



## **BOARD OF ADJUSTMENT MEETING NOTICE**

July 25, 2023

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, August 9, 2023 at 6:00 P.M.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19<sup>th</sup> 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](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-23060002</b>
<b>OWNER:</b>	RIVER REACH INC
<b>AGENT:</b>	DENISE WILLIAMS; ALLIE INBERG
<b>ADDRESS:</b>	949 RIVER REACH DRIVE, FORT LAUDERDALE, FL 33315
<b>LEGAL DESCRIPTION:</b>	PARCELS A AND B OF HARBOR ISLAND, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 59, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RMH-25 - RESIDENTIAL MULTIFAMILY HIGH RISE/MEDIUM HIGH DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 47-22.3. G. - Ground sign.</u></b>

- Requesting a variance to allow a ground sign to be ninety-one (91) square feet, whereas the code allows a maximum of twenty-four (24) square feet, a total variance request of sixty-seven (67) feet.

**To watch and listen to the meeting, please visit:** <https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

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-23060002

**LEGEND**

-  Municipal Boundary
-  Subject Site



0 100 200  
US Feet



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

**DATE: August 9, 2023**

**TIME: 6:00 P.M.**

**CASE: PLN-BOA-23060002**

## **Requesting: Sec. 47-22.3. G-Ground sign.**

- **Requesting a variance to allow a ground sign to be ninety-one (91) square feet, whereas the code allows a maximum of twenty-four (24) square feet, a total variance request of sixty-seven (67) feet.**

**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> 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](http://www.youtube.com/cityoffortlauderdale)**



*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

4 Signs posted 7/24/23

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO.

150AFCN-BOA-23060002

APPLICANT:

Art Sign Company

PROPERTY:

949 River Reach Dr.

PUBLIC HEARING DATE:

8/9/2023

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

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

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

Denise Williams (initial here)
Denise Williams
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of July, 2023

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:

**SIGN NOTICE**

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**AFFIDAVIT OF POSTING SIGNS**

*4 Signs Posted 7/24/2023*

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. BOA PLN-BOA 23060002

APPLICANT: Art Sign Company

PROPERTY: 949 River Reach Dr.

PUBLIC HEARING DATE: 8-9-2023

BEFORE ME, the undersigned authority, personally appeared Allie Inberg, 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.
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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. AI (initial here)

Allie Inberg  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of July, 2023



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

**SIGN NOTICE**

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**AFFIDAVIT OF POSTING SIGNS**

4 Signs Posted 7/24/2023

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO.

BOA PLN- BOA-23060002

APPLICANT:

Art Sign Company

PROPERTY:

949 River Beach Dr.

PUBLIC HEARING DATE:

8-9-2023

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

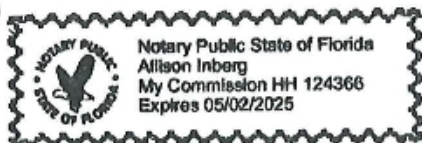
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
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Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of July, 2023

(SEAL)

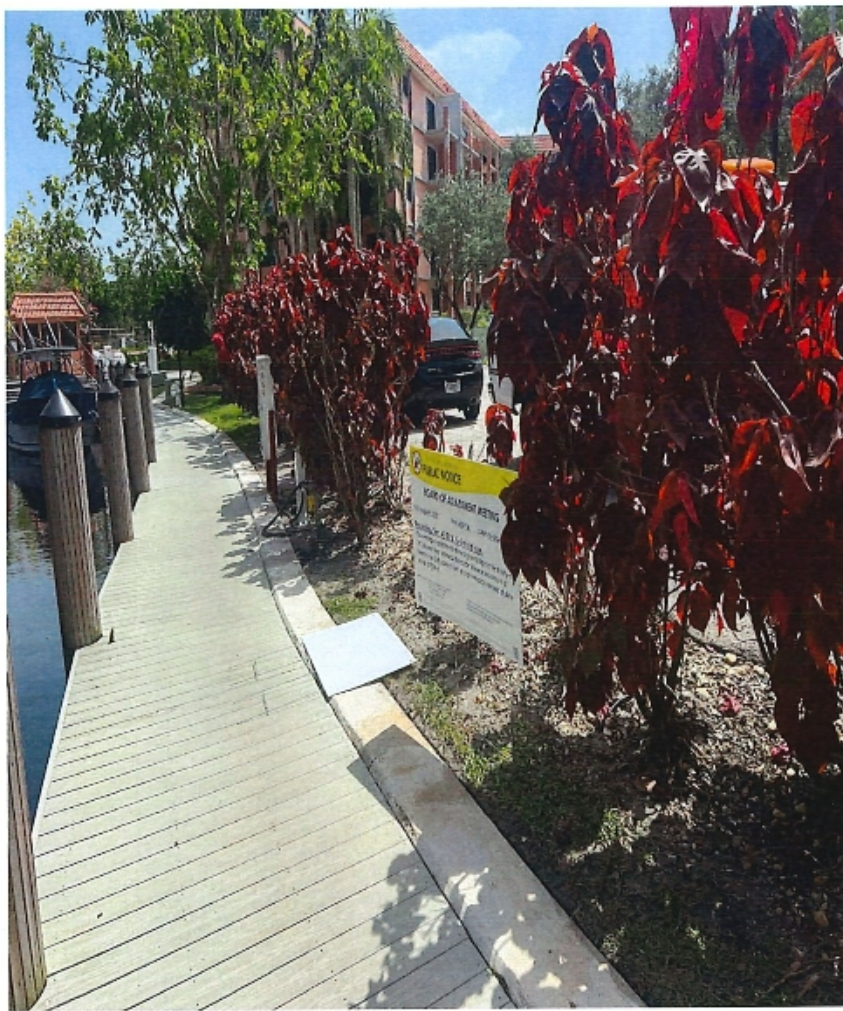


NOTARY PUBLIC  
MY COMMISSION EXPIRES:

Allison Inberg



SIGN ONE POSTING



SIGN TWO POSTING





SIGN THREE



SIGN FOUR POSTING

# CODE SECTION

## Sec. 47-22.3. G – Ground sign.

G.

*Ground sign.* Ground signs may be used in any zoning district, except RS-4.4, RS-8 and RD-15, where permitted by ordinance. Such signs may not exceed five (5) feet in height and may not be installed in such a manner that a total height of eight (8) feet above natural grade is exceeded. Ground signs shall conform to size specifications as shown in subsection E.1. Ground signs shall have a minimum setback of five (5) feet from the front property line and a minimum of five (5) feet from interior side property line. Such signs in RC-15, RM-15, RML-25, RMM-25 and RMH-25 zones shall not exceed twenty-four (24) square feet. Such signs shall not be located within the twenty-five-foot sight triangle as described in this section.

