen and laundry box owner supplied	Updated scope of work	Plan Revision	0		3025		CENTER	AVE	3/22/2022	In Process
BLD-RMIS-22010013	ATF: MAJOR DRYWALL REPLACED	ATF: MAJOR DRYWALL REPLACED	Residential Miscellaneous Permit	0		3025		CENTER	AVE	1/24/2022	Issued
CE22010463	GARBAGE ON THE SE CORNER- YARD WASTE- PROPERTY IS NOT BEING MAINTAINED		Code Case	0	Michelle Shahryar	3025		CENTER	AVE	1/19/2022	Complied
BLD-WIN-22010080	ATF: MAJOR DRYWALL REPLACED	ATF: MAJOR DRYWALL REPLACED	Window and Door Permit	0		3025		CENTER	AVE	1/13/2022	Issued
TAM-MOT-22010019		3025 CENTER AVENUE, FORT LAUDERDALE FL 33308	Maintenance of Traffic Application	0	Francyne Webber	3025		CENTER	AVE	1/10/2022	Complete
BE21120013	ATF. NEW WINDOWS AND DOORS. NEW DRYWALL INSTALLED. BRICK PAVERS.	3025 CENTER AVE.	Building Code Case	0	Leonardo Martinez	3025		CENTER	AVE	12/3/2021	Special Magistrate
SE21090353			Bulk Trash Case	0	Wanda Acquavella	3025		CENTER	AVE	9/21/2021	Complied
PLB-RES-21090005	Cast iron drain line	Lakshmi Addepalli	Plumbing Residential Permit	0		3025		CENTER	AVE	8/26/2021	Issued
ELE-RES-21080119	REWIRING THE HOUSE TO ELIMINATE CLOTH WIRING	REWIRING THE HOUSE TO ELIMINATE CLOTH WIRING	Electrical Residential Permit	0		3025		CENTER	AVE	8/19/2021	Issued
PM-19081028	XPXA2 ELECTRICAL RESIDENTIAL CONVERSION	XPXA2 ELECTRICAL RESIDENTIAL CONVERSION	Electrical Services Permit	0		3025		CENTER	AVE	8/9/2019	Complete
PM-13032006	ADD NEW CARPORT	ADD NEW CARPORT	Residential Alteration Permit	0		3025		CENTER	AVE	3/27/2013	Complete
PM-13032009	ELECTRICAL FOR CARPORT ADDITION BP13032006	ELECTRICAL FOR CARPORT ADDITION BP13032006	Electrical Commercial Permit	0		3025		CENTER	AVE	3/27/2013	Complete
PM-13032010	NEW ROOF FOR CARPORT ADDITION: 405 SQ FT TILE	NEW ROOF FOR CARPORT ADDITION: 405 SQ FT TILE	Re-Roof Permit	0		3025		CENTER	AVE	3/27/2013	Complete
PM-13032011	BRICK PAVERS ON & OFF SITE BP13032006	BRICK PAVERS ON & OFF SITE BP13032006	Residential Paving Permit	0		3025		CENTER	AVE	3/27/2013	Complete
PM-11031858	INSTALL 230FT X 6FT PVC FENCE W/ 2 GATES	INSTALL 230FT X 6FT PVC FENCE W/ 2 GATES	Fence Permit	0		3025		CENTER	AVE	3/25/2011	Complete
PM-05120109	RESURFACE AND ADD ASPHALT DRIVEWAY	RESURFACE AND ADD ASPHALT DRIVEWAY	Residential Paving Permit	0		3025		CENTER	AVE	12/2/2005	Complete
PM-05092613	REROOF TILE 1900 SQ FT FLAT 300 SQ FT	REROOF TILE 1900 SQ FT FLAT 300 SQ FT	Re-Roof Permit	0		3025		CENTER	AVE	9/28/2005	Complete

Project: 3025 Center Ave, Fort Lauderdale FL, 33308

Table of contents

Pages 1-6.....BOA Application

Page 7..... Variance Narrative

Page 8-9..... Survey

Page 10-12..... Floor plan (existing and proposed)

Page 13..... Microfilm

Page 14-16..... Color pictures of the property & surroundings

Page 17..... Proof of ownership

Page 18..... Letter of consent (agent)



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4 Revision Date: 08/23/2021 | Print Date: 08/23/2021
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

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

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

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents. Submit Board of Adjustment (BOA) application, fees and required documents electronically through LauderBuild <https://aca-prod.accela.com/FTL>.

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

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650
Residential (Homesteaded Only) Accessory Structures Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request Before The Board: \$1,150

Page 1: BOA - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Kranthi Alapati		
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.		
Address, City, State, Zip	3025 Center Avenue, Fort Lauderdale, FL, 33308		
E-mail Address	kranthikalapati@gmail.com		
Phone Number	(405) 431-9375		
Proof of Ownership	<input type="checkbox"/>	<u>Warranty Deed</u> or	<input type="checkbox"/> <u>Tax Record</u>

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

Applicant / Agent's Name	Matthew Roque-Paskow
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	matt@newmanhospitality.com
Phone Number	9545926285
Letter of Consent Submitted	Yes

Development / Project Name	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 3025 Center Ave, Fort Lauderdale FL 33308
Legal Description	LAUDERDALE BEACH 4-2 B LOT 25 & S 20 OF LOT 24 BLK 10
Tax ID Folio Numbers (For all parcels in development)	4943 30 01 2310
Variance Request Describe)	Change use from detached car-port to Granny-Flat (after the fact)
Applicable ULDR Sections	47-19.2.A.5.a & 47-5.31 & 47-19.1.B

Current Land Use Designation	Low-Medium
Current Zoning Designation	RS-8
Current Use of Property	Single Family residential dwelling
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="text"/>		
Side <input type="text"/>		
Side <input type="text" value="N"/>	5ft	3.7ft
Rear <input type="text" value="W"/>	15 ft	2.8ft

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

Answer All questions on this page and attach narrative.

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

Request to allow a granny flat on a lot that is 9,003sqft (47-19.2) & To have the set back requirements change in the rear and side from 15 feet to 2.92, and from 5 feet to 3.77 (47-5.31)

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

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

The home was purchased with a converted car port into a granny flat. It is now under violation and needs to be legalized.

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:

Previous owner performed the work, and it will cause more financial distress to revert it back to a carport

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

RS-8 zoning allows Granny Flats, it would cause more financial hardship to revert the space back to a car port.

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

The home was purchased with a converted car port into a granny flat. It is now under violation and needs to be legalized.

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.

This variance will be in harmony with the general purpose and intent of the ULDR

Matt Roque-Paskow

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

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

Matt Roque-Paskow

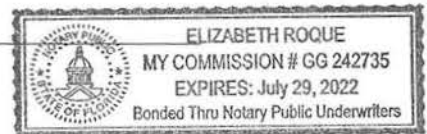
(Signature)

18 July

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__22

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:



Page 3: Required Documentation & Mail Notice Requirements

One (1) Completed Digital application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). The Plans and Survey must be digitally signed and sealed **AND**

Fourteen (14) copy sets of each item listed below and Plans at half-size scale 11"X17"

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

Note: All copy sets must be clear and legible.

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



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

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

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

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

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

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

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

Affiant

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

(SEAL)

**NOTARY PUBLIC
MY COMMISSION EXPIRES:**

Page 5: Technical Specifications

A. SITE PLAN

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

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


B. BUILDING ELEVATIONS (as applicable)

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


Letter of Consent
Board of Adjustments Variance Request

We, Lakshimi P Addepalli and Kranthi Alapati owners of 3025 Center Ave, Fort Lauderdale, FL, 33083 (LAUDERDALE BEACH 4-2 B LOT 25 & S 20 OF LOT 24 BLK 10) consent to Matthew Roque-Paskow acting as an agent on our behalf.

07/11/2022
Date


Owner Kranthi Alapati

07/11/2022
Date


Owner Lakshmi Addepalli

Notary _____




PROPERTY SUMMARY

Tax Year: 2022	Property Use: 01-02 (\$30 Base Rate) House	Deputy Appraiser: Bret Peterson
Property ID: 494330012310	Guest house	Appraisers Number: 954-357-6831
Property Owner(s): ADDEPALLI,LAKSHMI P ALAPATI,KRANTHI	Millage Code: 0312	Email: realprop@bcpa.net
Mailing Address: 10 SAWGRASS CT PISCATAWAY, NJ 08854	Adj. Bldg. S.F.: 2315	Zoning : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Physical Address: 3025 CENTER AVENUE FORT LAUDERDALE, 33308	Bldg Under Air S.F.: 2198	Abbr. Legal Des.: LAUDERDALE BEACH 4-2 B LOT 25 & S 20 OF LOT 24 BLK 10
	Effective Year: 1960	
	Year Built: 1959	
	Units/Beds/Baths: 2 / 4 / 4	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$180,060	\$1,243,010	0	\$1,423,070	\$1,423,070	
2021	\$180,060	\$793,240	0	\$973,300	\$928,160	\$18,645.56
2020	\$180,060	\$663,730	0	\$843,790	\$843,790	\$16,137.07

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,423,070	\$1,423,070	\$1,423,070	\$1,423,070
Portability	0	0	0	0
Assessed / SOH	\$1,423,070	\$1,423,070	\$1,423,070	\$1,423,070
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,423,070	\$1,423,070	\$1,423,070	\$1,423,070

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/21/2021	Warranty Deed Qualified Sale	\$1,440,000	117403979
03/19/2008	Quit Claim Deed Non-Sale Title Change	\$100	45299 / 1813
06/29/2005	Warranty Deed	\$1,035,000	40119 / 50
05/11/2004	Trustee's Deed	\$100	37462 / 52
07/01/1999	Warranty Deed	\$100	29623 / 159

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	9,003 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494330012600	07/26/2022	Warranty Deed	Qualified Sale	\$1,625,000	118300310	3005 N ATLANTIC BLVD FORT LAUDERDALE, FL 33308
494330010410	05/27/2022	Warranty Deed	Qualified Sale	\$1,700,000	118182412	2237 N OCEAN BLVD #1-3 FORT LAUDERDALE, FL 33305
494330011250	04/30/2022	Warranty Deed	Qualified Sale	\$1,925,000	118130001	2305 N ATLANTIC BLVD FORT LAUDERDALE, FL 33305
494330011380	02/23/2022	Warranty Deed	Disqualified Sale	\$1,800,000	117963277	2605 N ATLANTIC BLVD FORT LAUDERDALE, FL 33308
494330012150	02/18/2022	Warranty Deed	Qualified New Construction	\$2,535,000	117950899	3450 NE 30 ST FORT LAUDERDALE, FL 33308

SPECIAL ASSESSMENTS

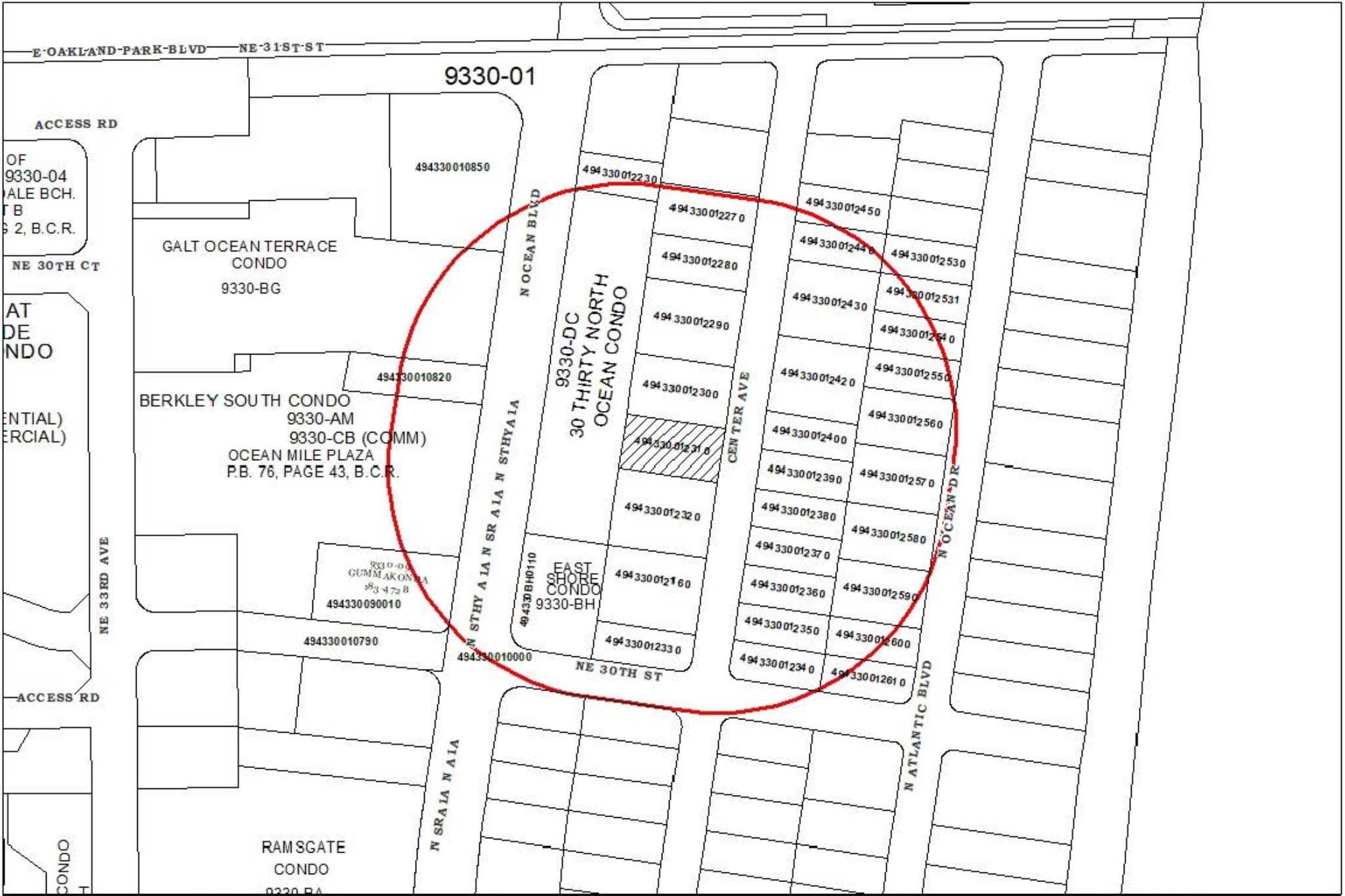
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Residential (R) 2						(F1) 2.00		

SCHOOL

Bayview Elementary: A
Sunrise Middle: C
Fort Lauderdale High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
93	Chip LaMarca	34	Gary M. Farmer, Jr.	Sarah Leonardi



9330-01

OF
9330-04
ALE BCH.
TB
§ 2, B.C.R.
NE 30TH CT

AT
DE
NDO

ENTIAL)
ERCIAL)

NE 33RD AVE

ACCESS RD

CONDO

GALT OCEAN TERRACE
CONDO
9330-BG

BERKLEY SOUTH CONDO
9330-AM
9330-CB (COMM)
OCEAN MILE PLAZA
P.B. 76, PAGE 43, B.C.R.