# Record

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

Showing 1-73 of 73

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Opened Date</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">BLD-CRES-23070004</a>			Concrete Restoration Permit	346.88		949		RIVER REACH	DR	07/18/2023	Awaiting Initial Fee Payment
<input type="checkbox"/>	<a href="#">23TMP-021728</a>			Concrete Restoration Permit	0		949		RIVER REACH	DR	07/12/2023	
<input type="checkbox"/>	<a href="#">BLD-FEN-23060049</a>	Sope of Work: New drain retaining wall.	River Reach Retaining Wall	Fence Permit	0		949		RIVER REACH	DR	06/23/2023	Issued
<input type="checkbox"/>	<a href="#">PLN-BOA-23060002</a>	Sec. 47-22.3. G-Ground sign. • Requesting a va...	River Reach Entry Monument	Z- Board of Adjustment (BOA)	0		949		RIVER REACH	DR	06/07/2023	Open
<input type="checkbox"/>	<a href="#">BLD-CPAV-23050010</a>	Exact replacement of pool deck pavers.	River Reach Pavers	Commercial Paving Permit	0		949		RIVER REACH	DR	05/19/2023	Issued
<input type="checkbox"/>	<a href="#">PLN-BOA-23050001</a>	Withdrawn per applicants request via email	River Reach Entry Monument	Z- Board of Adjustment (BOA)	0		949		RIVER REACH	DR	05/01/2023	Complete
<input type="checkbox"/>	<a href="#">ELE-COM-22090091_R002</a>	Revision based on inspection comments	River reach	Plan Revision	0		949		RIVER REACH	DR	03/28/2023	Complete
<input type="checkbox"/>	<a href="#">BLD-ROOF-23030010</a>	reroof	River Reach	Re-Roof Permit	0		949		RIVER REACH	DR	03/06/2023	Awaiting Client Reply
<input type="checkbox"/>	<a href="#">ELE-COM-22090091_R001</a>	revision to reflect the correct scope of work, th...	River Reach	Plan Revision	0		949		RIVER REACH	DR	02/10/2023	Complete
<input type="checkbox"/>	<a href="#">ELE-COM-23010047</a>	ELECTRICAL FOR BLD-SIGN-23010011	River Reach	Electrical Commercial Permit	0		949		RIVER REACH	DR	01/18/2023	Pending Master
<input type="checkbox"/>	<a href="#">BLD-SIGN-23010011</a>	INSTALL ILLUMINATED SINGLE FACE MONUMENT SIGN AT ...	River Reach	Sign Permit	500		949		RIVER REACH	DR	01/18/2023	Awaiting Client Reply
<input type="checkbox"/>	<a href="#">ELE-COM-22090091</a>	Electrical repair to replace a 200 amp, meter com...	River Reach	Electrical Commercial Permit	0		949		RIVER REACH	DR	09/28/2022	Complete
<input type="checkbox"/>	<a href="#">ELE-SERV-22070024</a>	METER SOCKET + REPAIRS	ELECTRICAL SERVICE	Electrical Services Permit	0		949		RIVER REACH	DR	07/20/2022	Issued
<input type="checkbox"/>	<a href="#">MEC-HVCHG-22050038</a>	# 900 BLDG -- AC Change Out	River Reach	Mechanical HVAC Changeout Permit	0		949		RIVER REACH	DR	05/09/2022	Complete
<input type="checkbox"/>	<a href="#">CE21040944</a>	Landscape Maintenance Crew Blowing yard waste and...		Code Case	0	LUKEB	949		RIVER REACH	DR	04/29/2021	Closed
<input type="checkbox"/>	<a href="#">CE21040028</a>	LADIES ARE ENTICING THE DUCKS TO COME UP AND FEED...		Code Case	0	MICHAELJ	949		RIVER REACH	DR	04/01/2021	Closed
<input type="checkbox"/>	<a href="#">PLB-WAT-21020051</a>	# POOL BATH HOUSE: GAS WATER HEATER CHANGE OUT- 5...	RIVER REACH INC	Plumbing Water Heater Exact Changeout	0		949		RIVER REACH	DR	02/22/2021	Complete
<input type="checkbox"/>	<a href="#">CE20080727</a>	Q ALERT: 586854 //REFUSES TO POST SIGNAGE IN REFE...		Code Case	0	Gustavo Caracas	949		RIVER REACH	DR	08/18/2020	Closed
<input type="checkbox"/>	<a href="#">CE20080088</a>	Q ALERT 571719 //River Reach is a Condo Community...		Code Case	0	Leonard Champagne	949		RIVER REACH	DR	08/04/2020	Closed
<input type="checkbox"/>	<a href="#">BLD-BDSP-20050020</a>	SEAWALL AND PEDESTRIAN WALKWAY MAINTENANCE		Boatlift-Dock-Seawall-Pile Permit	0		949		RIVER REACH	DR	05/20/2020	Complete
<input type="checkbox"/>	<a href="#">CV20020332</a>	Sec. 28-155.(a)~ Customer responsibilities.~ ...	BACKFLOW CCN 5D32-T5GB Rive...	Violation-BLD Hearing	0		949		RIVER REACH	DR	02/27/2020	Closed
<input type="checkbox"/>	<a href="#">BE-20010093</a>	SERIAL NOS: 17036 12760	BACKFLOW CCN 5D32-T5GB Rive...	Building Code Case	0	Hector Suarez	949		RIVER REACH	DR	01/22/2020	Closed
<input type="checkbox"/>	<a href="#">MEC-HVCHG-19100022</a>	# 1000 AC CHANGEOUT 3 UNITS	AC CHANGEOUT 3 UNITS	Mechanical HVAC Changeout Permit	172.53		949		RIVER REACH	DR	10/14/2019	Awaiting Client Reply
<input type="checkbox"/>	<a href="#">PM-19072377</a>	SEAWALL AND DOCK MAINTENANCE AND REPAIR	SEAWALL AND DOCK MAINTENANCE...	Boatlift-Dock-Seawall-Pile Permit	0		949		RIVER REACH	DR	07/25/2019	Complete
<input type="checkbox"/>	<a href="#">PM-18100840</a>	CHANGE OUT 4 TON SPLIT AC SYSTEM	CHANGE OUT 4 TON SPLIT AC SY...	Mechanical HVAC Changeout Permit	0		949		RIVER REACH	DR	10/08/2018	Complete
<input type="checkbox"/>	<a href="#">VIO-CE18052027_1</a>		RIVER REACH INC	Violation-CODE Hearing	0		949		RIVER REACH	DR	05/24/2018	Closed
<input type="checkbox"/>	<a href="#">CE18052027</a>	WHEN GRASS IS CUT, ALL GRASS AND DEBRIS ARE BLOWN...	RIVER REACH INC	Code Case	0		949		RIVER REACH	DR	05/24/2018	Closed
<input type="checkbox"/>	<a href="#">PM-17040089</a>	CONCRETE RESTORATION - BALCONIES ONLY ~ ~NOC	CONCRETE RESTORATION - BALCO...	Concrete Restoration Permit	0		949		RIVER REACH	DR	04/03/2017	Complete
<input type="checkbox"/>	<a href="#">PM-17020133</a>	REPLACE EXISTING RECESSED LIGHTNING ~ ~ WALK THRU	REPLACE EXISTING RECESSED LI...	Electrical Commercial Permit	0		949		RIVER REACH	DR	02/02/2017	Complete
<input type="checkbox"/>	<a href="#">CE17010664</a>	WORK BEING DONE W/O PERMIT ON POOL HOUSE, , SEE F...	RIVER REACH INC	Building Code Case	0		949		RIVER REACH	DR	01/11/2017	Closed
<input type="checkbox"/>	<a href="#">VIO-CE17010664_1</a>	WORK BEING DONE W/O PERMIT ON POOL HOUSE	RIVER REACH INC	Violation-BLD Hearing	0		949		RIVER REACH	DR	01/11/2017	Closed
<input type="checkbox"/>	<a href="#">VIO-CE17010664_2</a>	WORK BEING DONE W/O PERMIT ON POOL HOUSE	RIVER REACH INC	Violation-BLD Hearing	0		949		RIVER REACH	DR	01/11/2017	Closed
<input type="checkbox"/>	<a href="#">VIO-CE17010664_3</a>	WORK BEING DONE W/O PERMIT ON POOL HOUSE	RIVER REACH INC	Violation-BLD Hearing	0		949		RIVER REACH	DR	01/11/2017	Closed
<input type="checkbox"/>	<a href="#">VIO-CE17010664_4</a>	WORK BEING DONE W/O PERMIT ON POOL HOUSE	RIVER REACH INC	Violation-BLD Hearing	0		949		RIVER REACH	DR	01/11/2017	Closed
<input type="checkbox"/>	<a href="#">VIO-CE17010664_5</a>	WORK BEING DONE W/O PERMIT ON POOL HOUSE	RIVER REACH INC	Violation-BLD Hearing	0		949		RIVER REACH	DR	01/11/2017	Closed
<input type="checkbox"/>	<a href="#">PM-16101187</a>	COMMON AREA POOL BATHS DRYWALL REPLACEMENT 1000SF...	COMMON AREA POOL BATHS DRYWA...	Commercial Alteration Permit	0		949		RIVER REACH	DR	10/19/2016	Complete
<input type="checkbox"/>	<a href="#">PM-16101192</a>	PLUMBING FOR POOL BATH REMODEL BP 16101187	PLUMBING FOR POOL BATH REMOD...	Plumbing Fixture Replacement Permit	0		949		RIVER REACH	DR	10/19/2016	Complete
<input type="checkbox"/>	<a href="#">CE16060338</a>	TREES ARE BEING REMOVED WITHOUT THE PROPER, PERMITS.	RIVER REACH INC	Code Case	0		949		RIVER REACH	DR	06/06/2016	Closed
<input type="checkbox"/>	<a href="#">VIO-CE16060338_1</a>		RIVER REACH INC	Violation-CODE Hearing	0		949		RIVER REACH	DR	06/06/2016	Closed
<input type="checkbox"/>	<a href="#">PM-16052650</a>	POOL HOUSE-INSTALL NEW ROOF FRAMING AND REPLACE ~...	POOL HOUSE-INSTALL NEW ROOF ...	Commercial Alteration Permit	0		949		RIVER REACH	DR	05/27/2016	Complete
<input type="checkbox"/>	<a href="#">PM-16040716</a>	REROOF ON POOL RESTROOM BLDG: 650 SQ FT FLAT ~ ~NOC	REROOF ON POOL RESTROOM BLDG...	Re-Roof Permit	0		949		RIVER REACH	DR	04/11/2016	Complete
<input type="checkbox"/>	<a href="#">PM-15110526</a>	BACKFLOW RECERT 1.5IN RP DOMESTIC	BACKFLOW RECERT 1.5IN RP DOM...	Plumbing Backflow Installation Permit	0		949		RIVER REACH	DR	11/06/2015	Complete
<input type="checkbox"/>	<a href="#">VIO-CE15101389_2</a>	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	RIVER REACH INC	Violation-BLD Hearing	0		949		RIVER REACH	DR	10/15/2015	Closed
<input type="checkbox"/>	<a href="#">VIO-CE15101389_1</a>	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	RIVER REACH INC	Violation-BLD Hearing	0		949		RIVER REACH	DR	10/15/2015	Closed
<input type="checkbox"/>	<a href="#">CE15101389</a>	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:, , B...	RIVER REACH INC	Building Code Case	0		949		RIVER REACH	DR	10/15/2015	Closed
<input type="checkbox"/>	<a href="#">PM-15100385</a>	BACKFLOW RECERT FIRE 3IN DCDA .75IN DC	BACKFLOW RECERT FIRE 3IN DCD...	Plumbing Backflow Installation Permit	0		949		RIVER REACH	DR	10/05/2015	Complete
<input type="checkbox"/>	<a href="#">PM-15072411</a>	REROOF: 2835 SQ FT METAL	REROOF: 2835 SQ FT METAL	Re-Roof Permit	0		949		RIVER REACH	DR	07/29/2015	Complete
<input type="checkbox"/>	<a href="#">PM-14111772</a>	RECERTIFY 2 BACKFLOWS	RECERTIFY 2 BACKFLOWS	Plumbing Backflow Installation Permit	0		949		RIVER REACH	DR	11/24/2014	Complete
<input type="checkbox"/>	<a href="#">PM-14092056</a>	RECERTIFY BACKFLOW	RECERTIFY BACKFLOW	Plumbing Backflow Installation Permit	0		949		RIVER REACH	DR	09/25/2014	Complete
<input type="checkbox"/>	<a href="#">PM-13101988</a>	RECERTIFY BACKFLOW	RECERTIFY BACKFLOW	Plumbing Backflow Installation Permit	0		949		RIVER REACH	DR	10/25/2013	Complete
<input type="checkbox"/>	<a href="#">PM-13062164</a>	ELECTRICAL WIRE FOR METER	ELECTRICAL WIRE FOR METER	Electrical Services Permit	0		949		RIVER REACH	DR	06/28/2013	Complete
<input type="checkbox"/>	<a href="#">PM-12111564</a>	RECERTIFY BACKFLOW	RECERTIFY BACKFLOW	Plumbing Backflow Installation Permit	0		949		RIVER REACH	DR	11/26/2012	Complete
<input type="checkbox"/>	<a href="#">PM-12070808</a>	DRAIN PIPE INVESTIGATION & REPAIR (APPROX 60 FT)	DRAIN PIPE INVESTIGATION & R...	Plumbing Commercial Permit	0		949		RIVER REACH	DR	07/12/2012	Complete
<input type="checkbox"/>	<a href="#">PM-12011496</a>	INSTALL 1.5 INCH BACKFLOW	INSTALL 1.5 INCH BACKFLOW	Plumbing Backflow Installation Permit	0		949		RIVER REACH	DR	01/24/2012	Complete
<input type="checkbox"/>	<a href="#">PM-11082394</a>	REPLACE 2 TON AC 5 KW HEAT	REPLACE 2 TON AC 5 KW HEAT	Mechanical HVAC Changeout Permit	0		949		RIVER REACH	DR	08/31/2011	Complete
<input type="checkbox"/>	<a href="#">PM-10031654</a>	REPLACE WATER HEATER	REPLACE WATER HEATER	Plumbing Water Heater Exact Changeout	0		949		RIVER REACH	DR	03/23/2010	Complete
<input type="checkbox"/>	<a href="#">PM-06101197</a>	install existing 120 gal ag/ug tank underground i...	install existing 120 gal ag/...	Storage Tank Permit	0		949		RIVER REACH	DR	10/12/2006	Complete
<input type="checkbox"/>	<a href="#">PM-06061810</a>	ATF a/c change out 1 1/2 ton	ATF a/c change out 1 1/2 ton	Mechanical HVAC Changeout Permit	0		949		RIVER REACH	DR	06/14/2006	Complete
<input type="checkbox"/>	<a href="#">PM-05062995</a>	BLDG#1350 UNIT #311 REPL CAB & HI HATS	BLDG#1350 UNIT #311 REPL CAB...	Electrical Commercial Permit	0		949		RIVER REACH	DR	06/27/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05062994</a>	BLDG#1350 UNIT#311 REPL CAB/ADD LIGHT & GFI O...	BLDG#1350 UNIT#311 REPL CAB/...	Residential Alteration Permit	0		949		RIVER REACH	DR	06/27/2005	Expired