9330-04
GUMMAKONIA
Pg 472 B
494330090010

RAMSGATE
CONDO
9330-BA

9330-DC
30 THIRTY NORTH
OCEAN CONDO

EAST
SHORE
CONDO
9330-BH

494330012230

494330012270

494330012450

494330012280

494330012440

494330012530

494330012290

494330012430

494330012531

494330012300

494330012420

494330012550

494330012310

494330012400

494330012560

494330012320

494330012390

494330012570

494330012160

494330012380

494330012580

494330012330

494330012370

494330012590

494330012350

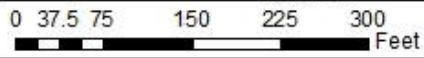
494330012360

494330012600

494330012340

494330012340

494330012610



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



3025 CENTER AVE
DATE OF PRINT: 07/20/2022

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494330010790	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494330010820	SCHIEBER HOLDINGS LLC		10710 NW 18 PL	PLANTATION	FL	33322
494330010850	HESS REALTY LLC	PROPERTY TAX DEPARTMENT	539 S MAIN ST	FINDLAY	OH	45840
494330012160	SUNNY & CHAIR LLC		6183 MIAMI LAKES DR E	MIAMI LAKES	FL	33014
494330012230	COMMUNITY 8 PROPERTIES LLC		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312
494330012270	GIORGIO,ANTHONY		3045 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012280	PKPJ FAM TR	DAGS FAM TR ETAL	583 AVE LAZARD	*MONTREAL QC	CA	H3R 1
494330012290	PEMPER,AVIGDOR	RABINER,MARK	3041 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012300	DAKAK,WILLIAM A		3029 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012310	ADDEPALLI,LAKSHMI P	ALAPATI,KRANTHI	10 SAWGRASS CT	PISCATAWAY	NJ	08854
494330012320	REEDER,ROBERT L	ROBERT L REEDER LIV TR ETAL	3015 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012330	GHADIALI,MUFADDAL & ALEFIYA		3001 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012340	MULLEN,ROSEMARY A &	GROSSER,JANE M	157 OHIO AVE	FORT THOMAS	KY	41075
494330012350	BLOCK,NANCY B		3004 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012360	MORGAN,DOROTHY J		3008 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012370	FINN,LESLIE D	DEAN,JULIA G & DEAN,ROBERT TOD	3012 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012380	HEBB,VIRGINIA		3016 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012390	MCGUIRE,DENNIS & JANINE		3020 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012400	SEIB,GUSTAVO PEREZ	NOGUEIRAS,GLADYS MAYTE	3024 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012420	BAKALARZ,JONATHAN	LIBERMAN,ESTHER	3032 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012430	PINA,NORBERTO DE SOUSA		3040 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012440	HEDIGER,LEE & VALERIE		3044 CENTER AVE	FORT LAUDERDALE	FL	33308
494330012450	BACHAR,BENJAMIN	CHISTYAKOV,ELIN	3048 CENTER AVENUE	FORT LAUDERDALE	FL	33308
494330012530	CHASE,STEPHEN M		3045 N ATLANTIC BLVD	FORT LAUDERDALE	FL	33308
494330012531	DOMENICO LATROFA TR	LATROFA,DOMENICO TRS	576 DU PAGE CT	ADDISON	IL	60101
494330012540	MINARIK,IGOR	MINARIKOVA,SYLVIE	PRAGUE 7 JANA ZAJICE 29	*170 00	CZ	
494330012550	BLACKMAN,ELIZABETH L &	BLACKMAN,CAL W	515 E VICTORY DR	SAVANNAH	GA	31405
494330012560	RAFF,AMY L		6507 WHITWORTH DR	LOS ANGELES	CA	90035
494330012570	LANCIONE,NELSON W & CYNTHIA W		3021 N ATLANTIC BLVD	FORT LAUDERDALE	FL	33308
494330012580	4 PARASOLS INC		484 RUE MARTHE	*SAINT PHILIPPE QC	CA	J0L 2
494330012590	DIBRUNO,ROCCO SR & DEBORAH		3011 N ATLANTIC BLVD	FORT LAUDERDALE	FL	33308
494330012600	AMIT,ALON	AMIT,JENNIFER WETSTEIN	2805 E OAKLAND PARK BLVD #395	FORT LAUDERDALE	FL	33306
494330012610	GROSMAN,KARINA	FAERMAN,FABIO	3001 N ATLANTIC BLVD	FORT LAUDERDALE	FL	33308
494330090010	3001 NORTH OCEAN LLC		12301 SW 1 ST	PLANTATION	FL	33325

494330AM0010	BOWER,MONICA		3015 N OCEAN BLVD #2A	FORT LAUDERDALE	FL	33308
494330AM0020	WEICHER,ROSE		2600 NE 14 ST CAUSEWAY	POMPANO BEACH	FL	33062
494330AM0030	SANDRA J HECHAVARRIA REV LIV TR	HECHEVARRIA,SANDRA TRS	3363 NE 33 ST	FORT LAUDERDALE	FL	33308
494330AM0040	SANDRA J HECHAVARRIA REV LIV TR	HECHAVARRIA,SANDRA J TRS	3363 NE 33 ST	FORT LAUDERDALE	FL	33308
494330AM0050	SOSSI,CAROL		4834 NW 21 STREET	COCONUT CREEK	FL	33063
494330AM0060	DELEO,MICHAEL A		3015 N OCEAN BLVD #2-P	FORT LAUDERDALE	FL	33308
494330AM0070	O'DEA,MAUREEN		521 16 ST	BROOKLYN	NY	11215
494330AM0080	MIGUEZ,JOSE LUIS		3015 N OCEAN BLVD #3A	FORT LAUDERDALE	FL	33308
494330AM0090	MUNOZ,DIANA		3015 N OCEAN BLVD # 3B	FORT LAUDERDALE	FL	33308
494330AM0100	MOHR,PAULE		401 E 65 ST #13H	NEW YORK	NY	10065
494330AM0110	CARVALHO,ISABEL	CARVALHO,NELSON S & MARGARET J	2460 PRESIDENT BLVD	*MISSISSAUGA ON	CA	L5B 3
494330AM0120	D'ONOFRIO,ANTHONY		703 PELHAM RD APT 111	NEW ROCHELLE	NY	10805
494330AM0130	NOSAL,CHARLES F		3015 N OCEAN BLVD #3F	FORT LAUDERDALE	FL	33308
494330AM0140	BRINSON,JOE	JOHNSON,KEN	1606 SNAPPER LN #2	CAROLINA BEACH	NC	28428
494330AM0150	DETHOMASIS,RICHARD & LENA	IANNUZZI,GIULIANA	10 EASTLAND CIR	ALBANY	NY	12203
494330AM0160	ABISDID,JOSEPH		3015 N OCEAN BLVD APT 3-I	FORT LAUDERDALE	FL	33308
494330AM0170	ARSEVER,ROBERT & MELINE		11647 JOSEPH CASAVENT	*MONTREAL QC	CA	H3M 2
494330AM0180	MACDOWELL,DARLENE		3015 N OCEAN BLVD APT 3K	FORT LAUDERDALE	FL	33308
494330AM0190	DIAMOND,MEREDITH LISA		3015 N OCEAN BLVD #3L	FORT LAUDERDALE	FL	33308
494330AM0200	COLEMAN,JENNIFER & DAVID		7493 S 2135 E	COTTONWD HTS	UT	84121
494330AM0210	MESSINA,VIVIAN		781 PELHAM RD APT 6-D	NEW ROCHELLE	NY	10805
494330AM0220	ASTRELLA,RICHARD &	MOLINARI,JAMES	1928 NECTARINE ST	PHILADELPHIA	PA	19130
494330AM0230	PALMIOTTO,JAMES	PALMIOTTO,DONNA CRUIKSHANK	3015 N OCEAN BLVD #4D	FORT LAUDERDALE	FL	33305
494330AM0240	NUNEZ,SERGIO	CARDOSO DE OLIVEIRA,DENISE	3015 N OCEAN BLVD #4E	FORT LAUDERDALE	FL	33308
494330AM0250	COLON,YESENIA		3015 N OCEAN BLVD #4F	FORT LAUDERDALE	FL	33308
494330AM0260	BUI,QUOC ANH		3 JACOBS LN	BETHEL	CT	06801
494330AM0270	MARKUNAS,JOHN D		3015 N OCEAN BLVD #4H	FORT LAUDERDALE	FL	33308
494330AM0280	PELLEGRINO,MICHAEL & DIANA		68 N SAILORS QUAY DR	BRICK	NJ	08723
494330AM0290	ABEL,RUTH		29 CHARLES ST APT 3-D	NEW YORK	NY	10014
494330AM0300	CHICHALI,ZENAH JASMINE		3015 N OCEAN BLVD #4K	FORT LAUDERDALE	FL	33308
494330AM0310	WILKINS,RODNEY		3015 N OCEAN BLVD #4L	FORT LAUDERDALE	FL	33308
494330AM0320	DIAZ,JESUS		22 DUTCHESS DR	ORANGEBURG	NY	10962
494330AM0330	SCHMIDT,STEPHEN & ANTONINA		248 COLT ST	PENNINGTON	NJ	08534
494330AM0340	SIMMONS,STEVEN M		200 GREENLODGE ST	DEDHAM	MA	02026
494330AM0350	CYNTHIA GERSHOFF LIV TR	GERSHOFF,CYNTHIA TRSTEE	3015 N OCEAN BLVD #5D	FORT LAUDERDALE	FL	33308

494330AM0360	BUFFONE,ROSI	HUNGERFORD,CHRIS LEE	3015 N OCEAN BLVD #5E	FORT LAUDERDALE	FL	33308
494330AM0370	SANTORA,MICHAEL A		3015 N OCEAN BLVD APT 5F	FORT LAUDERDALE	FL	33308
494330AM0380	MCCOTTRY,MONICA	MCCOTTRY,WAYNE	3015 N OCEAN BLVD #5G	FORT LAUDERDALE	FL	33308
494330AM0390	CAMPIONE,PAULA J		3015 N OCEAN BLVD #5H	FORT LAUDERDALE	FL	33308
494330AM0400	LINDER,ERIC M		3015 N OCEAN BLVD #5I	FORT LAUDERDALE	FL	33308
494330AM0410	GREER,MICHAEL J		3015 N OCEAN BLVD #5J	FORT LAUDERDALE	FL	33308
494330AM0420	GUIMARAES,FABRICIO FERREIRA		3535 BLUFFS LN APT 1325	GRAPEVINE	TX	76051
494330AM0430	GIATRAKIS,GEORGE		3015 N OCEAN BLVD #5L	FORT LAUDERDALE	FL	33308
494330AM0440	YOON,CHAKYUNG		777 GULFSHORE BLVD N	NAPLES	FL	34102
494330AM0450	LEVENTIS,GEORGE & SARA ZEZZA		130 S HOMEWOOD AVE	PITTSBURGH	PA	15208
494330AM0460	SVIEDRYS,CLARA &	SVIEDRYS,ADRIANA	235 GRIST MILL LANE	GREAT NECK	NY	11023
494330AM0470	ORTIZ VELA,DORIS ELISA		3015 N OCEAN BLVD #6D	FORT LAUDERDALE	FL	33308
494330AM0480	HAMOUDI,TAHA MAAN	HAIDER-HAMEED ALABASI,SARA	3015 N OCEAN BLVD #6E	FORT LAUDERDALE	FL	33308
494330AM0490	BERKOWITZ,STACEY		9 THOMPSON DR	E ROCKAWAY	NY	11518
494330AM0500	RAPOPORT,STEVEN &	RAPOPORT,IRINA ETAL	PO BOX 14	MIDDLETOWN	NJ	07748
494330AM0510	POTTER,EUGENE D		3015 N OCEAN BLVD #6H	FORT LAUDERDALE	FL	33308
494330AM0520	ALSTON,JILL I		3015 N OCEAN BLVD #6-I	FORT LAUDERDALE	FL	33305
494330AM0530	HARITON,MARK L	MARK L HARITON REV TR	3015 N OCEAN BLVD #6J	FORT LAUDERDALE	FL	33308
494330AM0540	CALERO,VIVIAN ARISTIZABAL	ARISTIZABAL,CATALINA GONZALEZ	3015 N OCEAN BLVD #6K	FORT LAUDERDALE	FL	33308
494330AM0550	BLAND,WILLIAM A		1330 JEFFERSON ST NW	WASHINGTON	DC	20011
494330AM0560	FEINGOLD,BEVERLY		3015 N OCEAN BLVD #7-A	FORT LAUDERDALE	FL	33308
494330AM0570	MONTEMARANO BERKLEY 7B TR	MONTEMARANO,ANGELO TRS ETAL	427 WYCLIFFE AVE	*WOODBIDGE ON	CA	L4L 3
494330AM0580	TUGCU,TIMUR H & SUSAN M		360 S COCONUT PALM BLVD	TAVERNIER	FL	33070
494330AM0590	PEMSEL,ALTHEA		3015 N OCEAN BLVD #7D	FORT LAUDERDALE	FL	33308
494330AM0600	YAN,BENNY		2554 JARDIN TER	WESTON	FL	33327
494330AM0610	HYLOR,ANGELA M		3015 N OCEAN BLVD #7F	FORT LAUDERDALE	FL	33308
494330AM0620	RAMNATH FAM TR	RAMNATH,MICHAEL & TALA S TRS	1240 NW 78 AVE	PLANTATION	FL	33322
494330AM0630	KUBLIN,MICHAEL WILLIAM		3015 N OCEAN BLVD #7H	FORT LAUDERDALE	FL	33305
494330AM0640	CROSMAN,DAVID H/E	ARREDONDO,VERONICA Y	3015 N OCEAN BLVD UNIT 7-I	FORT LAUDERDALE	FL	33308
494330AM0650	SERELSON,SHAUN M	SVERDLOVA,YELENA	3015 N OCEAN BLVD #7J	FORT LAUDERDALE	FL	33308
494330AM0660	HAYTER,DAVID	SAVAN,ROBERT ETAL	308 SHAWNUT AVE #1	BOSTON	MA	02118
494330AM0670	GUSTAFSON,ERIC J	MARCEAU,RICHARD S	34 SADDLE LANE	CENTEREACH	NY	11720
494330AM0680	LURSEN,THOMAS & JOANNE P		4 BRIARBERRY CT	LAKE GROVE	NY	11755
494330AM0690	HARRISON,TANIA LUCIA	TANIA LUCIA HARRISON TR	3015 N OCEAN BLVD #8B	FORT LAUDERDALE	FL	33308
494330AM0700	SVIEDRYS,ADRIANA &	SVIEDRYS,PABLO CAMILO	235 GRIST MILL LANE	GREAT NECK	NY	11023