<input type="checkbox"/>	<a href="#">PM-05062992</a>	BLDG#1301 UNIT#406 REPL CAB & HI HATS	BLDG#1301 UNIT#406 REPL CAB ...	Electrical Commercial Permit	0	949	RIVER REACH	DR	06/27/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05062991</a>	BLDG#1301 UNIT#406 REPLACE EXISTING CAB/ADD GFI ~...	BLDG#1301 UNIT#406 REPLACE E...	Residential Alteration Permit	0	949	RIVER REACH	DR	06/27/2005	Expired
<input type="checkbox"/>	<a href="#">PM-04032659</a>	RESTORATION CONCRETE BALCONIES SLABS WALLS COLUMN...	RESTORATION CONCRETE BALCONI...	Concrete Restoration Permit	0	949	RIVER REACH	DR	03/26/2004	Complete
<input type="checkbox"/>	<a href="#">PM-04010296</a>	REPAIR DAMAGED CONDUIT & WIRE AT SIGNS	REPAIR DAMAGED CONDUIT & WIR...	Electrical Commercial Permit	0	949	RIVER REACH	DR	01/07/2004	Complete
<input type="checkbox"/>	<a href="#">PM-03041493</a>	BLDG 1000 INSTALL ELEVATOR RECALL SYSTEM(FIRE ALAR	BLDG 1000 INSTALL ELEVATOR R...	Fire Alarm System Permit	0	949	RIVER REACH	DR	04/17/2003	Complete
<input type="checkbox"/>	<a href="#">PM-03041292</a>	ELECTRIC FOR PERMIT #03040881 IN ENVELOPE ~W/MAST...	ELECTRIC FOR PERMIT #0304088...	Electrical Commercial Permit	58.78	949	RIVER REACH	DR	04/15/2003	Issued
<input type="checkbox"/>	<a href="#">PM-03040826</a>	RE 4 TREES 12" BLACK OLIVE 15" NOR PINE 11" BLACK...	RE 4 TREES 12" BLACK OLIVE 1...	Landscape Tree Removal-Relocation Permit	0	949	RIVER REACH	DR	04/09/2003	Complete
<input type="checkbox"/>	<a href="#">PM-01061743</a>	TREE REMOVAL 5 B.OLIVES(10",10",12",14"9"CAL.FAIR...	TREE REMOVAL 5 B.OLIVES(10"...	Landscape Tree Removal-Relocation Permit	0	949	RIVER REACH	DR	06/22/2001	Complete
<input type="checkbox"/>	<a href="#">PM-00061127</a>	REMOVE 2 BLACK OLIVE TREES	REMOVE 2 BLACK OLIVE TREES	Landscape Tree Removal-Relocation Permit	0	949	RIVER REACH	DR	06/13/2000	Complete
<input type="checkbox"/>	<a href="#">CE98031040</a>	DUMPSTERS NOT ENCL. LEFT N/V W/OFF. MGR.	RIVER REACH INC	Code Case	0	949	RIVER REACH	DR	03/18/1998	Closed
<input type="checkbox"/>	<a href="#">VIO-CE98031040_1</a>	DUMPSTERS NOT ENCL. LEFT N/V W/OFF. MGR.	RIVER REACH INC	Violation-CODE Hearing	0	949	RIVER REACH	DR	03/18/1998	Closed
<input type="checkbox"/>	<a href="#">FS-23105133</a>		RIVER REACH INC	Fire Safety Account	104.08	949	RIVER REACH	DR	11/25/1996	Active
<input type="checkbox"/>	<a href="#">AB-0024908</a>		RIVER REACH MGR OFC	Resident/Business Alarm Registration	0	949	RIVER REACH	DR	03/13/1993	Active

**DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING**  
**BOARD OF ADJUSTMENT (BOA)**



Rev: 5 Revision Date: 07/25/2022 | Print Date: 07/25/2022  
I.D. Number: Z&L-BOA

**BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION**

NOV

- Cover : Deadlines, Notes, Fees, and General Information
- 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

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

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

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

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

**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, 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. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. 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.

- 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	RIVER REACH INC
Property Owner's Signature	<i>[Signature]</i> <small>If signed Agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	930 RIVER REACH DR FORT LAUDERDALE FL 33315
E-mail Address	
Phone Number	315-729-9601
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Art Sign Company, Denise Williams or Melissa Weathermax <i>OR Allie Inberg</i>
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	835 NW 6 Ave Ft Lauderdale FL 33311
E-mail Address	denisewilliams123@att.net
Phone Number	954-644-2011
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Development / Project Name	River Reach	
Existing / New	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>
Project Address	Address: 949 River Reach Dr	
Legal Description	See Survey	
Tax ID Folio Numbers (For all parcels in development)	504209320200	
Variance Request (Describe)	Replace existing entry signs with new, illuminated single face monument sign. Sign will be 7' high x 13' wide (91 sqft) with 15.3 sqft copy area. <b>This application is for 1 sign at entrance only.</b>	
Applicable ULDR Sections	ULDR Sec. 47-22.3.G <small>Request a variance to allow a ground sign to be 91 sqft where the code allows maximum of 24 sqft. A total variance request of 67 sqft.</small>	

Current Land Use Designation	Residential Multi Family High
Current Zoning Designation	RMH-25
Current Use of Property	09 - Residential - Undefined
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front	5' front setback	Sign has 11'2" front setback
Side	5' side setback	Sign has 5'3" side setback
Rear	10' to water	Sign has 12'10" setback to water behind sign

## 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.

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

- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and
- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and
- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and
- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and
- e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

**AFFIDAVIT:** I, Denise Williams 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.

Denise Williams  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of July, 2023



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



**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.

ULDR Sec. 47-22.3.G Ground signs shall have a minimum setback of five (5) feet from the front property line and a minimum of five (5) feet from interior side property line. Such signs in RC-15, RM-15, RML-25, RMM-25 and RMH-25 zones shall not exceed twenty-four (24) square feet. Such signs shall not be located within the twenty-five-foot sight triangle as described in this section. This property is zoned RMH-25.

**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

Given the allowance of signage that this community has been allowed verses what you are making them reduce this to is over 70% less sign than the community is use to and using to find their community. The community identifies with signage that was consistent with what they had. What is allowed is a directional size sign that we believe the community or those trying to find this community will be negatively impacted

- 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:

The community in question is really its own island and should be considered so respectively. The other community have huge walls with identification displayed at all major throughfares and this community relies on this one sign to identify themselves to the community as well as guests of the community.

- 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

They are their own island and should be differentiated as such.

- 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

We are just asking for 50% of what we have had for the last 30 years. What is allowed is too small for this spanning community.

- 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.

We believe that it is reasonable to ask for a sign that is – while not comparable to what was existing but to be bigger that what code will allow to give that community and it's guest the same feeling while trying to find it.

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

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

Allie Inberg Allie Inberg, Agent for Owner  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 15 day of July, 2023



NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## 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.