494330AM0710	YONGE,HOPE L		3015 N OCEAN BLVD #8D	FORT LAUDERDALE	FL	33308
494330AM0720	CAMPISI,PAUL J	TOSI-CAMPISI,JEANMARIE	34 MOUNT MORRIS AVE	WHITE PLAINS	NY	10604
494330AM0730	RESNICK,KERRY L		3015 N OCEAN BLVD #8F	FORT LAUDERDALE	FL	33308
494330AM0740	KYVALLOS,LUCILLE H/E	FITELSON,SHERRY	3015 N OCEAN BLVD APT 8G	FORT LAUDERDALE	FL	33308
494330AM0750	GIRALDO,ALBERTO & LUZ E		3015 N OCEAN BLVD #8H	FORT LAUDERDALE	FL	33308
494330AM0760	JENKINS,GLYNN ALLAN		1572 OAK PARK CVE	DECATUR	GA	30033
494330AM0770	BLACK,CRAIG	BLACK,STACY	8701 WATERVIEW TER	PARKLAND	FL	33076
494330AM0780	GILMAN,H ALAN		3015 N OCEAN BLVD UNIT 8-K	FORT LAUDERDALE	FL	33308
494330AM0790	MARANDOLA,CLELIA TULINI	MARANDOLA,OLINDO	12280 57 AVE	*MONTREAL QC	CA	H1E 2
494330AM0800	ARISTIZABAL,VIVIAN	ARISTIZABAL,CATALINA G ETAL	3015 N OCEAN BLVD #9A	FORT LAUDERDALE	FL	33308
494330AM0810	CORSINO,PATRICK & SHARJIMA		8037 NW 66 TER	PARKLAND	FL	33067
494330AM0820	PISTOLE,DIANE		9912 S 86 E AVE	TULSA	OK	74133
494330AM0830	KATZ,ARI		10347 ANSON AVE	CUPERTINO	CA	95014
494330AM0840	COREY,JOSEPH		3015 N OCEAN BLVD #9E	FORT LAUDERDALE	FL	33308
494330AM0850	THAKKAR,NIRU	KANU & NIRU THAKKAR REV TR	3015 N OCEAN BLVD #9F	FORT LAUDERDALE	FL	33308
494330AM0860	GORDON,MARK DORF	MARK DORF GORDON REV LIV TR	3015 N OCEAN BLVD #9G	FORT LAUDERDALE	FL	33308
494330AM0870	HOOKE,VICKIE L		3015 N OCEAN BLVD #9H	FORT LAUDERDALE	FL	33308
494330AM0880	VALERIO,VANESSA	COSTANZA,GEORGE I	3015 N OCEAN BLVD #9I	FORT LAUDERDALE	FL	33308
494330AM0890	EDWARDS,JOANN C		3015 N OCEAN BLVD APT 9J	FORT LAUDERDALE	FL	33308
494330AM0900	JONES,MELANIE R & TRENT J		3015 N OCEAN BLVD #9K	FORT LAUDERDALE	FL	33308
494330AM0910	FALASCA,BRADEN J	MACK,JAMES C JR	3015 N OCEAN BLVD #9-L	FORT LAUDERDALE	FL	33308
494330AM0920	COSENTINO,JOSEPH	COSENTINO,GEORGINA	897 POST ROAD	EDGEMONT	NY	10583
494330AM0930	ARISTIZABAL,ALFREDO & JANIE W		3015 N OCEAN BLVD APT 10B	FORT LAUDERDALE	FL	33308
494330AM0940	ARISTIZABAL,ALFREDO		3015 N OCEAN BLVD #10B	FORT LAUDERDALE	FL	33308
494330AM0950	HAFNER,GLADYS A		3015 N OCEAN BLVD UNIT 10-D	FORT LAUDERDALE	FL	33308
494330AM0960	VALENSI,MEYER		3015 N OCEAN BLVD #10-E	FORT LAUDERDALE	FL	33308
494330AM0970	JOHN W LEE LIV TR	LEE,JOHN W TRS	180 PARK ROW #23AB	NEW YORK	NY	10038
494330AM0980	AHMED F OSMAN TR	OSMAN,AHMED F TRS ETAL	3055 HARBOR DR APT 1203	FORT LAUDERDALE	FL	33316
494330AM0990	CHIFLACO LLC		1649 N WOLCOTT AVE	CHICAGO	IL	60622
494330AM1000	MORALES,CARLOS	CORREA,HERNANDO	3015 N OCEAN BLVD #101	FORT LAUDERDALE	FL	33308
494330AM1010	N SQUARE LLC		4840 LEE CIR	BOULDER	CO	80303
494330AM1020	BEDI,DEEPAK KUMAR		3015 N OCEAN BLVD #10K	FORT LAUDERDALE	FL	33308
494330AM1030	SENESI,LEO P	LEO P SENESI REV LIV TR	3015 N OCEAN BLVD APT 10L	FORT LAUDERDALE	FL	33308
494330AM1040	SAMSON,ADLEY S		3015 N OCEAN BLVD #11A	FORT LAUDERDALE	FL	33308
494330AM1050	LABINSKI,BARBARA A		6 PELHAM RD	LANCASTER	NY	14086

494330AM1060	ALLEN,CHARLES J		42 HURTIN BLVD	SMITHTOWN	NY	11787
494330AM1070	KASPRZYCKI-ROSIKON,KASPER	ZINKOVSHCHUK,KONSTANTIN	3015 N OCEAN BLVD #11D	FORT LAUDERDALE	FL	33308
494330AM1080	MICHEL,ROSEMARY		3015 N OCEAN BLVD #11E	FORT LAUDERDALE	FL	33308
494330AM1090	WILNER,WENDY J		3015 N OCEAN BLVD #11F	FORT LAUDERDALE	FL	33308
494330AM1100	NIELSEN,PATRICIA M		4840 LEE CIR	BOULDER	CO	80303
494330AM1110	FOX,MICHAEL		33 REDFIELD RD	ISLAND PARK	NY	11558
494330AM1120	DONNELLY,JAMES T		3015 N OCEAN BLVD DR #11-I	FORT LAUDERDALE	FL	33308
494330AM1130	O'DONNELL,MICHAEL A		25 SARANAC RD	SEA RANCH LAKES	FL	33308
494330AM1140	SELITTO,GEORGE LOUIS		120 STONELEA PL #2H	NEW ROCHELLE	NY	10801
494330AM1150	LAMONT,ROBERT PATRICK	LAMONT,CHERI ANN	100 E MILL ST	SELINSGROVE	PA	17870
494330AM1160	DIGNUM,MICHELE A		3015 N OCEAN BLVD #12 A	FORT LAUDERDALE	FL	33308
494330AM1170	AVADIK,YURIK S		3015 N OCEAN BLVD APT 12B	FORT LAUDERDALE	FL	33308
494330AM1180	SCHENERMAN,TINA LIBBY		69 OLD HIGHWAY 28	WHITE HSE STA	NJ	08889
494330AM1190	LAWSON,H LEROY JR		401 EAST LINTON BLVD #269	DELRAY BEACH	FL	33483
494330AM1200	BOLBER,MIRIAM		3015 N OCEAN BLVD #12E	FORT LAUDERDALE	FL	33308
494330AM1210	JOHN FOMOOK TR		1955 NE 7 TER	WILTON MANORS	FL	33305
494330AM1220	LAPORTA,THOMAS H/E	LAPORTA,MARK ANTHONY	3015 N OCEAN BLVD #12G	FORT LAUDERDALE	FL	33308
494330AM1230	PARYZ,JAMES		3015 N OCEAN BLVD #12H	FORT LAUDERDALE	FL	33308
494330AM1240	DERBEDROSSIAN,BEDROS & SIRAN		3015 N OCEAN BLVD APT 12I	FORT LAUDERDALE	FL	33308
494330AM1250	SARANDOS,ANDREW D & VICKI		18690 KESTREL TRL	BROOKFIELD	WI	53045
494330AM1260	ROWE,CHARLES W		3015 N OCEAN BLVD #12K	FORT LAUDERDALE	FL	33308
494330AM1270	GROUPE IMMOBILIER PERTEL INC		1635 SHERBROOKE WEST STE 450	*MONTREAL QC	CA	H3H 1
494330AM1280	HARRIS KERN LIV TR	MUNIZ,MAYRA L	2388 DUMAS DR	FRISCO	TX	75034
494330AM1290	HURST,JOHN	HURST,BRANDY	3015 N OCEAN BLVD #14B	FORT LAUDERDALE	FL	33308
494330AM1300	BAKER,CYNTHIA	BAKER,ANDREW	3015 N OCEAN BLVD #14C	FORT LAUDERDALE	FL	33308
494330AM1310	GALARZA,BILMA C		135 COURTLAND HILL ST # 19	STAMFORD	CT	06906
494330AM1320	CAPITAL PLACE PROPERTIES INC		1752 ENSENADA SEIS	GULF BREEZE	FL	32561
494330AM1330	BLONESS,LEONARD	JOHNSON,JEANETTE H	3015 N OCEAN BLVD #14F	FORT LAUDERDALE	FL	33308
494330AM1340	OLMEDA,MELBA		3015 N OCEAN BLVD #14G	FORT LAUDERDALE	FL	33308
494330AM1350	SUAREZ,SAUL		3015 N OCEAN BLVD #14H	FORT LAUDERDALE	FL	33308
494330AM1360	BETHMANN,CAMERON	FULLER,NICOLE	3015 N OCEAN BLVD #14I	FORT LAUDERDALE	FL	33308
494330AM1370	LEON,MARCO A	LEON,MYRIAM	4127 BOSTON CT	WESTON	FL	33331
494330AM1380	DANIEL C ROSENBLATT REV TR	ROSENBLATT,DANIEL C TRSTEE	2900 N COURSE DR APT 903	POMPANO BEACH	FL	33069
494330AM1390	SMITH,RANDY J	LAURI HORNER REV TR	3015 N OCEAN BLVD #14L	FORT LAUDERDALE	FL	33308
494330AM1400	DICICCO,MARCELLO	AMARINI,MADDALENA DICICCO	10724 RICHMOND PL	COOPER CITY	FL	33026

494330AM1410	DOWLING,MICHAEL	HACKETT,ROBERT	516 W 47 ST #S5B	NEW YORK	NY	10036
494330AM1420	MICHEL,ROSEMARY		3015 N OCEAN BLVD #11E	FORT LAUDERDALE	FL	33308
494330AM1430	MOSS,LYNDA H/E	MOSS,LILY C	3015 N OCEAN BLVD #15D	FORT LAUDERDALE	FL	33308
494330AM1440	REGENSBURG,RICHARD	RICHARD REGENSBURG REV TR	3015 N OCEAN BLVD #15E	FORT LAUDERDALE	FL	33308
494330AM1450	GODDARD,STEVEN E & OLGA V		7231 NW 68 DR	PARKLAND	FL	33067
494330AM1460	FILIPPI,ANGELO M		3015 N OCEAN BLVD #15G	FORT LAUDERDALE	FL	33308
494330AM1470	EISEN,MICHAEL		91 WHISTLE POST ST	*TORONTO ON	CA	M4E 3
494330AM1480	WALKER,GLENN		8202 NW 91 AVE	TAMARAC	FL	33321
494330AM1490	WHITTINGTON,JAMES W JR	VIEIRA,MONICA MARIA	3015 N OCEAN BLVD #15J	FORT LAUDERDALE	FL	33308
494330AM1500	HENEGHAN,ROSEMARY		633 ROYAL YORK RD	*ETOBICOKE ON	CA	M8Y 2
494330AM1510	AMMACCAPANE,FRANK	DE SONNE,BARBARA	34 CAMEO RD	COMMACK	NY	11725
494330AM1520	3015 NORTH OCEAN BLVD #16A TR	ESCANDELL,SERGIO TRSTEE ETAL	1070 SATINLEAF ST	HOLLYWOOD	FL	33019
494330AM1530	SENDELBECK,ROBERT S		3015 N OCEAN BLVD #16B	FORT LAUDERDALE	FL	33308
494330AM1540	KOSMAS,ALEXIS		3015 N OCEAN BLVD #16C	FORT LAUDERDALE	FL	33308
494330AM1550	GASKILL,JAMES L	GASKILL,SHANA S	1123 RIVERBEND DR	LABELLE	FL	33935
494330AM1560	GLENDALE,DAN	GLENDALE,DAVID	9521 S BRANDT AVE	OAK LAWN	IL	60453
494330AM1570	TAVOLACCI,CYNTHIA ANN	TAVOLACCI,JOSEPH J	5 HEMLOCK HOLLOW	CHAPPAQUA	NY	10514
494330AM1580	OLIVER AEDEN FARLEY IRREV TR	CLARE L FARLEY IRREV TR ETAL	1900 MADRONA POINT DR	BREMERTON	WA	98312
494330AM1590	ROSENWALD,JAMES R		221 WOODCREST DR	CORAOPOLIS	PA	15108
494330AM1600	SUPPA,ANTHONY	SUPPA,GRACE	18488 HERITGAE TRL	STRONGVILLE	OH	44136
494330AM1610	TAVOLACCI,VINCENT H/E	TAVOLACCI,JOSEPH J	3015 N OCEAN BLVD #16J	FORT LAUDERDALE	FL	33308
494330AM1620	ZUPPA,ARMANDO		3015 N OCEAN BLVD APT 16K	FORT LAUDERDALE	FL	33308
494330AM1630	CHEN,JAMES Y & GLORIA T		5150 NE 26 AVE	FORT LAUDERDALE	FL	33308
494330AM1640	SOL LA RU LLC		1752 ENSENADA SEIS	PENSACOLA BEACH	FL	32561
494330AM1650	LOCHE NOMINEE REALTY TRUST	LOCHE,JOHN TRSTEE	3015 N OCEAN BLVD #17B	FORT LAUDERDALE	FL	33308
494330AM1660	KAUFMAN,MARC A		88 BEAR PAW ROAD #1	BRIDGEPORT	CT	06606
494330AM1670	REEVES,DONALD THOMAS		3015 N OCEAN BLVD #17D	FORT LAUDERDALE	FL	33308
494330AM1680	BUTLER,EDWARD O		3015 N OCEAN BLVD APT 17E	FORT LAUDERDALE	FL	33308
494330AM1690	SOURLIS,CHRISTOS		2054 36 ST	ASTORIA	NY	11105
494330AM1700	GREGOIRE,THOMAS JEFFERY		3015 N OCEAN BLVD #17G	FORT LAUDERDALE	FL	33308
494330AM1710	SCHUSTER,RICHARD E		3015 N OCEAN BLVD APT 17-H	FORT LAUDERDALE	FL	33308
494330AM1720	SNOW,MARY		299 E BROWARD BLVD #204	FORT LAUDERDALE	FL	33301
494330AM1730	HERNANDEZ,ANTONIO	HINES,JOHN	2 SALK DR	HIGHLAND	NY	12528
494330AM1740	RAMIREZ,LUIS G H/E	BRADLEY,ROBERT H/E ETAL	3015 N OCEAN BLVD UNIT 17K	FORT LAUDERDALE	FL	33308
494330AM1750	HENRY,HEATHER MARIA	TULINI,OTTAVIO	388 WRIGHT CRES	*NIAGARA ON THE LAKE ON	CA	LOS 1