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

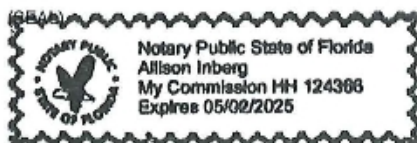
- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and
- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and
- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and
- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and
- e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

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

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

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of July, 2023



Allison Inberg  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

**PROPERTY SUMMARY**

<b>Tax Year:</b> 2023	<b>Property Use:</b> 09 - Residential Common Elements/Areas	<b>Deputy Appraiser:</b> Commercial Department
<b>Property ID:</b> 504209320210	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> RIVER REACH INC	<b>Adj. Bldg. S.F:</b> 0	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 949 RIVER REACH DR FORT LAUDERDALE, FL 33315-1149	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> RMH-25 - RESIDENTIAL MULTIFAMILY HIGH RISE/MEDIUM DENSITY
<b>Physical Address:</b> RIVER REACH DRIVE FORT LAUDERDALE, 33315	<b>Effective Year:</b> 0	<b>Abbr. Legal Des.:</b> HARBOR ISLAND 59-29 B PORTION TRS A & B AS DESC IN OR 6746/127
	<b>Year Built:</b>	
	<b>Units/Beds/Baths:</b> 0 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$10	0	0	\$10	\$10	
2022	\$10	0	0	\$10	\$10	
2021	\$10	0	0	\$10	\$10	

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$10	\$10	\$10	\$10
Portability	0	0	0	0
Assessed / SOH	\$10	\$10	\$10	\$10
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	\$10	\$10	\$10	\$10
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin

**LAND CALCULATIONS**

Unit Price	Units	Type
\$10	1.66 Acre	Acreage

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504209320120	01/12/2023	Multi Warranty Deed	Excluded Sale	\$6,180,000	118626297	PINA DEL RIO FORT LAUDERDALE, FL 33315
504209320127	01/12/2023	Multi Warranty Deed	Excluded Sale	\$15,820,000	118626295	PINA DEL RIO FORT LAUDERDALE, FL 33315
504209320128	01/12/2023	Multi Warranty Deed	Excluded Sale	\$6,180,000	118626297	PINA DEL RIO FORT LAUDERDALE, FL 33315
504209320129	01/12/2023	Multi Warranty Deed	Excluded Sale	\$15,820,000	118626295	PINA DEL RIO FORT LAUDERDALE, FL 33315
504209320126	05/16/2022	Multi Warranty Deed	Excluded Sale	\$1,075,000	118155282	PINA DEL RIO FORT LAUDERDALE, FL 33315

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)								
Common Areas (V)								
1								

**SCHOOL**

**Croissant Park Elementary:** B  
**New River Middle:** C  
**Stranahan High:** C

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
99	Daryl Campbell	32	Rosalind Osgood	Sarah Leonardi



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

## Detail by Entity Name

Florida Not For Profit Corporation  
RIVER REACH, INCORPORATED

### Filing Information

<b>Document Number</b>	717900
<b>FEI/EIN Number</b>	59-1321098
<b>Date Filed</b>	01/15/1970
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	11/05/2004

### Principal Address

949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

### Mailing Address

949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

### Registered Agent Name & Address

BECKER & POLIAKOFF  
1 E. BROWARD BLVD - STE. 1800  
FORT LAUDERDALE, FL 33301

Name Changed: 04/02/2018

Address Changed: 05/11/2018

### Officer/Director Detail

#### **Name & Address**

Title President

Malley, Linda  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

Title VP

Carpenter, Joseph  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

Title Secretary

Harrington, Karen  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

<-----Signor

Title Treasurer

Schaper, Robert  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

Title Director

Martin, Harold  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

Title Director

Spengler, Art  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

Title Director

Smith, Richard  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

Title Director

Desjardins, Michelle  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

Title Director

Fields, Glenn  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

Title Director

Reynolds, Nancy  
949 RIVER REACH DR.  
FORT LAUDERDALE, FL 33315

Title Director

Pole, Jeffrey  
 949 RIVER REACH DR.  
 FORT LAUDERDALE, FL 33315

Title Director

Jackerson, Jeffrey  
 949 RIVER REACH DR.  
 FORT LAUDERDALE, FL 33315

Title Director

Donahue, Jill  
 949 RIVER REACH DR.  
 FORT LAUDERDALE, FL 33315

Title Director At Large

Maier, Rochell  
 949 RIVER REACH DR.  
 FORT LAUDERDALE, FL 33315

**Annual Reports**

Report Year	Filed Date
2020	03/19/2020
2021	04/29/2021
2022	02/17/2022

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<a href="#">07/28/2008 -- Reg. Agent Change</a>	View image in PDF format
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504209150450	HUNTER,STILL	HUNTER,VALERIE
504209150460	ELDAKAR,OMAR	
504209150470	IGNIZIO,THOMAS J	SIERRA,MARIA CRISTINA
504209150480	WIDMANN,JESSICA A	
504209150490	CONOSCENTI,GIUSEPPE JR	
504209150550	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504215011190	BRYAR,CAROLYN R	
504209200250	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504209200070	GALANTE,WILLIAM ANTHONY	
504209200120	ABERLE,JESSICA H/E	CAMPBELL,RYAN B
504209200130	CLARK,DONALD ALAN	
504209200240	IDE,DAVID J	
504215190420	GUMBO HOLDINGS LLC	
504215190410	PURDY,RONDA Z	
504215190400	FOCK,HARALD ALBERTO LOPEZ	
504215190390	FOCK,HARALD ALBERTO LOPEZ	
504209200080	SEDAKA,DEBORAH R	
504209200110	PARSONS,ALLAN	
504209200140	CERVEIRA,CLAUDINNE	
504209200170	STENGEL,JAMES R &	STENGEL,SANDRA L
504209200030	ROBBINS,ADAM	SIMON,LAUREN
504209200040	NOVET,ALAN	
504209200090	LEMPERT,ROBERT	DEVINE-LEMPERT,SUSAN
504209320060	PEACOCK REV TR	MURPHY,DANIEL PATRICK TRSTEE
504209200150	QUACKENBUSH,KATY	DI LORENZO-QUACKENBUSH,HUNTER S
504209320080	STENGEL,JAMES R & SANDRA LEE	
504209320230	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504209320210	RIVER REACH INC	
504209320220	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504215011271	NIMMO,DANIEL	
504215011280	FERNANDEZ-ROSENBERG,RACHEL H/E	CARRENDER,TIMOTHY J
504209320200	RIVER REACH INC	
504209320180	RIVER REACH INC	
504209320190	RIVER REACH INC	
504215011330	RICHE,ANTHONY H/E	REDONDO,JUANITA MARIA C
504215011320	LASHER,SANDRA S	
504209290033	JOHNSTON,DAVID	
504209290030	HIERSCHE,NICHOLAS	
504209320150	RIVER REACH INC	
504210740030	GUNNIP,JOYCE N	
504210740020	DUAILIBI,ELIANE S	
504210740010	DOVE KEY TOWNHOMES INC	
504210740011	MOROCCO,KRISTINA ANN	GENTILE,JORDAN TYLER
504209320170	RIVER REACH INC	
504209320010	RIVER REACH INC	
504210740012	DIOSDADO,BIANCA	

504210740015	DOVE KEY I RESIDENCES ASSN INC	
504210740200	845 SW 11 COURT LLC	
504210740013	PINGITORE,NICHOLAS J H/E	PINGITORE,RECEL A
504210740014	SEDAKA,VICTOR ELI	VICTOR SEDAKA TR
504209010335	FIRST UNITED METHODIST CHURCH	OF FORT LAUDERDALE INC
504209320127	NEW RIVER POINT LLC	
504209010331	NEW RIVER POINT LLC	
504209010333	MESSINGSCHLAGER,PEGGY	PEGGY MESSINGSCHLAGER REV TR
504209010340	MESSINGSCHLAGER,M & R H/E	MESSINGSCHLAGER,PEGGY
504209320129	NEW RIVER POINT LLC	
504209320128	NEW RIVER POINT LLC	
504209010360	NEW RIVER POINT LLC	
504209320120	NEW RIVER POINT LLC	
504210740280	ONUR,EMEL	
504210740270	HORTON,BRADLEY CURRIE	
504210740261	JARVIS,VALENCIA L	
504210740250	ELEGANS INVESTMENT GROUP LLC	
504210740240	PEACOCK REV TR	MURPHY,DANIEL PATRICK TRSTEE
504210740480	ASADASA LLC	
504210740490	GIACHOS,NICHOLAS	BENNIS,KYLE
504215011210	BAIGRIE,ROBERT ANDREW	WINSTEN,LAUREN JENNIE
504215011200	ENGEL,BRIAN M & CAMILE C	
504215191800	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504215011301	BANTON,ALPEDO	STEWART,TRISHANETTE A
504210740211	GEIGER,KYLE V & BRIDGET BLAIR	
504210740210	HARRINGTON,WILLIAM B JR	
504210740220	BITNER,CHRISTINA H/E	ENGEL,JACOB
504210740221	CHURCH,TIMOTHY	
504215011290	MASSEY,GEORGE E & SANDRA L	
504209500030	PRIMAVIX LLC	
504209500010	JOLLY,JOHN	
504210740260	CHADINHA,FRANCISCO G	
504209200100	MURPHY,DANIEL PATRICK	PEACOCK REV TR
504209200160	STENGEL,JAMES R & SANDRA LEE	
504209010175	BELL,MICHAEL & TANYA	
504209010173	HEALY,THOMAS & KAREN	
504209010174	O'NEILL,KEVIN P & ANNE E	
504215011260	SCHONTHAL,HENRIK H/E	TRENTINI,MARIANA
504215011270	COLONEY,JENNIFER LOUISE	
504215011310	ANDERSON,ROBERT R & GILLIAN V J	
504215011300	GAUG,M M	
504209010330	NEW RIVER POINT LLC	
504215011201	SW9 TR	LATHAM,KEVION TRSTEE
504209150010	FITZGERALD,DAVID	FITZGERALD,ELIZABETH
504209200010	9386-2266 QUEBEC INC	
504209200060	BINGER,CHERIE	C/O EVELYN MARTIN
504209200021	ROBBINS,ADAM	ROBBINS,LAUREN SIMON

504209200050	NOVET,ALAN	
504210740050	ISAKOV,SLAVIK & ALLA	ISAKOV,EMIL
504210740040	LINDHORST,JUSTIN	
504210740190	APTAKIN,MARC	
504209010350	LORD,JASON A	LORD,MELANIA A
504209500020	PRIMAVIX LLC	
504209320121	JOLLY,JOHN	
504209000080	SOUTH FLORIDA WATER MANAGEMENT	DISTRICT
504209010322	NEW RIVER POINT LLC	
504209200020	ROBBINS,ADAM	GORDON,AMY
504209200022	NORTON,WILLIAM SCOTT H/E	LIETZ,CORINNA
504209010351	SMALL,MARK	
504210740051	ATEAWUNG,THERESIA A	
504209AA0030	FRENCH,AARON M	
504209AA0040	URRUTIA,KENNETH ALBERT	KENNETH ALBERT URRUTIA LIV TR
504209AA0050	PIERO SAPAG,THIAGO DI	
504209AA0060	HANSLER,AUDREY	
504209AA0070	MOHAMMED,SHAHEED	RAMJEAWAN,RYAN
504209AA0120	BERNGARD TR	BERNGARD,LIBBY TRSTEE
504209AA0130	ADLER,BRIAN	
504209AA0140	SANDOLLAR HOLDINGS LLC	
504209AA0150	SAVINA,ANNA	
504209AA0160	ZARAGOVIA,SEBASTIAN A	
504209AA0170	GALLOWAY,CLAUDIA A	
504209AA0210	THOMSON,GRAHAM	
504209AA0220	JOAN READDING REV LIV TR	READDING,JOAN TRSTEE
504209AA0230	MCWADE,MARGARET M	
504209AA0240	ARTZ,WILLIAM J JR	
504209AA0250	BROOKES,ANTHONY PAUL &	HALLS,LINDA MARY
504209AA0300	NORA A POULSON REV TR	POULSON,NORA A TRSTEE ETAL
504209AA0310	SAMIIKSHA,FNU	
504209AA0320	ROMEO,CARLA	
504209AA0330	WARNKEN,WILFRED	
504209AA0340	EVERDINGEN,FREDERICK PETRO VAN	AUSTIN,BECKY MAE
504209AA0580	HENDREI,MEDEA	
504209AA0590	WILSON,WYNNORA S	
504209AA0600	GROSS,ROBERT L	
504209AA0610	1000 RIVER REACH DRIVE #319 LLC	
504209AA0620	ISRAEL,HENRY M	
504209AA0630	CAMPLLONCH,DIEGO ALEJANDRO	
504209AA0640	HENRIQUES,MELDRED P EST	
504209AA0650	HERMES PROPERTY DEVELOPMENT LLC	
504209AA0660	BECKFORD,DENISE	
504209AA0670	BLANCO,SAMANTHA H/E	BLANCO,SYLVIA
504209AA0680	ROSTIN,CLIFFORD L JR	
504209AA0690	POLLARD,KATHERINE L	

504209AA0700	MUSSER,AIMEE NICOLE	
504209AA0710	LYBARGER,JULIAN	
504209AA0720	WHITE,MARK S & COLLEEN	
504209AA0730	TAYLOR,PRINCE	
504209AA0740	PARKER,DAVID G	
504209AA0750	DESAI,ANIL	CALIFORNIA,KEVIN
504209AA0760	RYAN,KELLY LEE H/E	GROVES,HEATHER LEIGH
504209AA0770	EILEEN M CHILDS REV TR	CHILDS,EILEEN M TRSTEE
504209AA0780	HABER,GERALDINE	
504209AA0790	OLIGER,DEBRA H/E	CARROLL,JOANNE ETAL
504209AA0800	BLAIR,GAIL M	
504209AA0810	CUSACK,LYNDSEY L	LYNDSEY L CUSACK REV TR
504209AA0820	HORGAN,EILEEN A & TIMOTHY R	
504209AA0830	PONE REV TR	PONE,ROBERT & TERRI ANN TRSTEE
504209AA0840	MEYER-KEOGH,KATHLEEN	KEOGH,WEBSTER
504209AA0850	NGUYEN,MINH	
504209AA0860	DE LUCCIA,LISETTE	
504209AA0870	WALLACE,MARK & ROBIN	WALLACE,MATTHEW
504209AA0880	LALICIC,DUSANKA & IVAN	
504209AA0890	HUDSON,CAROL A	
504209AA0900	BONNIE THOMPSON DIXON REV TR	DIXON,BONNIE T TRSTEE ETAL
504209AA0910	ALMONTE,SABRINA	
504209AA0920	BUBENZER,JOY M	
504209AA0930	DOSTI,ARMELA	
504209AA0940	HAYMON SANKAR HOLDINGS LLC	
504209AA0950	WILLIAM ECKERT III REV TR	ECKERT,WILLIAM III TRSTEE
504209AA0960	RAMOS GUETTE,MIRYAM MERCEDES	
504209AA0970	KASZNAR,CLARA BANLAKY DE	KASZNAR,MARTA CATARINA
504209AA0980	1000 RIVER REACH DRIVE LLC	
504209AA0990	EILEEN M CHILDS REV TR OF 2010	CHILDS,EILEEN M TRSTEE
504209AA1000	LEVINE,DENISE	
504209AA1010	KRUSHELNITSKAYA,TATYANA	
504209AA1020	CURRAN,JOHN PHILIP	
504209AA1030	TURKISH,JILL	
504209AA1040	VERMETTE,BRIAN	
504209AA1050	NASTA,JOHN JOSEPH JR	
504209AA1060	SUNFEST HOLDINGS LLC	
504209AA1070	HARKER,GRAY M & MONICA MARTIRE	
504209AA1080	SMITH,GEORGE R	
504209AA1090	WALL,STEPHEN J	
504209AA1100	MICHELLE P DESJARDIN REV TR	DESJARDINS,MICHELLE P TRSTEE
504209AA1110	ANDRE,ALECIA	
504209AA0010	CHIAPPINI,NICK	BUSHELL,PENELOPE T
504209AA0020	OSTHEIMER,HILDA	
504209AA0080	STAGGS,JERRY L	STAGGS,PAULA M
504209AA0090	GAMERO,FRANCO ELMER	FRANCO E GAMERO REV LIV TR
504209AA0100	GOLDSTEIN,GLENN	

504209AA0110	HAMBLEN,JUDITH L	
504209AA0180	MCCALL,MARINA	
504209AA0190	BARTOS,RONALD &	QUINN,FRANCES
504209AA0200	BECKFORD,BRENDON	BECKFORD,DENISE
504209AA0260	LIOY,FRANK	
504209AA0270	MURRAY,LOIS A	LOIS A MURRAY REV LIV TR
504209AA0280	ARCE,ALEXANDER M	
504209AA0290	WEEKS,CHRISTOPHER RAY	
504209AA0350	GLADKIKH,IRINA	
504209AA0360	CONKLIN,KRISTEN	
504209AA0370	LAIRD,DAVID W	
504209AA0380	GONZALEZ-HERNANADEZ,FERNAN	SUERO,EDUARDO
504209AA0450	LALICIC,SANDA	PETROVIC,JOZO
504209AA0460	FRASER,NICHOLAS ANDREW	
504209AA0470	EAST,KIMBERLY & DION A	
504209AA0390	STEIN,THOMAS J	BRASSIL,DANIEL P
504209AA0400	RADIS,RICHARD ALAN	
504209AA0410	LAUCIELLO,JOHNNY D	
504209AA0420	ADAMS,WILLIAM S & CHRISTINE T	
504209AA0430	MINERVA CERVANTES,CYNTHIA	LOPEZ,GUSTAVO ADOLFO
504209AA0440	NEEDLEMAN,BONNIE AMANDA	
504209AA0520	NEJAD,JONATHAN	SMITH,CHELSEA
504209AA0530	PASCAL,MARIA M	
504209AA0540	TLC EQUITY LLC	
504209AA0550	HAZELTON,MICHELLE	
504209AA0480	BALL,KIMBERLY L	
504209AA0490	LEKA,ALBAN F	LEKA,DENISA
504209AA0500	MADISON,LYNDA A	
504209AA0510	SHAPIRO,BURTON D	
504209AA0560	VILLA,EMMIE	
504209AA0570	BOHL,GORDON & MARILYN	BOHL LIV TR
504209AB0090	PIERRE,CLOSEL	
504209AB0100	SPENCE,TIMOTHY	
504209AB0110	LEEDS,STEVEN F & LINDA N	
504209AB0120	NATALE,RALPH J	
504209AB0130	NADEL,LAUREN E	
504209AB0140	HERNANDEZ CRUZ,ALEXANDER	DELGADO,MELISSA
504209AB0150	GILARRANZ,DAVID A	HERNANDEZ,ARGIRIA
504209AB0160	MORVANT,LUISA CATALINA	
504209AB0170	GALLAGHER,PAUL M & RACHAEL K	
504209AB0180	NUNEZ,ALONSO S	PORTILLO,MIRIAM C ETAL
504209AB0190	MEDINA,ELEAZAR A	
504209AB0200	NEWMAN,JEFFREY A	
504209AB0210	BISCHOFF,KENNETH S	
504209AB0220	ORTEGA,HILDELISA H/E	MORALES,ORELY & MOONEY,OLIVIA
504209AB0230	DOMEIKA,MY HIEN	DOMEIKA,THOMAS
504209AB0240	LONERGAN,TYLER J	