494330AM1760	MONTESANTO,DAVID & LESLIE H		3015 N OCEAN BLVD UNIT 18A	FORT LAUDERDALE	FL	33308
494330AM1770	MEJIA,ISMERIDA & JORGE	MEJIA,MICHAEL	PO BOX 236	PATERSON	NJ	07543
494330AM1780	MAKOWER,JILL L	VESCO,TONI ANN	9425 SHORE RD #1E	BROOKLYN	NY	11209
494330AM1790	BASS,GEORGE NELSON III	CARRIER,LINDSAY MARIE	3015 N OCEAN BLVD #18D	FORT LAUDERDALE	FL	33308
494330AM1800	LANDRY,THEODORE S	MAVROS,PATRICK J	1 LINCOLN PLAZA #40 N	NEW YORK	NY	10023
494330AM1810	TAMBERINO CB INC		144 PIDGEON HILL RD	HUNTINGTON STATION	NY	11746
494330AM1820	UNDERWOOD,SABRINA SUE		3015 N OCEAN BLVD #18G	FORT LAUDERDALE	FL	33308
494330AM1830	LAZ,MEDARD P		3015 N OCEAN BLVD #18H	FORT LAUDERDALE	FL	33308
494330AM1840	DEPPEN,DIANE		3015 N OCEAN BLVD # 18I	FORT LAUDERDALE	FL	33308
494330AM1850	KIBRIA,MIR S		1124 31 AVE #10E	LONG ISLAND CITY	NY	11106
494330AM1860	ADAM,MATTHEW	CRYMBLE,ROBERT T	3015 N OCEAN BLVD #18K	FORT LAUDERDALE	FL	33308
494330AM1870	WALSH,MARIA A		3015 N OCEAN BLVD UNIT 18-L	FORT LAUDERDALE	FL	33308
494330AM1880	ARREDONDO,VERONICA YANETH	CROSMAN,DAVID WILLIAM	3015 N OCEAN BLVD #19A	FORT LAUDERDALE	FL	33308
494330AM1890	KEOMURJIAN,ALEX		520 W 48 ST UNIT 5D	NEW YORK	NY	10036
494330AM1900	EHRHART,RANDY DAVID		3015 N OCEAN BLVD #19C	FORT LAUDERDALE	FL	33308
494330AM1910	CULLEN,ROBERT		3015 N OCEAN BLVD #19-D	FORT LAUDERDALE	FL	33308
494330AM1920	GROTTO,CHRISTOPHER		3015 N OCEAN BLVD #19E	FORT LAUDERDALE	FL	33308
494330AM1930	GIRARD,MICHAEL H/E	DAVIS,ALICIA	3015 N OCEAN BLVD #19F	FORT LAUDERDALE	FL	33308
494330AM1940	STEELE,SHERMAN		3015 N OCEAN BLVD #19G	FORT LAUDERDALE	FL	33308
494330AM1950	MENA,ERIKA D		3015 N OCEAN BLVD # 19H	FORT LAUDERDALE	FL	33305
494330AM1960	ZIELKE,ANDRZEJ & BOZENA		16902 SKY HARBOR CT	FRIENDSWOOD	TX	77546
494330AM1970	KELLY B MIRANDA LIV TR	MIRANDA,KELLY B TRS ETAL	3309 BERKSHIRE CIR	JOHNSON CITY	TN	37604
494330AM1980	MACEDO,LLOYD G		3015 N OCEAN BLVD #19K	FORT LAUDERDALE	FL	33308
494330AM1990	TAMARIZ,THEODORE E		3015 N OCEAN BLVD APT 19-L	FORT LAUDERDALE	FL	33308
494330BG0010	LEVE,NANCY		3031 N OCEAN BLVD # 201	FORT LAUDERDALE	FL	33308
494330BG0020	DAY,JOSEPH J	JOSEPH J DAY REV TR	3031 N OCEAN BLVD # 202	FORT LAUDERDALE	FL	33308
494330BG0030	MAZZO,DOMENICO	MAZZO,ANTONIETTO	72 RAYMOND RD	*WOODBIDGE ON	CA	L4I 2
494330BG0040	BERNSTEIN,MICHELLE PARKE		3031 N OCEAN BLVD #204	FORT LAUDERDALE	FL	33308
494330BG0050	WELZEL,ELAINE		3031 N OCEAN BLVD APT 205	FORT LAUDERDALE	FL	33308
494330BG0060	PRIME FLORIDA ENTERPRISE LLC		8923 LEGACY CT UNIT 302	KISSIMMEE	FL	34747
494330BG0070	ALIAGA,JORGE E ZEMBO	FELIU,ANA M GARCES	LAURENCIA 441 RENACA	*VINA DEL MAR	CL	
494330BG0080	BRADFIELD,CLAUDINA		3031 N OCEAN BLVD APT 208	FORT LAUDERDALE	FL	33308
494330BG0090	DA SILVA,MARCOS P	SILVA,ELISANGELA & DA SILVA,W F	547 NW 39 AVE	DEERFIELD BEACH	FL	33442
494330BG0100	DREYER,ANDREW H/E	DREYER,JOHN G & SHEILAH F	3031 N OCEAN BLVD #302	FORT LAUDERDALE	FL	33308
494330BG0110	DUONG,RATTANA		22 RUMFORD ST	WEST HARTFORD	CT	06107

494330BG0120	SALVADOR E & MIRIAM LOPEZ LIV TR		3031 N OCEAN BLVD #304	FORT LAUDERDALE	FL	33308
494330BG0130	XIE,WAN		3031 N OCEAN BLVD #305	FORT LAUDERDALE	FL	33308
494330BG0140	AMERICAN S GROUP LLC	%ANDREY SOLOENENKO ESQ	PO BOX 821453	PEMBROKE PINES	FL	33082
494330BG0150	SCIBONA,SANDRA A	SANDRA A SCIBONA REV TR	3031 N OCEAN BLVD UNIT 307	FORT LAUDERDALE	FL	33308
494330BG0160	WHITE,SONIA D		257 SHORE CT	LAUDERDALE BY THE SEA	FL	33308
494330BG0170	PATANE,JOSEPH		380 PARK AVE	HUNTINGTON	NY	11743
494330BG0180	EVENHOUSE,LISA L		3031 N OCEAN BLVD #402	FORT LAUDERDALE	FL	33308
494330BG0190	GREVE,ROSEMARIE		3031 N OCEAN BLVD #403	FORT LAUDERDALE	FL	33308
494330BG0200	CATKA,TONY E &	WELLER,MICHAEL D	5930 NE 15 AVE	FORT LAUDERDALE	FL	33334
494330BG0210	LACERIA,LUCIA		14 HIGHLAND AVE	KEARNY	NJ	07032
494330BG0220	WINS,RUBY		318 HARRINGTON AVE	CLOSER	NJ	07624
494330BG0230	BEST,MARIA C		6710 DAFFODIL LN	GREENDALE	WI	53129
494330BG0240	BAKER,ROBERT		1900 CLIFFORD ST #506	FORT MYERS	FL	33901
494330BG0250	BONATTO,PAULO RICARDO		824 GRANADA GROVES CT	CORAL GABLES	FL	33134
494330BG0260	DOS SANTOS,ANTONIO R		3031 N OCEAN BLVD #502	FORT LAUDERDALE	FL	33308
494330BG0270	CARPENTIER,GLENN	DOTRO,CHARLES	1844 PARK AVE	EAST MEADOW	NY	11555
494330BG0280	RAGUSO,MICHAEL J H/E	RAGUSO,ELLA	3031 N OCEAN BLVD #504	FORT LAUDERDALE	FL	33308
494330BG0290	ROBINSON,HOLLIS		3031 N OCEAN BLVD UNIT 505	FORT LAUDERDALE	FL	33308
494330BG0300	POLETTI,JOSE R	LEITE,MARIA	3031 N OCEAN BLVD #506	FORT LAUDERDALE	FL	33308
494330BG0310	STALLONE,LUIGI & MARIE		4800 NE 15 WAY	OAKLAND PARK	FL	33334
494330BG0320	COLETTI,GRACE	COLETTI,ADRIANO	93 TEMPLEWOOD CRES	*VAUGHAN ON	CA	L4H 3
494330BG0330	JUKIC,MASE & JASMINKA		4722 W ENFIELD	SKOKIE	IL	60076
494330BG0340	KILJIAN,VAHE VICTOR & ARDA	KILJIAN,CHRISTINA	145 WASHINGTON AVE	NEW MILFORD	NJ	07646
494330BG0350	BALLESTER,ANA H/E	GARCIA,ALEJANDRO & LILIANA I	3031 N OCEAN BLVD #603	FORT LAUDERDALE	FL	33308
494330BG0360	BRETON,CHRISTIAN H/E	PARMA,VERONICA ALICIA	3031 N OCEAN BLVD UNIT 604	FORT LAUDERDALE	FL	33308
494330BG0370	KOHLMEYER,PATRICIA &	KOHLMEYER,ROBERT	278 INDIAN HEAD RD	KINGS PK	NY	11754
494330BG0380	GREESON,STEPHANIE	STEPHANIE T GREESON REV TR	3031 N OCEAN BLVD #606	FORT LAUDERDALE	FL	33308
494330BG0390	BRUNO,MARCELLA	BRUNO,EMILIA & BRUNO,CARMELA	6670 BOULEVARD MONK	*MONTREAL QC	CA	H4E 3
494330BG0400	NADON,MICHELE		35 CHEMIN DES TRILLES	*LAVAL QC	CA	H7Y 1
494330BG0410	DA SILVA,WATSON &	RITA,RAQUEL	3031 N OCEAN BLVD APT 701	FORT LAUDERDALE	FL	33308
494330BG0420	ALIAGA,JORGE EDUARDO ZEMBO		LAURENCIA 441 RENACA	*VINA DEL MAR	CL	
494330BG0430	FERGUSON,DOUGLAS E	DOUGLAS E FERGUSON LIV TR	3031 N OCEAN BLVD #703	FORT LAUDERDALE	FL	33308
494330BG0440	MOFFAT,DUNCAN		257 SHORE CT	LAUDERDALE BY THE SEA	FL	33308
494330BG0450	BRENDAN P GARRY LIV TR	GARRY,BRENDAN P TRS	218 NEWTONVILLE AVE	NEWTON	MA	02458
494330BG0460	RICCELLI,CARMEN D & KELLY A		3031 N OCEAN BLVD #706	FORT LAUDERDALE	FL	33308

494330BG0470	CIPRESSI,SONIA	CIPRESSI,TONY	57 DINARDO CT	*KING CITY ON	CA	L7B 1
494330BG0480	LAUZON,ANNA MARIE	ANNA MARIE LAUZON REV TR	3031 N OCEAN BLVD #708	FORT LAUDERDALE	FL	33308
494330BG0490	CASWELL,ANN SYMONDS		PO BOX 39822	FORT LAUDERDALE	FL	33339
494330BG0500	LOFFREDA MANCINELLI,CLAUDIO	LOFFREDA MANCINELLI,PHYLLIS	515 IVY ST	PITTSBURGH	PA	15232
494330BG0510	WEAVER,OLGA I		3031 N OCEAN BLVD #803	FORT LAUDERDALE	FL	33306
494330BG0520	BASANTES,RUBEN		3031 N OCEAN BLVD UNIT 804	FORT LAUDERDALE	FL	33308
494330BG0530	HOLLANDER,MICHAEL	MEENAKSHI,JANANI	3031 N OCEAN BLVD UNIT 805	FORT LAUDERDALE	FL	33308
494330BG0540	AVIV,ABRAHAM	AVIV,AMIT	11027 BAYBREEZE WAY	BOCA RATON	FL	33428
494330BG0550	MOYER,ROBERT K	HERRICK,ANDREW L	103 W SIDE DR	REHOBOTH BEACH	DE	19971
494330BG0560	MILO,LEONARD M		3031 N OCEAN BLVD APT 808	FORT LAUDERDALE	FL	33308
494330BG0570	PUJOL,MERCE		792 COLUMBUS AVE #9H	NEW YORK	NY	10025
494330BG0580	HOWE,ALLISON G	HOWE,JONI	231 OHIO ST	HICKSVILLE	NY	11801
494330BG0590	DROSOS,ALEX	GADINAS,IRENA	8436 W OAK AVE	NILES	IL	60714
494330BG0600	DUNN,DARLENE		223 LAKESIDE DR	MORGANTOWN	WV	26508
494330BG0610	OSSA VILLEGAS,DANIELA	OSSA VILLEGAS,JUANITA ETAL	3031 N OCEAN BLVD #905	FORT LAUDERDALE	FL	33308
494330BG0620	DORRIEN,MICHAEL		29 CHAPEL AVE	BROOKHAVEN	NY	11719
494330BG0630	CHIACCHIO,LORETTA	CHIACCHIO,MARK	1404 WEEPING WILLOW CT	TOMS RIVER	NJ	08753
494330BG0640	BOOTH,HOLLY J		3031 N OCEAN BLVD #908	FORT LAUDERDALE	FL	33308
494330BG0650	JABLONSKI,CHRISTOPHER L		3031 N OCEAN BLVD #1001	FORT LAUDERDALE	FL	33308
494330BG0660	LIBERATORE,DAVID J & KIMBERLY		1135 STEPLECHASE DR	MORGANTOWN	WV	26508
494330BG0670	MASSELLI,TIMOTHY M		3031 N OCEAN BLVD #1003	FORT LAUDERDALE	FL	33308
494330BG0680	MAHLER,PAUL H/E	GIGLIO,JOHN M	3031 N OCEAN BLVD APT 1004	FORT LAUDERDALE	FL	33308
494330BG0690	CURRAN-LONDON,ALISHIA HE	CURRAN,RICHARD M & LISA Q ETAL	3031 N OCEAN BOULEVARD 1005	FORT LAUDERDALE	FL	33308
494330BG0700	KONSTANTOPOULOS,TOM		6850 LARAMIE AVE	SKOKIE	IL	60077
494330BG0710	VUONO,BETH		3031 N OCEAN BLVD #1007	FORT LAUDERDALE	FL	33308
494330BG0720	JOSEPH & JOSEPHINE CESARE TR	CESARE,LORENZO F TRSTEE ETAL	59-38 71 ST	MASPETH	NY	11378
494330BG0730	CHLAN,WILLIAM		3031 N OCEAN BLVD APT 1101	FORT LAUDERDALE	FL	33308
494330BG0740	COHEN,BONNIE S		3031 N OCEAN BLVD UNIT 1102	FORT LAUDERDALE	FL	33308
494330BG0750	GADINAS,IRENA		8436 WEST OAK AVE	NILES	IL	60714
494330BG0760	SAMPAIO,ALINE GERALDO		3031 N OCEAN BLVD #1104	FORT LAUDERDALE	FL	33308
494330BG0770	LINDGREN TR	LINDGREN,DARRELL TRS	8824 HOLLYWOOD BLVD	LOS ANGELES	CA	90069
494330BG0780	GOR,AVI		3031 N OCEAN BLVD #1106	FORT LAUDERDALE	FL	33308
494330BG0790	LYNCH,EDWARD J		3031 N OCEAN BLVD #1107	FORT LAUDERDALE	FL	33308
494330BG0800	DROSOS,ALEX	GADINAS,IRENA	8436 W OAK AVE	NILES	IL	60714
494330BG0810	HOGAN,JOHN L		3031 N OCEAN BLVD APT 1201	FORT LAUDERDALE	FL	33308