504209AB0250	JOHN J MANLEY REV TR	MANLEY,JOHN J TRSTEE
504209AB0260	MCBRYAN,JOHN P & CHRISTINE M	
504209AB0270	THOMSON,JUDITH C	
504209AB0280	REILLY,CHRISTOPHER H/E	DIAZ,DEBRA
504209AB0290	ROGERS,WILLIAM	ROGERS,DONNA
504209AB0300	GENDUSO,THOMAS	GENDUSO,CAROL
504209AB0310	ZASIO,JOSEPH ROBERT	
504209AB0320	PARKER,NATALYA	
504209AB0330	PANDAY,BRAMA MAHIMA	
504209AB0340	WEBER,NICOLE	
504209AB0350	MACK,SUZANNE	
504209AB0410	SPILLANE,PAULETTE P	
504209AB0420	ASHLEY,NEIL	
504209AB0430	HANCOCK,CECELIA M	CECELIA M HANCOCK LIV TR
504209AB0440	MARINZULICH,STEFANO	
504209AB0510	RODELO,KARIN	
504209AB0520	VERMETTE,BRIAN & CARIAGA,EDWARD	
504209AB0530	BRESLIN,KAREN	
504209AB0590	EVERETT,HARRISON CROCKETT	
504209AB0600	MOORE,MARIE	MOORE,PERRY
504209AB0610	WILSON,JESSICA	
504209AB0620	DONAHUE,MARY R	
504209AB0680	BALETIC,BALSA	
504209AB0690	BALDWIN,FRED V III	
504209AB0700	RUMORA,LESLIE A	
504209AB0710	PRIETO,VALENTINA	
504209AB0780	ROBERTO,STEVEN	
504209AB0790	PETERS,ROBERT F	
504209AB0800	RUCERITO,JOEY	
504209AB0850	CHUNG,BELINDA	
504209AB0860	MIDDLETON,ANITA P	
504209AB0870	HOWARD,KIMBERLY	
504209AB0880	MAZZOCHIA,JOSEPH	MAZZOCHIA,KATHLEEN
504209AB0890	KEMP,CAROLYN	
504209AB0900	BACZKOWSKI,JAIME B	BACZKOWSKI,SYLVAINE
504209AB0910	GUYER,WILLIAM JR	
504209AB0920	CRUZ,ALFREDO E & VALENTINA C	
504209AB0930	CASTLE ROAD INVESTMENTS LLC	
504209AB0940	SACHS,CELSE SCHMIDT &	SACHS,DEBORAH APARECIDA
504209AB0950	GIBBS,KATHRYN REED H/E	KATHRYN GIBBS REV TR
504209AB0960	GIVENS,ARNETRESS	
504209AB0970	BARLOW,MICHAEL J	FLAM,MARITTA H
504209AB0980	CARBAYO,JORGE	
504209AB0990	CAMBRIA,LAURENCE	
504209AB1000	GRIFFITHS,WENDY J	TAYLOR,GERALD L
504209AB1010	COFFMAN,JOSHUA	
504209AB1020	FEITO,PATRICIA	

504209AB1030	ACOSTA,ELIGIO JR	ACOSTA,NICHOLAS J
504209AB1040	ROBBERT,DAMON	ROBBERT,ELIZABETH FITZGERALD
504209AB1050	MARTIN,HAROLD DEAN & JULIA A	
504209AB1060	EUSTIS,THOMAS S	
504209AB1070	JOAN READDING REV LIV TR	READDING,JOAN TRSTEE
504209AB1080	FORDHAM 009 LLC	
504209AB1090	BAYARD,SARAH	
504209AB1100	CARVER,KELLY LEE	
504209AB1110	DELPIDIO,JEFFREY & JENNIFER	
504209AB0010	TRILLO,JOSEPH M	
504209AB0020	FABER,DAVID T	
504209AB0030	COMINATO,ANDREA	TURNER,CYNTHIA
504209AB0040	PERQUE,KELLY LYNN & JONATHAN J	
504209AB0050	FORREST,HOBBIT	
504209AB0060	LICALZI,JESSICA S	COLLINS,CHARLES R III
504209AB0070	THOMAS,RICK J	
504209AB0080	GIROUX,JAMES	PARSONS,BRITTANY
504209AB0360	DARVILLE,STANLEY R	
504209AB0370	MEINGASNER,CATHRYN	
504209AB0380	SHAW,DOROTHEA	
504209AB0390	SLADEK,ROMAN	
504209AB0400	PANNING, LISA DIANNE	
504209AB0450	TULLOCH,EARL F JR & MARGUERITE B	
504209AB0460	JANUSZ,MARK	GOODY,ALEXANDRA
504209AB0470	GENDUSO,THOMAS & CAROL	
504209AB0480	VAZQUEZ PINEDO,CARLOS E	PINEDO-FAMILIA,IRIS A
504209AB0490	FREY,KEVIN	FREY,THOMAS
504209AB0500	JACOB,LIAM	MORYOSEF,SARAH
504209AB0540	STURGIS,CHRISTOPHER J	
504209AB0550	STREBLE,JOSEPH R	
504209AB0560	JONES,ARDETH	
504209AB0570	WAY,WILLIAM	KEMP,GISELA A
504209AB0580	LYNNE,CYNTHIA	
504209AB0630	CLIDAS,JOHN W	
504209AB0640	FREEMAN,DANIEL LEE	
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504209AB0660	ELSBREE,VALERIE JEAN	
504209AB0670	BATTAT,SARA J	
504209AB0720	MUNOZ,MICHAEL	
504209AB0730	JUROVA,PETRA H/E	GAY,FRANKLIN G
504209AB0740	DONALD MORVANT REV LIV TR	MORVANT,DONALD TRSTEE ETAL
504209AB0750	CRESSEY,AUSTIN	
504209AB0760	MOUSTAKAS,DIONYSIA V	
504209AB0770	GARRISON,GILES	
504209AB0810	SCHMITT,KYLE A	
504209AB0820	MORVANT,DONALD	
504209AB0830	RINALDI,JOHN A H/E	SERRANO,GISELLE

504209AB0840	CAPRARO,CHAD	
504209AC0420	ALBERT J BARTKOWSKI REV TR	BARTKOWSKI,ALBERT J TRSTEE ETAL
504209AC0430	ALLEN,HELEN A	
504209AC0440	VOLLERO,CAROLYN J	
504209AC0450	HAYWOOD,ELIZABETH M	
504209AC0460	ABDULLA,HIND	
504209AC0470	SMITH,MARYCATHERINE D & IAN	
504209AC0480	ARMOR MASONRY	RESTORATION INC
504209AC0490	SMILEY,CONSTANCE ANN	THOMAS,GREGORY E
504209AC0500	WHITEHEAD,ANALIA & WHITEHEAD,P	
504209AC0510	DURANDO,WAYNE C & TERESA F	
504209AC0520	RIZZO,TERESITA	
504209AC0530	DAVIS,LYNDA	
504209AC0540	ZARDESKAS,CELESTE	ZARDESKAS,JAMES
504209AC0550	SCHAUER,SHEILA	SCHAUER,TODD JEFFREY
504209AC0560	CARRICK,WAYNE LEE	DIR YEGHYAIAN,KANARIA
504209AC0570	LOCHMUELLER,WILFRIED F &	LOCHMUELLER,EILEEN J
504209AC0580	HIGGINS,BOBBY WAYNE JR	CARMAN,PAULA A
504209AC0590	OELERKING,GLENN & JUDY	
504209AC0600	ORCHOLSKI,TERRY & ANN	
504209AC0610	MALLEY,LINDA J H/E	CLOUSER,KELLY
504209AC0620	SULLIVAN,MARY E	WICKERSHAM,KIRK
504209AC0630	BECKFORD,BRENDON	BECKFORD,DENISE
504209AC0640	D'ANTONIO,MICHAEL T	MCKENNEY,DORALD H
504209AC0650	BARRETO GOMES,ARIEL FAUSTINO	FONSECA,JOAN MARIE
504209AC0660	SETLIFF,LYNN	
504209AC0670	MYERS,JEFFREY H	
504209AC0680	HARVEY,PIERRE	NADON,CHANTAL & LEGAULT,E ETAL
504209AC0690	CORBETT,JOHN L	
504209AC0700	ANGELIDES,PHILIPPA	
504209AC0710	DEAN,NANCY J	SCHAPER,ROBERT A
504209AC0720	COLLVER,BARBARA A	
504209AC0730	URIBE,SANTIAGO	GIRALDO,ANDREA
504209AC0740	MCFARREN,VERN V & JUDITH	VERN & JUDITH MCFARREN JT REV TR
504209AC0750	ZACZEK,JOHN S & SANDRA	
504209AC0760	SCATLIFFE,SIGRID	
504209AC0770	SCHIFFER,STEFFI	STEFFI SCHIFFER REV TR ETAL
504209AC0780	VEIGA,LENE HOLANDA SADLER	VEIGA,MARCIO JOSE SADLER
504209AC0790	HAMILTON,SANDRA A EST	
504209AC0800	LEE,SARA C	
504209AC0810	MCNALLY,KENNETH J	
504209AC0820	STEFFI SCHIFFER REV TR	SCHIFFER,STEFFI TRSTEE
504209AC0830	ANTHONY,SCOTT	
504209AC0840	GILLESPIE,ANN T	ANN T GILLESPIE REV TR
504209AC0850	VAN EVANS,KAREN	
504209AC0860	HELGA M TILLINGHAST FAM TR	TILLINGHAST,HELGA M TRSTEE
504209AC0870	BAILEY,ANNA	



504209AC0880	SCIUGA,SALVATORE J JR	SCIUGA,KATHLEEN M
504209AC0010	GORDON,MAUREEN	
504209AC0020	PERU,VALERIE	
504209AC0030	SMITTER-GIOVANNI FAM TR	SMITTER,J G & GIOCANNI,L TRSTEEES
504209AC0040	MULLEN,MICHAEL R	
504209AC0050	COFFEY,PATRICIA GRACE	
504209AC0060	WISH-VERRUNI,LOTTIE L	
504209AC0070	JAFFE,STEVEN M	
504209AC0080	MARC TUPLER REV TR	TUPLER,MARC TRSTEE
504209AC0090	SCHUMANN,JOSEPH F	
504209AC0100	HANSSENS,BRIEUC	
504209AC0110	BEGUE REV TR	BEGUE,JORGE TRSTEE ETAL
504209AC0120	VANTREPOTTE,CHARLES	VANTREPOTTE,MICHAELENE
504209AC0130	LAGO,ANTONIO C	LAGO,CYNTHIA S
504209AC0140	SCARBOROUGH,ANDREA	
504209AC0150	EHRHARDT,CAROLYN	
504209AC0160	PARKER,REBEKAH L &	PARKER,STEVE D
504209AC0170	SMITH,CHAD STEVEN	
504209AC0180	SCHULTZ,CHARLES C	
504209AC0190	GEORGE,KATHLEEN ANN	
504209AC0200	SMITH,STEPHEN P H/E	SMITH,STEPHEN P JR
504209AC0210	DONAHUE,STEVEN & JILL	DONAHUE FAM REV TR ETAL
504209AC0220	KLINGLER,ROBERT B	KLINGLER,SARA L
504209AC0230	LOW,MONTANA W	
504209AC0240	DOREEN ROCHELLE GARGANO FAM TR	GARGANO,DOREEN ROCHELLE TRSTEE
504209AC0250	ANNA K HARRISON REV LIV TR	STEPHEN E MOORE REV LIV TR
504209AC0260	SPRUANCE,WILLIAM E	
504209AC0270	HOLLERN,PAUL	
504209AC0280	TIBBETTS,DAVID M	
504209AC0290	SCHOL,THEO EDWARD	
504209AC0300	LLOYD A WARMAN TR	WARMAN,LLOYD A TRSTEE
504209AC0310	ZIMERING,ERIC MICHAEL	ROMANO-ZIMERING,JUDITH
504209AC0320	LIS,MONA A H/E	LIS,IAN J
504209AC0330	JAMES V & M GAIL CASTELLANO TR	CASTELLANO,JAMES V & GAIL TRSTES
504209AC0340	KANE,CHRISTOPHER B	
504209AC0350	TANGUAY,DORI M	
504209AC0360	WALLER,ALLEN	
504209AC0370	ALLAN,ROBERT	DEIR YEGHIAIAN,AIDA
504209AC0380	AUSLANDER,MARIA ELENA C H/E	CONTRERAS,RUFINO
504209AC0390	YARMOLENKO,LARYSA	
504209AC0400	LENIHAN,ROBIN H & PATRICK	
504209AC0410	CARMICHAEL,LAURA MOIRA C DE	ROJAS,MOIRA ANDREA
504209AD0010	RUSSO,MARIE E	RUSSO,CHRISTINE
504209AD0020	ORR,MELANIE E	
504209AD0030	BIRKEL,KAREN A H/E	BIRKEL,THOMAS A
504209AD0040	HERNANDEZ,LUCY	
504209AD0060	BAEZA,DEA JIMENA	