494330BG0820	BRYAN,JAMES SCOTT		3031 N OCEAN BLVD UNIT 1202	FORT LAUDERDALE	FL	33308
494330BG0830	AGTEY,MADHAVI M	MADHAVI M AGTEY TR	3031 N OCEAN BLVD 1203	FORT LAUDERDALE	FL	33308
494330BG0840	CURRAN,RICHARD M	RICHARD M CURRAN REV LIV TR	3031 N OCEAN BLVD #1204	FORT LAUDERDALE	FL	33308
494330BG0850	JOHNSON,RICHARD P		3031 N OCEAN BLVD #1205	FORT LAUDERDALE	FL	33308
494330BG0860	COATES,JOHN PAUL		3031 N OCEAN BLVD #1206	FORT LAUDERDALE	FL	33308
494330BG0870	FOLINO,BRUNO	FOLINO,RITA	86 WOODBRIDGE AVE #311	*WOODBIDGE ON	CA	L4L 0
494330BG0880	DA CORTE,EZIO	DA CORTE,VINCENZA	135 ROOKSNEST TRL	*SCARBOROUGH ON	CA	M1S 3
494330BG0890	BITTER,RONALD KEISER		3031 N OCEAN BLVD UNIT 1401	FORT LAUDERDALE	FL	33308
494330BG0900	JOY,LUCY		1111 137 ST	COLLEGE POINT	NY	11356
494330BG0910	NEWCOMBE,BERNARD J	NEWCOMBE,JOANNE	3031 N OCEAN BLVD #1403	FORT LAUDERDALE	FL	33308
494330BG0920	MARCELA FEICKERT REV LIV TR	FEICKERT,MARCELA TRS	3031 N OCEAN BLVD #1404	FORT LAUDERDALE	FL	33308
494330BG0930	GOYAL,LAV	GOYAL,SONIA	6747 NW 110 WAY	PARKLAND	FL	33076
494330BG0940	HANSEN,KIMBERLY		210 RIVERWOOD CT	ATLANTA	GA	30328
494330BG0950	LAMPEAS FAMILY LP #1		117 ALDRSHOT LANE	MANHASSET	NY	11030
494330BG0960	WAGNER,CHRISTOPHER V		3031 N OCEAN BLVD #1408	FORT LAUDERDALE	FL	33308
494330BG0970	LISTON,KEVIN THOMAS	TICHY,ROBERT JOHN	3031 N OCEAN BLVD #1501	FORT LAUDERDALE	FL	33308
494330BG0980	BOYENGA,JENNIFER		3031 N OCEAN BLVD #1502	FORT LAUDERDALE	FL	33308
494330BG0990	HASTINGS,SAMUEL		PO BOX 566481	ATLANTA	GA	31156
494330BG1000	ENDICO,FELIX		2630 POST RD	DARIEN	CT	06820
494330BG1010	VANDERHEYDEN,RAYMOND		3031 N OCEAN BLVD #1505	FORT LAUDERDALE	FL	33308
494330BG1020	TAGUE,SHIRLEY		3031 N OCEAN BLVD UNIT 1506	FORT LAUDERDALE	FL	33308
494330BG1030	BALDASSARRA,MIRELLA		253 MISTY MEADOW DR	*WOODBIDGE ON	CA	L4L 3
494330BG1040	BUFFALO,MATTHEW	CHAN,WAI SIN	3031 N OCEAN BLVD #1508	FORT LAUDERDALE	FL	33308
494330BG1050	GALLO,MICHELLE		2300 TOWNSEND ROAD	SEAFORD	NY	11783
494330BG1060	PEREZ,JUAN CARLOS		2600 NE 26 TER	FORT LAUDERDALE	FL	33306
494330BG1070	KONSTANTOPOULOS,KONSTANTINA	KONSTANTOPOULOS,STAVROS	1826 KENDALE DR	GLENVIEW	IL	60025
494330BG1080	SEVERINO,GINA MARIE	KOMPERDA,DEBORAH	1520 W GOLDENGATE DR	ADDISON	IL	60101
494330BG1090	TERRENCE P BURNS REV TR	ROBERT GRAZIANO REV TR ETAL	1430 N ASTOR ST # 17A	CHICAGO	IL	60610
494330BG1100	SHAPIRO,HENRY H/E	SHAPIRO,EUGENE & YELENA	3031 N OCEAN BLVD APT 1606	FORT LAUDERDALE	FL	33308
494330BG1110	BURGMANN,THOMAS	LACAVA,RALPH	3031 N OCEAN BLVD UNIT 1607	FORT LAUDERDALE	FL	33308
494330BG1120	ELLSTROM,HANS &	HEROSIAN,KENARIK	JOHN ERICSSONSGATAN16	*STOCKHOLM	SE	11222
494330BG1130	BIALECKI,RICHARD		3031 N OCEAN BLVD #1701	FORT LAUDERDALE	FL	33308
494330BG1140	CORREA BORGER,MELISSA	BORGER,JOSEPH MICHAEL JR	2911 MANDALAY BEACH RD	WATAGH	NY	11793
494330BG1150	STARNES,ANNE-MARIE		70-42 65 PL APT 1-R	GLENDALE	NY	11385
494330BG1160	LOHMEIER,ROGER A		3031 N OCEAN BLVD #1704	FORT LAUDERDALE	FL	33308

494330BG1170	SULLIVAN,MICHAEL GERALD		3031 N OCEAN BLVD APT 1705	FORT LAUDERDALE	FL	33308
494330BG1180	NAHAS DE MAAMARI,MARIA MAGDALENA	MAAMARI,RICARDO V	55 BEECHWOOD DR	WAYNE	NJ	07470
494330BG1190	ZWEIKOFT,STEWART		50 E 13 ST #2408	KANSAS CITY	MO	64106
494330BG1200	ELIAS,LARA		2705 PEEKSKILL AVE	HENDERSON	NV	89052
494330BG1210	ZUCKERMAN,DENISE		3031 N OCEAN BLVD UNIT 1801	FORT LAUDERDALE	FL	33308
494330BG1220	HAWAI 1802 LLC		3031 N OCEAN BLVD #1802	FORT LAUDERDALE	FL	33308
494330BG1230	PIAZZA,JO ANNE		1730 MONTEREY DR	PLYMOUTH MTNG	PA	19462
494330BG1240	HIRSHENHORN,HILDY C		3031 N OCEAN BLVD APT 1804	FORT LAUDERDALE	FL	33308
494330BG1250	LYNCH,LORRAINE		78 JESTER LANE	LEVITTOWN	NY	11756
494330BG1260	RENGEL,LUIS JOSE SR &	RENGEL,VIRGINIA ETAL	3031 N OCEAN BLVD #1806	FORT LAUDERDALE	FL	33308
494330BG1270	JONES,JAMES		3031 N OCEAN BLVD #1807	FORT LAUDERDALE	FL	33308
494330BG1280	BOZO I LLC		101 HUDSON ST #25 FL	JERSEY CITY	NJ	07302
494330BG1290	CARTER,DANNY		3031 N OCEAN BLVD #1901	FORT LAUDERDALE	FL	33308
494330BG1300	VASQUEZ,JOAN M		3031 N OCEAN BLVD APT 1902	FORT LAUDERDALE	FL	33308
494330BG1310	KISS,JAMES I & ELIZABETH H		17 BRANTON DR	EAST BRUNSWICK	NJ	08816
494330BG1320	MESSINA,MICHAEL T	MESSINA,SHANNA	5850 NE 21 TER	FORT LAUDERDALE	FL	33308
494330BG1330	LEVY,LINDA	LINDA LEVY LIV TR	3031 N OCEAN BLVD #1905	FORT LAUDERDALE	FL	33308
494330BG1340	ASCIONE,ENRICO		3031 N OCEAN BLVD APT 1906	FORT LAUDERDALE	FL	33308
494330BG1350	COCCIA,S SHEILA		3031 N OCEAN BLVD #1907	FORT LAUDERDALE	FL	33308
494330BG1360	MIKUT,GREGORY	MIKUT,LAURA	79 HOWARD DR	MANAHAWKIN	NJ	08050
494330BH0010	ALEXANDRA MASTRIANA SOLAL REV TR	MASTRIANA-SOLAL,ALEXANDRA TRS	1500 N FEDERAL HWY #201	FORT LAUDERDALE	FL	33304
494330BH0020	LOPEZ,JANET		3000 N OCEAN BLVD #102	FORT LAUDERDALE	FL	33308
494330BH0030	FERNANDEZ,JULIO J		3000 N OCEAN BLVD UNIT 103	FORT LAUDERDALE	FL	33308
494330BH0040	PABON,DAVID		4013 N OCEAN DR #308	LAUDERDALE BY THE SEA	FL	33308
494330BH0050	ALBERT NICHOLAS THILL REV TR	THILL,ALBERT NICHOLAS TRS	2 BRIARWOOD CIR #LJ210	HOLLYWOOD	FL	33024
494330BH0060	BROWN,LESLIE W	LARSEN,HERBERT P	2727 YACHT CLUB BLVD UNIT 1E	FORT LAUDERDALE	FL	33304
494330BH0070	MILLECAM,ANNE MARIE		3000 N OCEAN BLVD #204	FORT LAUDERDALE	FL	33308
494330BH0080	SA OF SOUTH FLORIDA INC		3100 NE 48 ST #107	FORT LAUDERDALE	FL	33308
494330BH0090	DELLARCIPRETE,LYNN		3000 N OCEAN BLVD #206	FORT LAUDERDALE	FL	33308
494330BH0100	REED,RYAN M		3000 N OCEAN BLVD #207	FORT LAUDERDALE	FL	33308
494330BH0110	STACEY,JILL		3000 N OCEAN BLVD #301	FORT LAUDERDALE	FL	33308
494330BH0120	MERTINS,NADIYA V		3100 NE 48 ST #107	FORT LAUDERDALE	FL	33308
494330BH0130	MEZA,ANGELA MARIA		94032 WOODBRIER CIR	FERNANDINA BEACH	FL	32034
494330BH0140	SIMMONS,COREY	SIMMONS,TODD & SIMMONS,WESLEY	3000 N OCEAN BLVD # 304	FORT LAUDERDALE	FL	33308
494330BH0150	MOTTA,SUSAN K		3000 N OCEAN BLVD #305	FORT LAUDERDALE	FL	33308

494330BH0160	PATTERSON,ROBERT &	PATTERSON,GAYLE	PO BOX 703	WAYNE	NJ	07474
494330BH0170	MULLEN,JOSEPH P & MARY T		20 SENECA RD	FORT LAUDERDALE	FL	33308
494330BH0180	ESCALONA,REY & NANCY L		10921 PINZON WAY	SAN DIEGO	CA	92127
494330BH0190	LI,XIAORONG		2900 BANYAN ST #203	FORT LAUDERDALE	FL	33316
494330BH0200	VIRGIN,KAREN LEIGH		3000 N OCEAN BLVD #403	FORT LAUDERDALE	FL	33308
494330BH0210	STEIN,RICHARD S	STEIN,MARK & PATRICIA	3000 N OCEAN BLVD #404	FORT LAUDERDALE	FL	33308
494330BH0220	LOIA,BRUNO	LOIA,ROSE	161-23 84 ST	HOWARD BEACH	NY	11414
494330BH0230	MARCHIONE,LUCIANO TRUSTEE	MARCHIONE E SHORE LAND TR	3000 N OCEAN BLVD #406	FORT LAUDERDALE	FL	33308
494330BH0240	AGUIAR,ALEXANDER EVAN		3000 N OCEAN BLVD #407	FORT LAUDERDALE	FL	33308
494330CB2000	BIG DOORS LLC		3015 N OCEAN BLVD #C101	FORT LAUDERDALE	FL	33308
494330CB2010	PROJECT HAPPIER WORLD LLC		CCS 6021 PO BOX 02-5323	MIAMI	FL	33102
494330CB2020	BERKLEY SOUTH CONDO ASSN INC	% THE PRESIDENT	3015 N OCEAN BLVD	FORT LAUDERDALE	FL	33308
494330CB2030	NORTHEAST HOLDINGS INC		3015 N OCEAN BLVD #C104	FORT LAUDERDALE	FL	33308
494330CB2040	TOGETHER PROPERTIES LLC		300 W 23 ST #11-M	NEW YORK	NY	10011
494330CB2050	NEPTUNE INVESTMENTS LLC		3015 N OCEAN BLVD # C112	FORT LAUDERDALE	FL	33308
494330CB2060	LITTLE ACORN DEVELOPMENTS LLC		3015 N OCEAN BLVD #C-116	FORT LAUDERDALE	FL	33308
494330CB2070	ZHANG,LU	ZHAO,JING JING	3015 N OCEAN BLVD #C108	FORT LAUDERDALE	FL	33308
494330CB2080	COASTAL COMPUTER SYSTEMS INC		3015 N OCEAN BLVD #C-109	FORT LAUDERDALE	FL	33308
494330CB2081	ADAMS,TANIA		2460 SE 7 ST	POMPANO BEACH	FL	33062
494330CB2090	SAVELLE INVESTMENT DYNAMICS	LLC	3015 N OCEAN BLVD UNIT C110	FORT LAUDERDALE	FL	33308
494330CB2100	BURNSIDE PROPERTIES LLC		3015 N OCEAN BLVD #C-111	FORT LAUDERDALE	FL	33308
494330CB2110	NEPTUNE INVESTMENTS LLC		3015 N OCEAN BLVD STE C112	FORT LAUDERDALE	FL	33308
494330CB2120	PLATINUM CLINIC PA		1200 SOUTH PINE ISLAND RD	PLANTATION	FL	33324
494330CB2130	RUBIO LIV TR	COSTA,EDNETE COUTINHO TRSTEE	340 SUNSET DR APT 704	FORT LAUDERDALE	FL	33301
494330CB2140	TOGETHER PROPERTIES LLC		300 W 23 ST #11M	NEW YORK	NY	10011
494330CB2150	MEYERS,GEORGE F & MOLLIE M		1541 N FT LAUD BCH BLVD #B	FORT LAUDERDALE	FL	33304
494330CB2160	LITTLE ACORN DEVELOPMENTS LLC		3015 N OCEAN BLVD #C-116	FORT LAUDERDALE	FL	33308
494330CB2161	WERBUCKS PROPERTY INVESTMENT LLC		6600 NW 77 CT	MIAMI	FL	33166
494330CB2170	TOGETHER PROPERTIES LLC		300 W 23 ST #11M	NEW YORK	NY	10011
494330CB2180	SPA SENSE LLC		6511 NE 21 AVE	FORT LAUDERDALE	FL	33308
494330CB2190	SPA SENSE LLC		6511 NE 21 AVE	FORT LAUDERDALE	FL	33308
494330CB2200	BERKLEY GROUP INC		2626 E OAKLAND PARK BLVD	FORT LAUDERDALE	FL	33306
494330CB2210	BERKLEY GROUP INC		2626 E OAKLAND PARK BLVD	FORT LAUDERDALE	FL	33306
494330CB2220	HOLDINGS 526 LLC		3015 N OCEAN BLVD #C122	FORT LAUDERDALE	FL	33308
494330CB2230	SCANLON & METRO PA		3015 N OCEAN BLVD #C116	FORT LAUDERDALE	FL	33308

494330CB2240	IGSL INDUSTRIES LLC		3015 N OCEAN BLVD #C124	FORT LAUDERDALE	FL	33308
494330CB2250	WERBUCKS PROPERTY INVESTMENT LLC		6600 NW 77 CT	MIAMI	FL	33166
494330CB2260	TOGETHER PROPERTIES LLC		3015 N OCEAN BLVD #C126	FORT LAUDERDALE	FL	33308
494330DC0010	SHAMAH,GIGI		3030 N OCEAN BLVD #S101	FORT LAUDERDALE	FL	33308
494330DC0020	NOLAN,DENISE A		29 FIELDSTONE LN	OYSTER BAY	NY	11771
494330DC0030	30 THIRTY NORTH OCEAN BLVD LLC		2125 E ATLANTIC BLVD	POMPANO BEACH	FL	33062
494330DC0040	HAZEL,DAVID & REGINA		13 WESTCOTT RD	HARVARD	MA	01451
494330DC0050	SCUDIERO,ROBERT M	SCUDIERO,SUZANNE M	3030 N OCEAN BLVD #S105	FORT LAUDERDALE	FL	33308
494330DC0060	KEON,CINDY LEAH TOMLINSON		3030 N OCEAN BLVD #S106	FORT LAUDERDALE	FL	33308
494330DC0070	HUDSON,GARY & SYMERIA		3030 N OCEAN BLVD #S201	FORT LAUDERDALE	FL	33308
494330DC0080	RABINOVITCH,MICHAEL & ELENA		3030 N OCEAN BLVD #S202	FORT LAUDERDALE	FL	33308
494330DC0090	BOSA,NICHOLAS JOHN	NICHOLAS JOHN BOSA TR	3030 N OCEAN BLVD #S203	FORT LAUDERDALE	FL	33308
494330DC0100	CLARK,LESLIE VERONICA		3030 N OCEAN BLVD #S204	FORT LAUDERDALE	FL	33308
494330DC0110	SHELDON,SALLY GREGOR	SHELDON,KEITH LIU	3030 N OCEAN BLVD #S205	FORT LAUDERDALE	FL	33308
494330DC0120	J D MOORE REV TR	MOORE,J D TRSTEE	110 SAN ANTONIO ST UNIT 3319	AUSTIN	TX	78701
494330DC0130	MANAKHOVA,MARIIA		3040 N OCEAN BLVD #N101	FORT LAUDERDALE	FL	33308
494330DC0140	WATSON,ANIKA NINA		3040 N OCEAN BLVD #102	FORT LAUDERDALE	FL	33308
494330DC0150	REHMAN,AYESHA A & YUSUF A		10706 VERSAILLES BLVD	WELLINGTON	FL	33449
494330DC0160	MANTOOTH,LANCE GARLAND	MANTOOTH,MARCY WEAVER	721 TWIN FOAL CT	ROCKWALL	TX	75032
494330DC0170	TRUST NO 3030NOB-N105	LAND TRUST SERVICE CORP TRSTEE	PO BOX 186	LAKE WALES	FL	33859
494330DC0180	SEITMURATOV,TIMUR		3040 N OCEAN BLVD #N106	FORT LAUDERDALE	FL	33308
494330DC0190	CACERES,GEORGE		3040 N OCEAN BLVD #N201	FORT LAUDERDALE	FL	33308
494330DC0200	GRASSO,ANTHONY	GRASSO,LISA	1260 77 ST	BROOKLYN	NY	11228
494330DC0210	BOOHER SOUTH FLORIDA	INVESTMENTS LLC	PO BOX 452836	MIAMI	FL	33245
494330DC0220	STEWART,MICHAEL H/E	STEWART,CARLEEN	3040 N OCEAN BLVD #204	FORT LAUDERDALE	FL	33308
494330DC0230	ADACRUZ HOLDINGS LLC		550 S FEDERAL HWY	FORT LAUDERDALE	FL	33301
494330DC0240	WHITLING,JIMMY D JR & ANNA M		3040 N OCEAN BLVD #206	FORT LAUDERDALE	FL	33308

Variance Narrative
3025 Center Ave, Fort Lauderdale
ULDR 47-19.2.A.5.a & 47-5.31

Matthew Roque-Paskow (Agent)
Matt@newmanhospitality.com
954-592-6285

The reason for this variance request is because the home was bought under the listing of a 4 bedroom, 4 bath, only to find out later that the it is actually a 3 bedroom, 3 bath because the “granny flat” is not currently legal. The home was bought with the intention of having at least 4 bedrooms, without the “granny flat” the home only has 3, which is insufficient for the owner. We believe the granny flat will not be detrimental to the use and pleasure of the environment or of other property in the immediate area; it would not reduce or impair property values within the surrounding neighborhood, nor harm the purpose and intent of this Development Code.

This single family is located in a RS-8 zoning. To qualify under the Unified Land Development Regulations (*47-19.2.A.5.a*) for a Granny flat, a lot in a RS-8 district must be 10,890 square feet, and our lot is 9,003 square feet. I am asking for a change of 1,087sqft variance. It must also have (*ULDR 47-5.31*) a 15-foot minimum setback in the rear and a 5-foot setback on the side. Our property has a 2.8 rear (West), and 3.77 side. (North) So I am asking for a change of 12.2 feet in the rear and 1.3 feet on the North Side. Lastly, Section (*ULDR 47-19.1.B*), No accessory use or structure may be located within a required yard specified by the zoning district where the development site is located. I am asking this to be specifically permitted by the ULDR.

LOCATION SKETCH

PAGE 1 OF 2
NOT VALID WITHOUT PAGE 2 OF 2

SCALE: NTS



JOB No. 22-043025 CLIENT: ADDEPALLI, LAKSHMI P & ALAPATI, KRANTHI

PROPERTY ADDRESS 3025 CENTER AVENUE FORT LAUDERDALE, FL 33308

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

THE SOUTH 20 FEET OF LOT 24, AND ALL OF LOT 25, BLOCK 10, LAUDERDALE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 3025 CENTER AVENUE, FORT LAUDERDALE, FLORIDA 33308

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (Ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.
- 9-) ENCROACHMENTS/EASEMENTS LIST:
-NO EASEMENT(S) ON RECORDED PLAT

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR

REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X

BASE FLOOD ELEVATION N/A COMMUNITY 125105 PANEL NUMBER 0557 SUFFIX H

ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D. 1988 DATUM,

COUNTY BENCHMARK USED #3815 ELEVATIONS 8.20' FEET B.M. LOCATION POLYNESIAN VILLAGE HOTEL

CAP1.6"W. OF E.
EDGE OF CURB.

CERTIFIED TO:

ADDEPALLI, LAKSHMI P & ALAPATI, KRANTHI



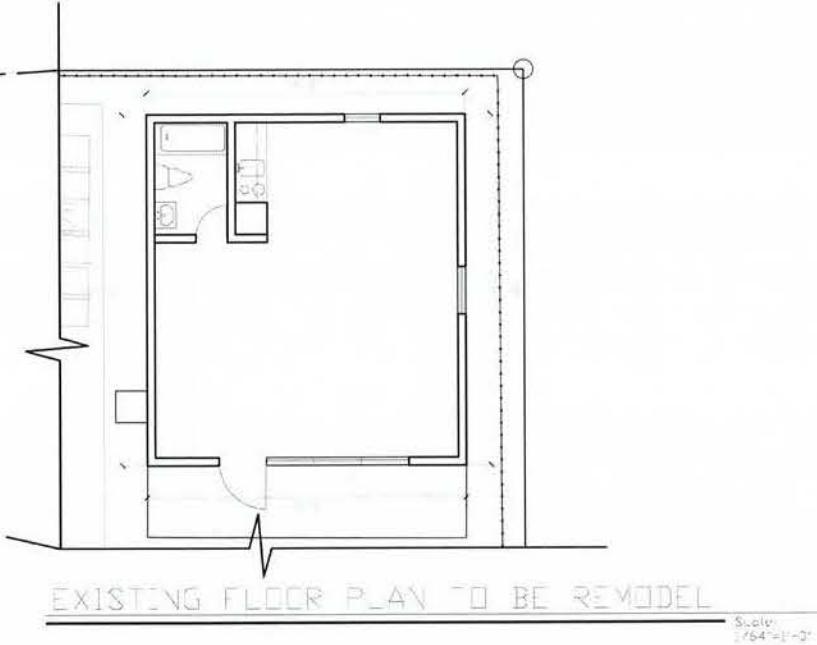
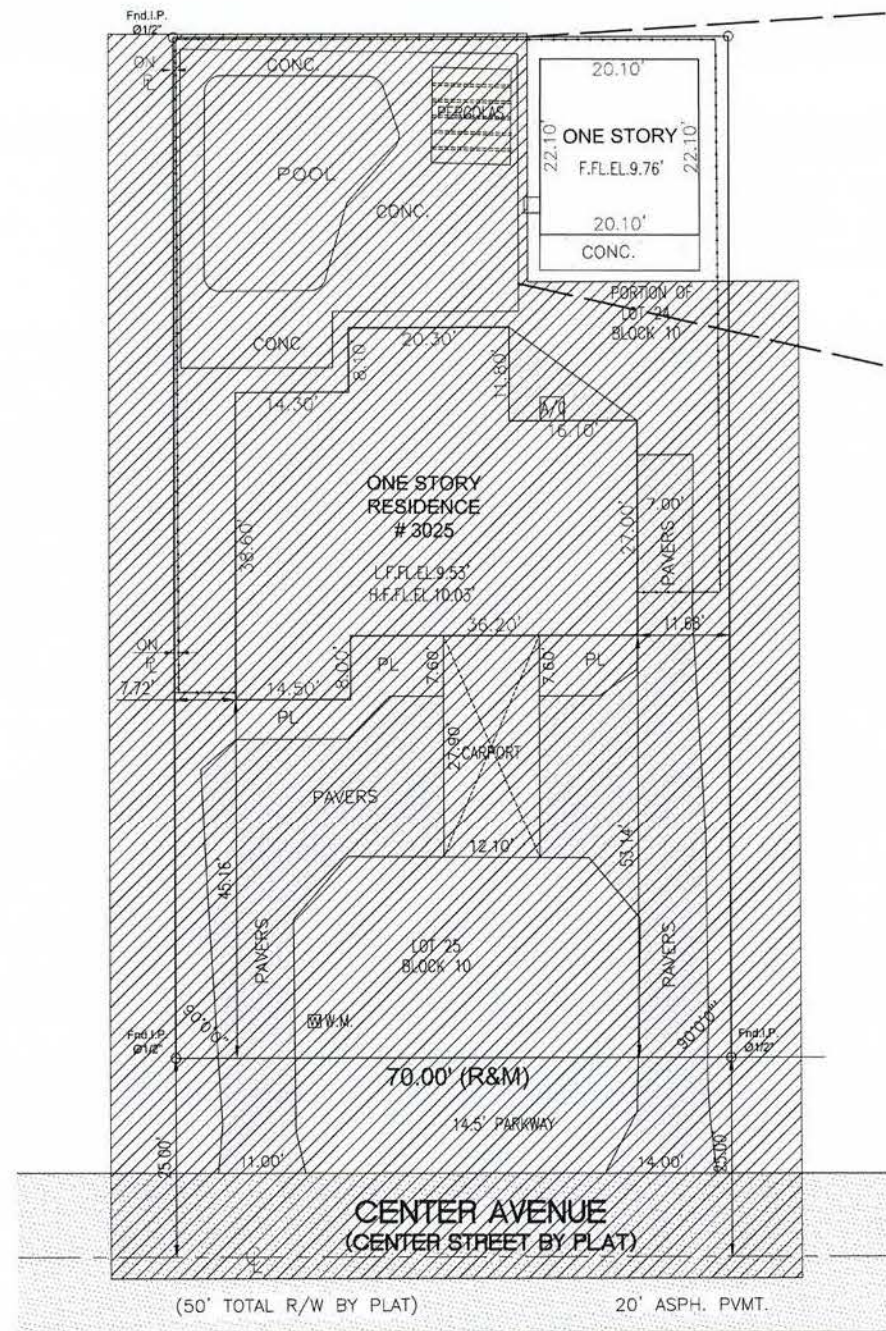
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323



BY: LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

SURVEY DATE: 04-20-2022

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."