504209AD0070	COOPER,ROBERTA G	
504209AD0080	MITCHINSON,DAVID J	
504209AD0090	GODWIN,KAREN H/E	RANNO,JULIA A & INGUI,VINCENT L
504209AD0100	MAGGI,ALEJANDRO H/E	GONZENBACH,ERIKA
504209AD0110	REZOLUTION LLC	
504209AD0120	CLAM BAY HOLDINGS LLC	
504209AD0130	SCHMIDT,MARGARET H/E	SCHWEITZER,JOHN
504209AD0140	JOAN READDING REV LIV TR	READDING,JOAN TRSTEE
504209AD0150	PICKEREL,RICHARD & STEFAN	
504209AD0160	LANCIOTTI,NICHOLAS H/E	LANCIOTTI,DANELL & JOHN
504209AD0170	SANTIAGO,DOROTHY F	
504209AD0180	COLE,PATRICIA M	
504209AD0190	BYRNE,JEFFREY J & LINDA A	
504209AD0200	NOBLES,JAMES	NOBLES,SUSAN
504209AD0210	JEFFREY P REED	JEFFREY P REED REV LIV TR
504209AD0220	LEBUS,ORIE	
504209AD0230	EFFORD,MICHAEL D	
504209AD0240	KLINGHOFFER,TEDDY & SHERRI L	
504209AD0250	BREEN,HAZEL A	
504209AD0260	CHIAPPINI,NICK	BUSHELL,PENELOPE T
504209AD0270	GOLDSTEIN,JUSTIN	GOLDSTEIN,MARIBEL F
504209AD0280	DOTY,MARGARET S	
504209AD0290	RICMAYA LLC	
504209AD0300	LEONARD,CRAIG G & SHIRLEY M	
504209AD0310	FINCH,VEVILA S	
504209AD0320	GRACIE,JACLYN & MATTHEW	
504209AD0330	DESCANO,CHRISTINA	GARCIA,RAFAEL J
504209AD0340	LELLO,JOSEPH R & DANA D	
504209AD0350	DAVISON,CRAIG	
504209AD0360	HARRINGTON,MARK & KAREN	
504209AD0370	TOOMEY,JOYCE	JOYCE TOOMEY REV TR
504209AD0380	GONZALEZ,ANALIA B	SALVADOR,EDGAR M
504209AD0390	DENTON,JACK K & LILIANA V	
504209AD0400	SALVADOR,EDGAR	
504209AD0410	MCCUISTON,WALTER R	EVANS,JANE I
504209AD0420	JACK TOOTLE TR	TOOTLE,JOHN S TRSTEE ETAL
504209AD0430	ARMSTRONG,PAIGE ELIZABETH H/E	ARMSTRONG,SHARON M & STEVEN J
504209AD0440	GIALLUCA,SHELLEY	
504209AD0450	MARLOW,DAN	
504209AD0460	KENDRA,KATHLEEN &	LAMONNA,JACQUELINE L
504209AD0470	S&W PROPERTY INVESTMENTS LLC	% SCHILIAN & WATERZ, PA
504209AD0480	MALKOFF,ELAINE	
504209AD0490	ARNSTALL,CHARLES R	
504209AD0500	SMITH,CARL W	SMITH,DONNA J
504209AD0510	JACKERSON,CATHY & JEFFREY	CATHY B JACKERSON REV TR
504209AD0520	HOMMEL,ROBERT H	
504209AD0530	CHALFANT,MICHELE A	

504209AD0540	D'ALONZO,DOMINICK	D'ALONZO,MARIA
504209AD0550	MERCURE,ROGER	BROWN-MERCURE,LISE
504209AD0560	READDING,JOAN	JOAN READDING REV LIV TR
504209AD0570	JOAN READDING REV LIV TR	READDING,JOAN TRSTEE
504209AD0580	MACDONALD,JULIANA	MACDONALD LAND TR
504209AD0590	HAND,MICHAEL D &	SUOJA HAND,JO ANN
504209AD0600	DORIA,ANDREA	
504209AD0610	SANTANGELO,MICHAEL A	
504209AD0620	MARTAKOUCH,KINDA	
504209AD0630	FORUM,RICHARD B & LINDA SUE	LAFROSCIA,ELIZABETH H/E
504209AD0640	CARRICK,WAYNE L	DIR YEGHYAIAN,KANARIA
504209AD0650	FATERSIK,PAULA J	
504209AD0660	BLANCO,MARIA FERNANDA	
504209AD0670	YALKUT,LISA R	
504209AD0680	WILSON,WILLIAM SMILES	MAGRI-CANOVA,FRANCES ETAL
504209AD0690	HAMMERS,DAVID	
504209AD0700	BAKER,ROBERT N & KATHI L	
504209AD0710	SULLIVAN,GRACE B	
504209AD0720	MINATEL,HALEY	MINATEL,VICTOR A
504209AD0730	SILVERMAN,ALLAN J	
504209AD0740	BANACH,RICHARD ADRIAN	
504209AD0750	LELLO,DANA D & JOSEPH R	
504209AD0760	RICHARDS,CARL G	CARL RICHARDS REV LIV TR
504209AD0770	KASIMAN,RONNY M	
504209AD0780	BAIER,HANS J & LINDA M	
504209AD0790	METCALFE,DAVID N	
504209AD0800	JAROS,PAVEL	
504209AD0810	JEFFERS,ANNE E	
504209AD0820	DATLEN,CHARLES P & TRACY A	
504209AD0830	SUNFEST HOLDINGS LLC	
504209AD0840	VALDERRAMA,ELISA LILA H/E	FUENTES CAMEJO,ANTOLIN
504209AD0850	WEIGHTMAN,MANDY	MJW LIV TR
504209AD0860	GALVIN,MARTIN J & PAULA F	
504209AD0870	MILLER,JANICE K H/E	JOHNSTON,DOUGLAS & TOBY
504209AD0880	JANUSZ,MARK A	GOODY,ALEXANDRA
504209AG0110	JAAKSON,REIN & CLAUDIA K	
504209AG0120	KOZICH,ASHLEY	
504209AG0130	GELETY,MICHAEL T	
504209AG0140	WEBER,CAROL SPINELLI	WEBER,RICHARD G
504209AG0150	RIVERO,GUSTAVO	
504209AG0160	TACHER,ROBERTA	
504209AG0170	CREAGER-TOLON,BOBBIE	
504209AG0180	WITEK,ROBERT JOSEPH	
504209AG0190	COLON,ROBERTO	MAIER,ROCHELL ANN
504209AG0200	SCHNEIDER,URSULA W	
504209AG0210	CHAFIN,BEEBE E	BEEBE E CHAFIN REV TR ETAL
504209AG0220	MATTHEWS,CAROL	

504209AG0230	HARRISINGH,AMEILLA L	
504209AG0240	HALLETT,KYLE D H/E	HALLETT,MARISA
504209AG0250	MIGGINS FAM TR	MIGGINS,MICHAEL & KATHLEEN TRSTE
504209AG0260	TRECO,JOHN & NANCY	
504209AG0270	DROMGOOLE,KENNETH M	CAMPBELL,LARA
504209AG0280	MASTRODOMENICO,STEVEN	
504209AG0290	HODGE,RICHARD JR & NATHALIA	
504209AG0300	MIZENKO,BRENT	MIZENKO,LINDA
504209AG0310	TERRAROSA,EDMUND A JR	
504209AG0320	HOLOD,CHRISTINE	CHRISTINE PAMELA HOLOD LIV TR
504209AG0330	GARCIA,JEAN PIERRE LEAL	GARCIA,MARIA EUGENIA
504209AG0340	DAVIS,BRIAN A	
504209AG0350	LEWIS,BARRY H	
504209AG0360	MEYER,CHRISTOPHER	
504209AG0370	SWICK,THOMAS	MATRAS,HANNA
504209AG0380	SMITH,JAYE & NORMAN	
504209AG0390	SAWABINI,EDGAR &	SAWABINI,MIREILLE F
504209AG0400	FITZPATRICK,JOHN B & RACHEL	
504209AG0410	RAMIREZ,JOSE E	LOPEZ,NORMA M
504209AG0420	BESNER,HILDA	
504209AG0430	SACHIKO ESTATES LTD	
504209AG0440	PASSANTNO,JANE	
504209AG0450	WE LOVE LEILA LLC	
504209AG0460	BURROUGHS,ANNA M	
504209AG0470	NADEL,LAUREN E	
504209AG0480	DOLLIVER,ALLYSON L	POLE,JEFFREY B
504209AG0490	CAMPI,CHARLES & CLAUDINE	
504209AG0500	BRITO,JAN MICHAEL & KETURAH	
504209AG0510	HOLT,JEFFREY V & KIMBERLY A	
504209AG0520	VIRAZELS,LUCETTE J	
504209AG0530	GIROLAMI,RICHARD JULIUS JR	
504209AG0540	LASHBROOK,DANIEL W & JENNIFER A	
504209AG0550	ROSE,ALICE M	
504209AG0560	DANERI,GIANCARLO	
504209AG0570	TAKSEN,MELINDA	
504209AG0580	QUATTROCCHI,J EDWARD	
504209AG0590	CARN,LANDER E	
504209AG0600	DAVIS,LYNDA M	
504209AG0610	STEVENSON,VICKY W	
504209AG0620	SPENGLER,ARTHUR A JR	
504209AG0630	EGGLETON,ROBERT W	
504209AG0640	STILES,LINDA	
504209AG0650	WARREN,SUSAN	
504209AG0660	WOLAVER,KNOX JAMES JR	KJW REV TR
504209AG0670	LUCY HERNANDEZ REV TR	HERNANDEZ,LUCY TRSTEE ETAL
504209AG0680	MARRON,BRIDGET	MARRON,JOHN
504209AG0690	PUGLISI,RONNI	