EXISTING FLOOR PLAN

Scale: 1/128"=1'-0"

REVISION	DATE

ADDEPALLI, LAKSHMI P & ALAPATI,
KRANTHI
3025 CENTER AVE FORT LAUDERDALE, FL 33308



ARA ENGINEERING, INC.
7446 NW 115 TH TERRACE
Parkland, Florida 33076

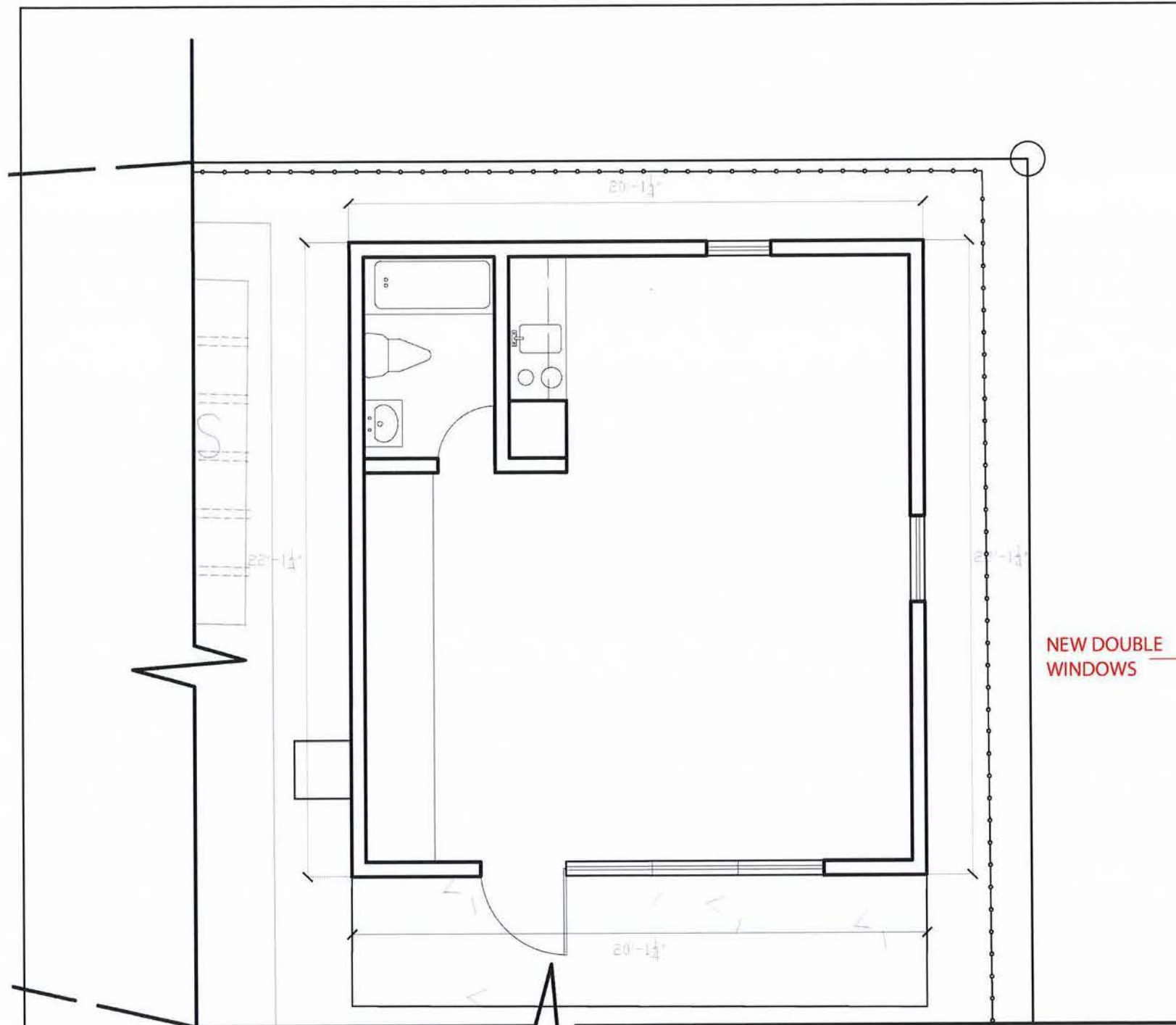


DATE: 06-26-2022
DESIGNER: ER
DRAWN BY: CP
PLAN REVIEW:

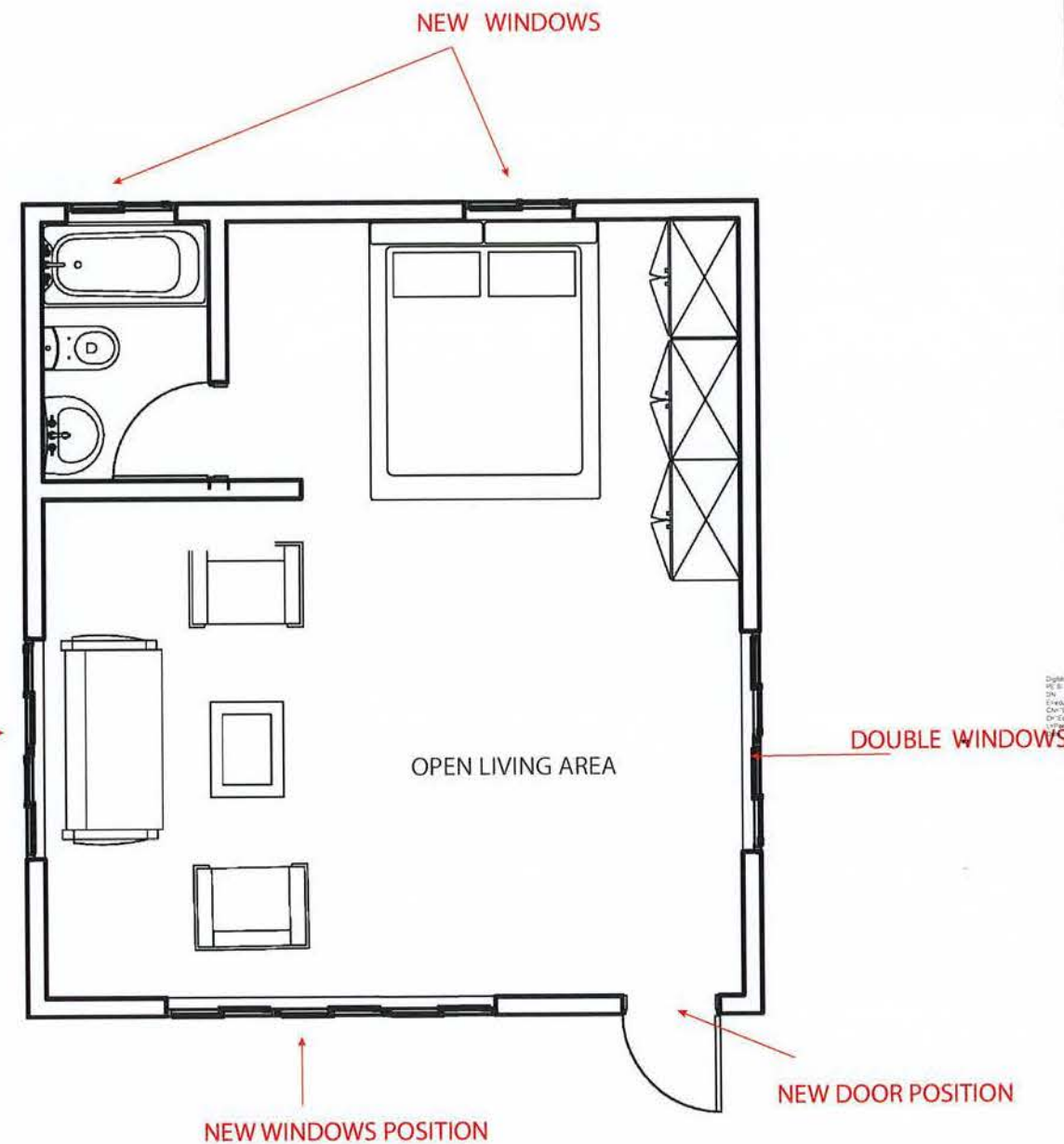
This drawing is property of ARA ENGINEERING and is not to be reproduced or copied, in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project.

P_A1

A 01



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN

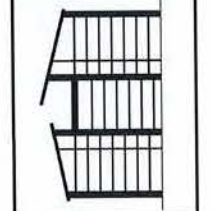
Scale
1/8" = 1'-0"

REVISION DATES:

ADDEPALLI, LAKSHMI P & ALAPATI,
KRANTHI
3025 CENTER AVE FORT LAUDERDALE, FL 33308



ARA ENGINEERING, INC.
7446 NW 115 TH TERRACE
Parkland, Florida 33076

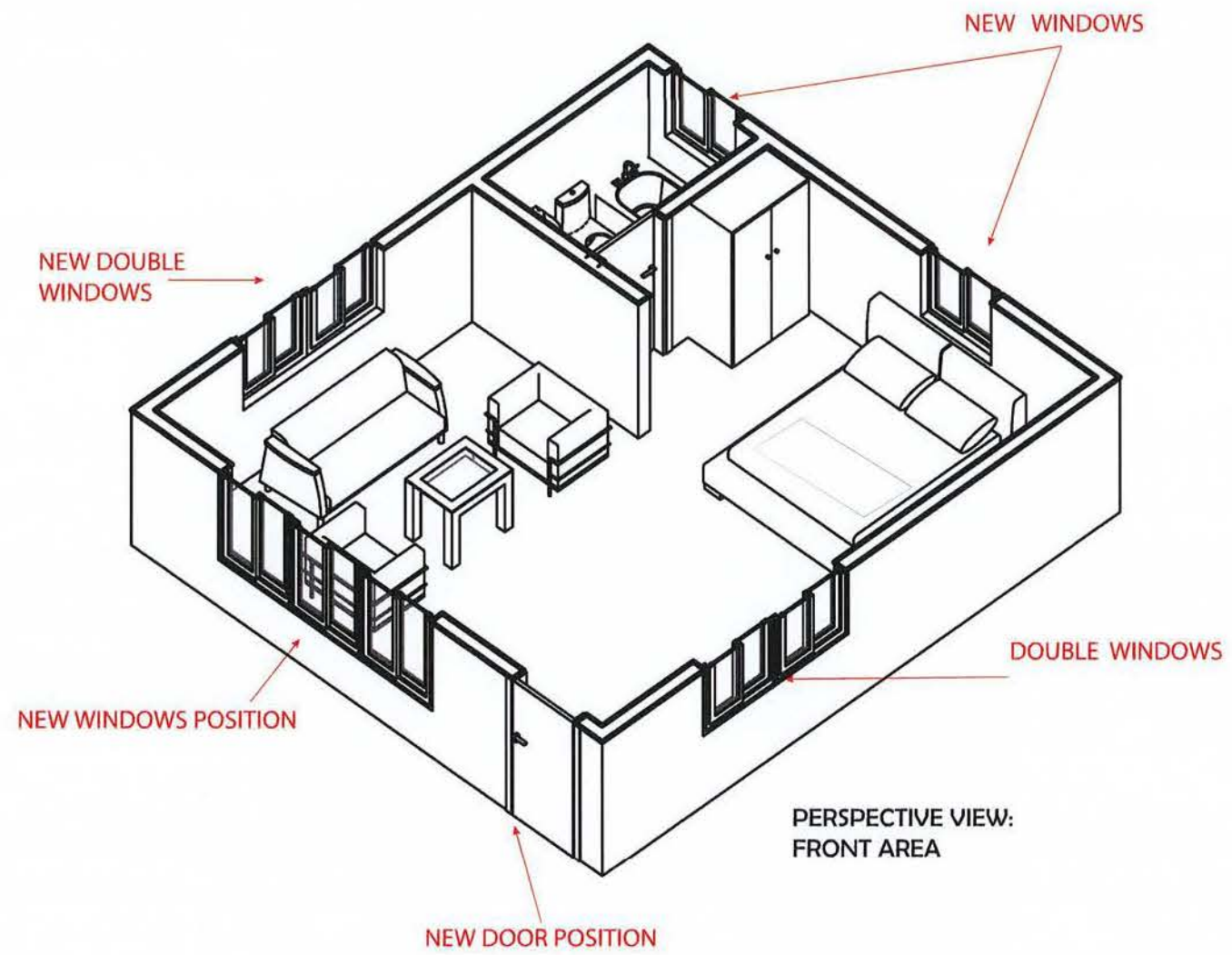


DATE: 06-26-2022
DESIGNER: ER
DRAWN BY: CP
PLAN REVIEW:

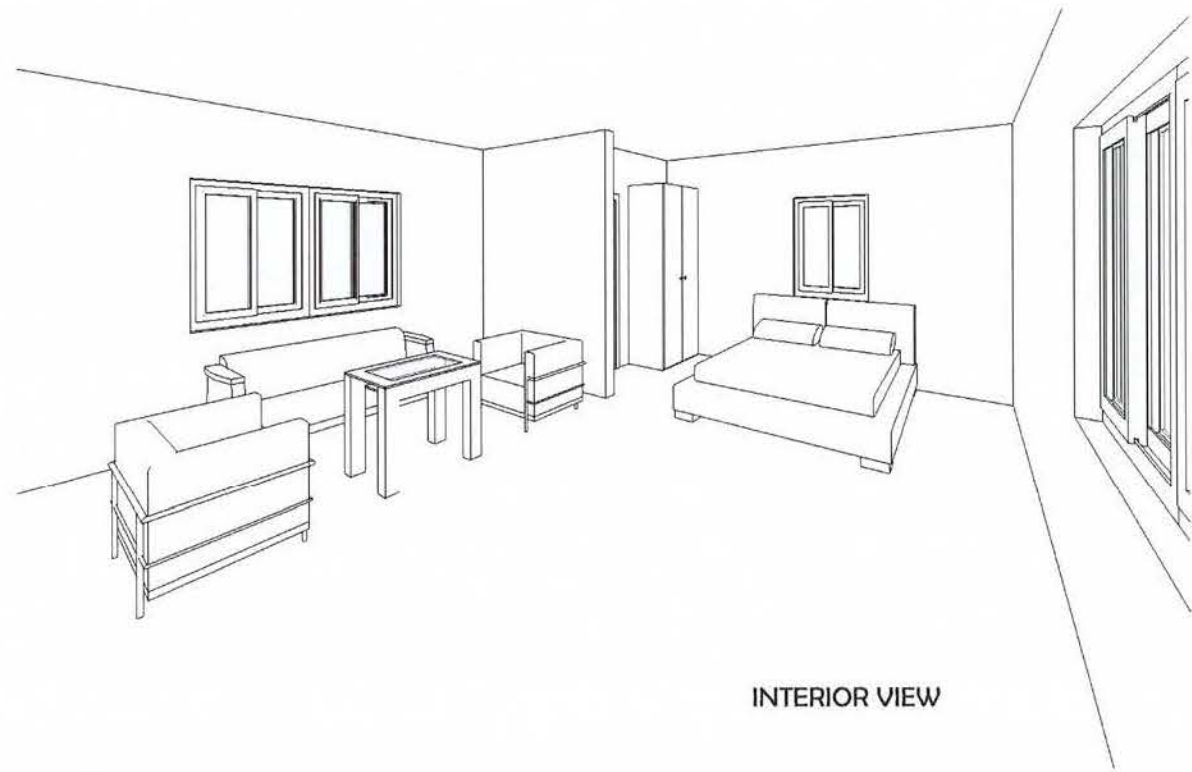
This drawing is property of ARA ENGINEERING and is not to be reproduced or copied, in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project.

PROPOSED FLOOR PLAN

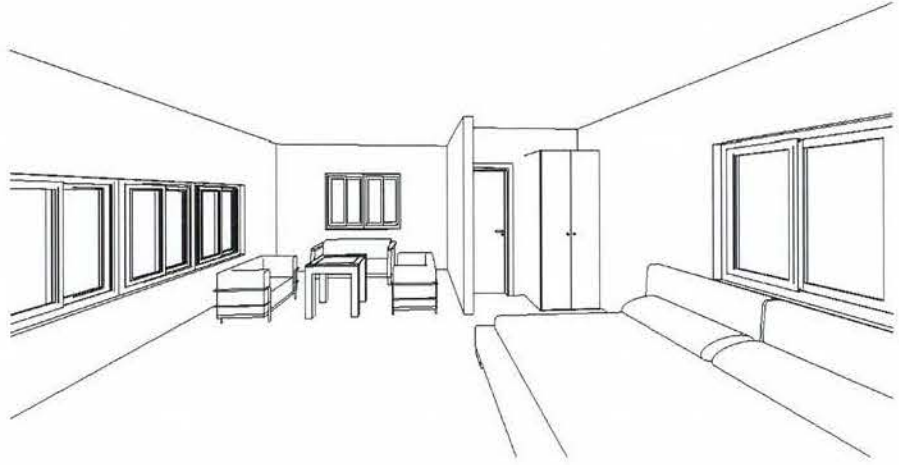
A 02



PERSPECTIVE VIEW:
FRONT AREA



INTERIOR VIEW



INTERIOR PERSPECTIVE VIEW

PROPOSED PERSPECTIVES

REVISION DATES

ADDEPALLI, LAKSHMI P & ALAPATI,
KRANTHI
3025 CENTER AVE FORT LAUDERDALE, FL 33308



ARA ENGINEERING, INC.
7446 NW 115 TH TERRACE
Parkland, Florida 33076

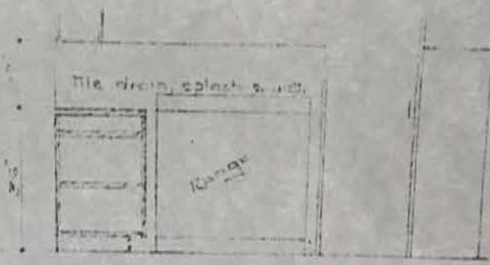


DATE: 06-26-2022
DESIGNER: ER
DRAWN BY: CP
PLAN REVIEW:

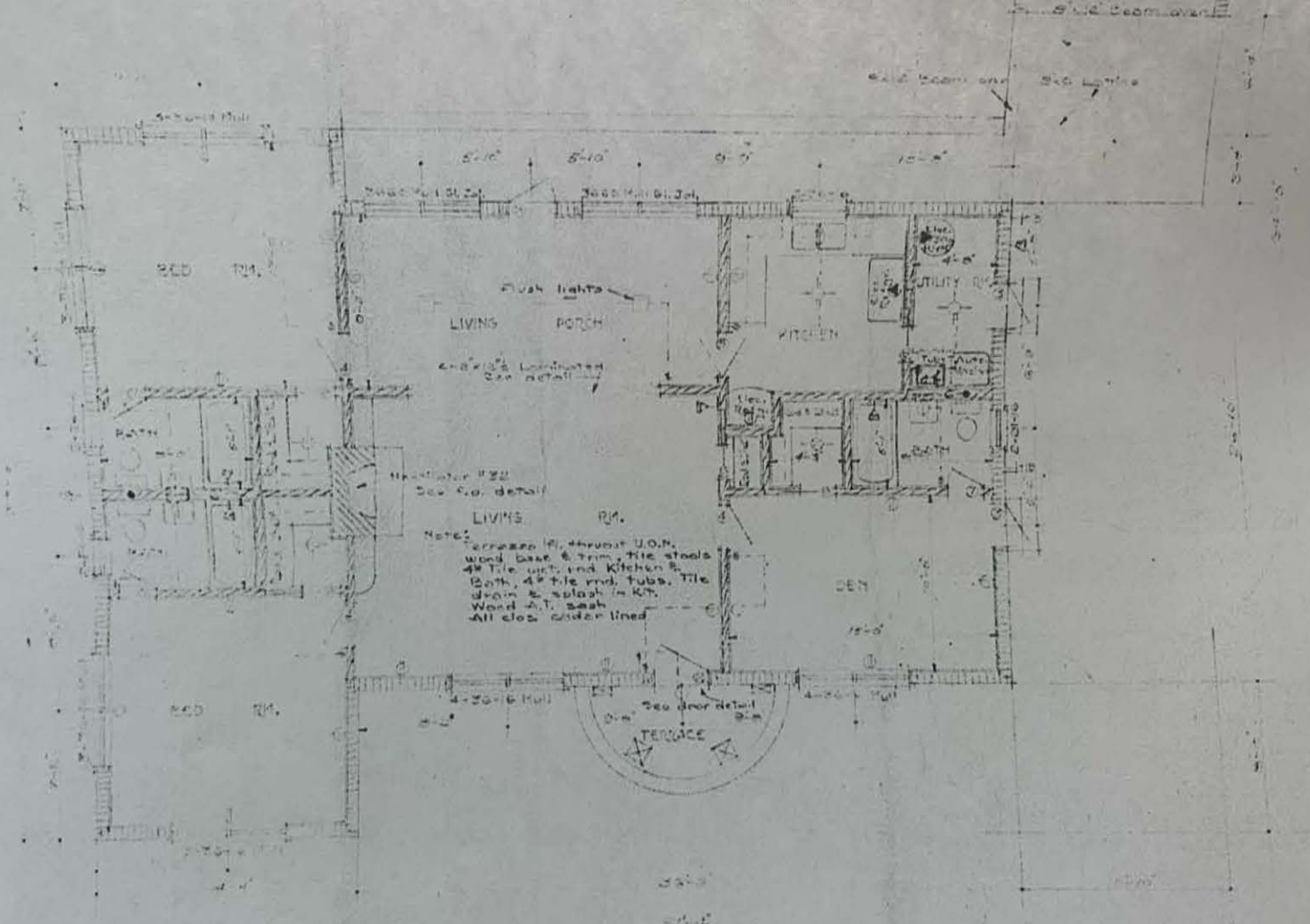
This drawing is property of ARA ENGINEERING and is not to be reproduced or copied, in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project.

PLAN

A 02



KITCHEN - DETAIL



Notes:
 - Expresso Pl. throughout U.O.M.
 - wood base & trim, tile stools
 - 4" tile w.c. and Kitchen &
 - Bath, 4" tile w.c. tubs, tile
 - drain & splash in K.T.
 - Wood A.T. base
 - All clob. cedar lined

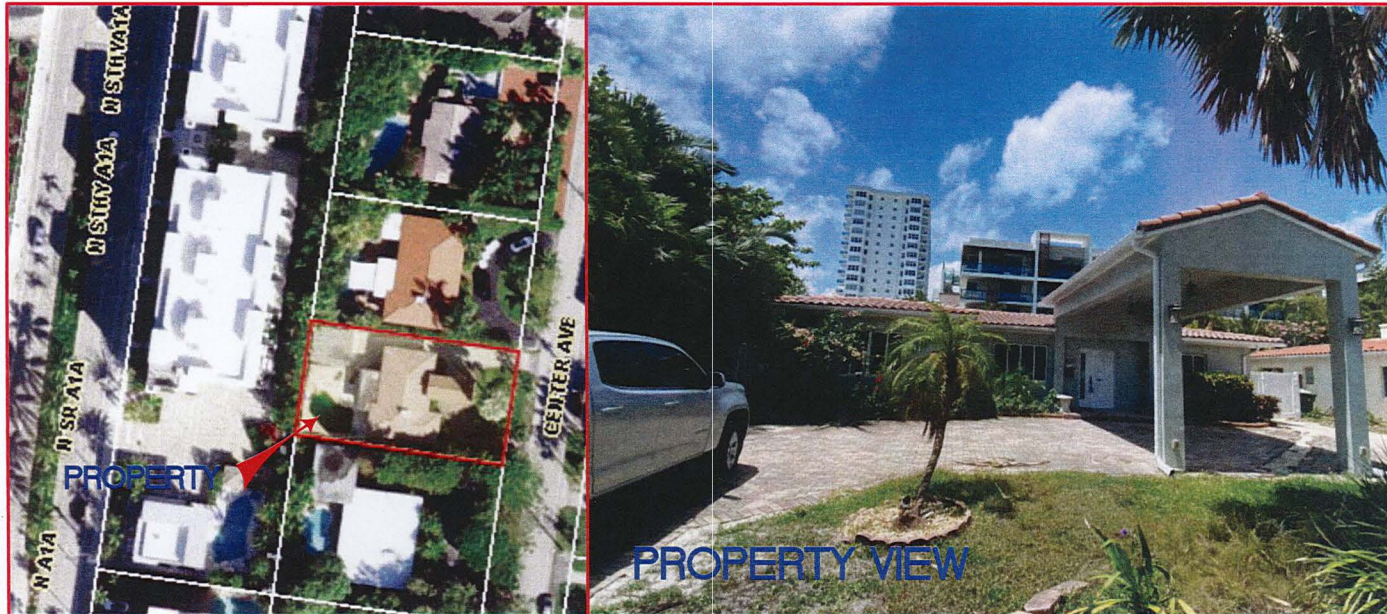
FLOOR PLAN
 SCALE: 1/8" = 1'-0"

RESIDENCE
 1928
 MR. J. T. MAILEY
 FT. LAUDERDALE, FLA.

LOCATION SKETCH

PAGE 1 OF 2
NOT VALID WITHOUT PAGE 2 OF 2

SCALE: NTS



JOB No. 22-043025 CLIENT: ADDEPALLI, LAKSHMI P & ALAPATI, KRANTHI

PROPERTY ADDRESS 3025 CENTER AVENUE FORT LAUDERDALE, FL 33308

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

THE SOUTH 20 FEET OF LOT 24, AND ALL OF LOT 25, BLOCK 10, LAUDERDALE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 3025 CENTER AVENUE, FORT LAUDERDALE, FLORIDA 33308

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (Ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.
- 9-) ENCROACHMENTS/EASEMENTS LIST:
-NO EASEMENT(S) ON RECORDED PLAT

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR

REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X

BASE FLOOD ELEVATION N/A COMMUNITY 125105 PANEL NUMBER 0557 SUFFIX H

ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D. 1988 DATUM,

COUNTY BENCHMARK USED #3815 ELEVATIONS 8.20' FEET B.M. LOCATION POLYNESIAN VILLAGE HOTEL

CERTIFIED TO:

ADDEPALLI, LAKSHMI P & ALAPATI, KRANTHI

SURVEY DATE: 04-20-2022



Professional Land Surveyors, Mapper

CERTIFICATE No.L.B. 8064

STATE OF FLORIDA

Main Line: (305) 901-1317

Fax: (305) 901-1323

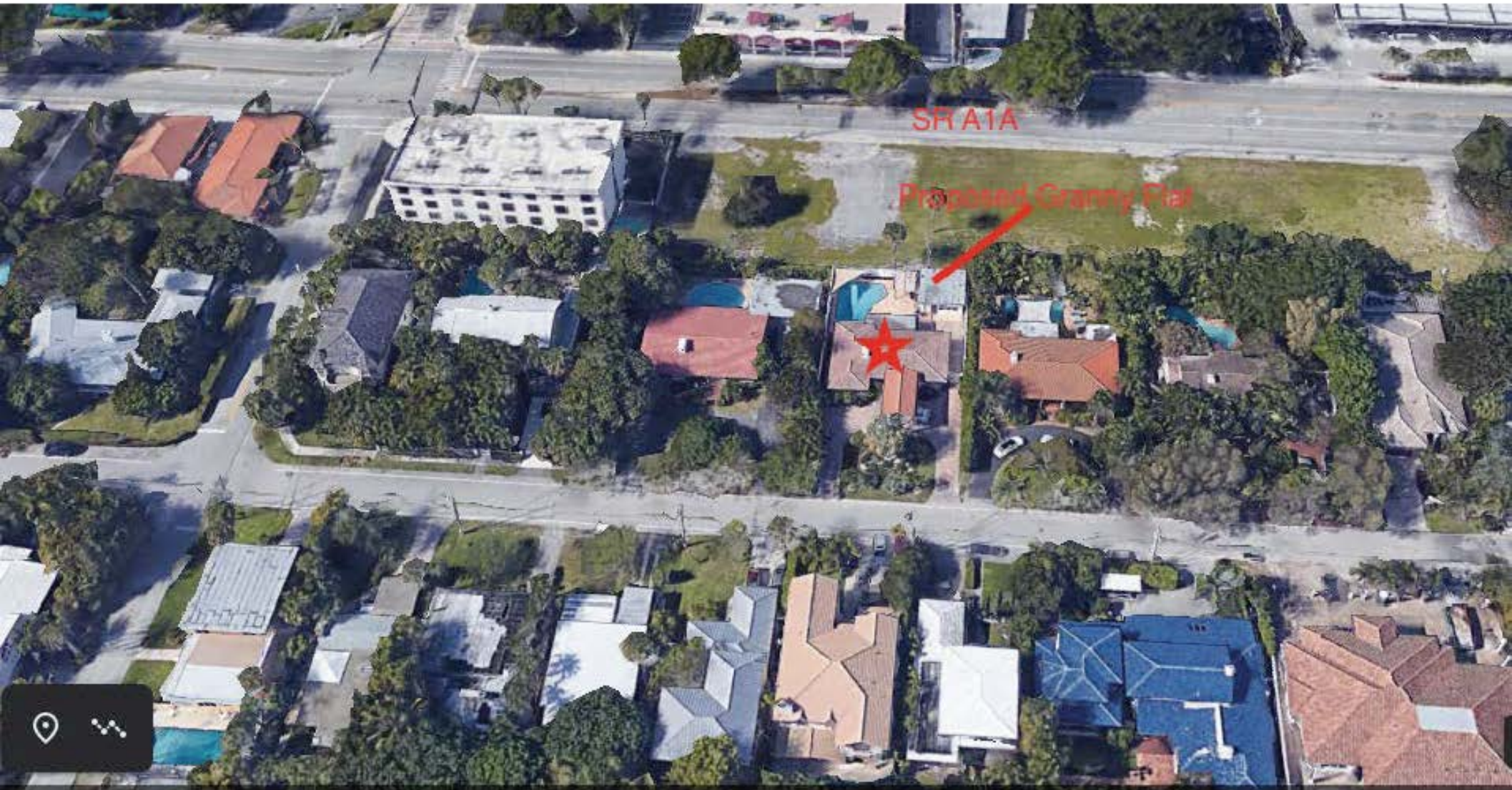


BY:

LEONARDO MAQUEIRA, P.S.M.

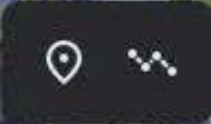
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."



SR A1A

Proposed Granny Flat



Primary Structure

Granny flat

West

North