504209AG0700	LENIHAN,CHRISTINA	
504209AG0710	WEAVER,TREVOR ALAN & MONIKA ANNA	
504209AG0720	STEINBERGER,ARLETTE	SADOWSKI,ROBERT M
504209AG0730	VANBUREN,AMBER H/E	SMITH,PATRICK A
504209AG0740	SAVINO,WILLIAM JR	
504209AG0750	PIRKLE,GEORGE W EST	
504209AG0760	VIVAS,GUILLERMO F	
504209AG0770	MULLANE,THOMAS S	
504209AG0780	ALEX,SCARLETT L	
504209AG0790	PRINCE,WILLIAM & GLORIA	
504209AG0800	MULLANE,THOMAS S	
504209AG0810	MULLANE,THOMAS S	
504209AG0820	MULLANE,THOMAS S	
504209AG0830	O'NEILL,SHANE P	
504209AG0840	SCIENTIFIC RESOURCES INC	
504209AG0850	CURDA,ALEXANDER JAMES	CURDA,DAVID
504209AG0860	PANFILI,VICTOR C & NANCY L	
504209AG0870	BUEHLER,ASHTON	
504209AG0880	BUCKLEY,STEPHEN D	
504209AG0010	IZURIETA,MARY	
504209AG0020	REYNOLDS,NANCY	
504209AG0030	CALZADILLA,MICHAEL	
504209AG0040	HAND,ABBEY L	ABBEY L HAND REV TR
504209AG0050	RAAB,THEODORE E	THEODORE E RAAB LIV TR ETAL
504209AG0060	CHIAPPINI,NICK	BUSHELL,PENELOPE T
504209AG0070	BORST,MARY P	
504209AG0080	NOBLES,JAMES & SUSAN	
504209AG0090	MCLEAN,DONALD DELBERT	
504209AG0100	KIRKLAND,DANIEL FORREST	
504209AH0590	PORATH,CARRIE H	CARRIE H PORATH TR
504209AH0670	HOPMAN,CORNELIS	
504209AH0680	NEWMAN,JAMES A	
504209AH0690	HYPPOLITE,CLIFF	
504209AH0700	WARWICK,THERESA KIM	
504209AH0720	SIFEL,EDWARD &	SIFEL,IRENE
504209AH0730	FELICIE EVERETT SANDS REV TR	SANDS,FELICIE EVERETT TRSTEE
504209AH0740	DARVILLE,DARNELL ARDINA	DARVILLE,ROBERT CONRAD
504209AH0750	FORTNEY,KAI M	
504209AH0710	STROTHER,MICHAEL	M STROTHER & J HOSKING REV TR
504209AH0760	THOMAS,GODFREY	THOMAS,VICTORIA
504209AH0770	NADEL,LAUREN E	
504209AH0780	TRECO,LARRY A	TRECO,PAULA K
504209AH0790	LONG,RICHARD S & SUE ELLYN	
504209AH0800	MILLIGAN,ROBERT	
504209AH0810	CLAUDIO,LETISHA	
504209AH0830	RUTH,JEAN L	
504209AH0840	SISK,DONNA	DONNA SISK REV TR

504209AH0820	UNDERWOOD,MALLORY H	
504209AH0850	LEMIEUX,KAREN H	
504209AH0860	DUPUIS,RICHARD R	
504209AH0870	MCNIESH,LUCY	LUCY MCNIESH REV TR
504209AH0880	REICH,MERYL S	
504209AH0010	HIGH,CHARLES V IV	
504209AH0020	NILSEN,CHRIS J EST	
504209AH0030	ARNOLD,JONATHAN	%QUALITY COMMERCIAL FLOORING
504209AH0050	JOHN,MELISSA ANN	ORR,KEGAN MARIE
504209AH0060	CASH,WILLIAM G	CASH,SHEILA DEANN
504209AH0070	COLBURN,LOREN A	
504209AH0080	CLAPP,BONOLYN W	
504209AH0090	MAKE UP ARTS PRODUCTION CORP	
504209AH0100	DRISCOLL,SHANNON H/E	DRISCOLL,NICHOLAS J
504209AH0110	SHAWY,MARIE ANTOINETTE EST	
504209AH0120	PORPOISE HOLDINGS &	ACQUISITIONS LLC
504209AH0040	MORRIS,CAROLYN V	
504209AH0130	ARRIGO,CHARLES C &	GOLIA,JOAN
504209AH0140	GUNTER,DIANE P	
504209AH0150	LAMANNA,CATERINA	LEONARD,PAUL ANTHONY
504209AH0160	DICKINSON,LUCINDA	
504209AH0170	WEISS,DIANNE	MARION WEISS TR ETAL
504209AH0180	BEDELL,JAMES L	
504209AH0190	GALLION,SUSAN	GALLION FAM REV TR
504209AH0200	CARPENTER,JOSEPH E JR & CARMEN M	
504209AH0290	SEAFEST HOLDINGS LLC	
504209AH0210	BALINT,BRANDON & KANYSHAI	
504209AH0220	WOLFERS,MATTHEW	WOLFERS,ALAN & JUDITH
504209AH0230	WEIGHTMAN,RANDAL & HELENA	RHW LIV TR
504209AH0240	REDA,FRANK JR H/E	REDA,MARY JO
504209AH0250	TAYLOR,ROBERT JAMES	
504209AH0260	GESSMANN,YOO JUNG	GESSMANN,DAIVA
504209AH0270	HARWOOD,BRIAN	
504209AH0300	DIAZ,ADRIANA LOPEZ	HINCAPIE,JOSE FRANCISCO POTES
504209AH0280	DUFF,SUSAN K	
504209AH0310	MCALLISTER,MICHAEL J	MCALLISTER,MAUREEN A
504209AH0320	MCALLISTER,MICHAEL J &	MCALLISTER,MAUREEN A
504209AH0330	PERRI,JAMES A	
504209AH0340	KOHLMEYER,DIANE	
504209AH0350	LARSEN,C SUE & STUART C	
504209AH0360	VELEZ,JORGE MICHAEL	
504209AH0380	TRECO,KATHLEEN	TRECO,WAYNE
504209AH0390	DENHART,SUZANNE D	
504209AH0370	JOHNSON,DONALD	
504209AH0400	ALSHOUSE,DAVID	ALSHOUSE,SALLY A
504209AH0410	BORKIEWICZ,BETSY	
504209AH0420	KAREN L SISSON REV LIV TR	SISSON,KAREN L TRSTEE

504209AH0430	GENE SULLIVAN REV TR	SULLIVAN,GENE TRSTEE
504209AH0450	STAGGS,JERRY LEE II	
504209AH0460	SKYELARK LLC	
504209AH0470	OBERWEGER,GOTTLIEB	QUEVEDO,ARELIS CHIRINOS
504209AH0480	ZVYAGELSKY,JULIA	
504209AH0440	STEFFEN,CLIFFORD L & SANDRA S	
504209AH0490	BRIGNETI,JOHNPAUL & AMELIA C	
504209AH0500	TRENT,LORI B	LORRAINE BALAS TRENT REV TR
504209AH0510	LOURENCO SOARES,SERGIO LIOVA	ANTONOVA SOARES,VALERIA
504209AH0530	WARWICK,THERESA K	
504209AH0540	DH WESTVIEW PROPERTIES LTD	
504209AH0550	COSGROVE,STEPHEN EDWARD	COSGROVE,CELIA PRYOR
504209AH0560	COOKE,LINDA M	LINDA M COOKE REV TR
504209AH0570	KNEPPERS,VALENTINA	
504209AH0520	GALLOTTA,PAUL J	
504209AH0580	WORONA,MARIA	
504209AH0600	DUFFY,MARY ALEXIS &	HIGBEE,GARY B
504209AH0610	JOHN WESLEY SHOUP REV TR	BARBARA ALLEN SHOUP REV TR
504209AH0620	FRANCES L SKILES REV TR	SKILES,FRANCES L TRS
504209AH0630	ALLAN,ROBERT	DEIR YEGHIAIAN,AIDA
504209AH0640	IODICE,DONNA	
504209AH0650	FIELDS,GLENN	
504209AH0660	SCHWANBECK,KEVIN	



▪ NATIONAL ▪ REGIONAL ▪ INTERNATIONAL ▪  
BUSINESS IDENTIFICATION SINCE 1947

NARRATIVE

Re: Entry Monument  
949 River Reach Dr, Fort Lauderdale FL

We are proposing a single face monument sign with a total of 91 sqft where a sign of 24 sqft is allowed. The existing sign copy on the entry wall will be removed and this new proposed sign will be the only sign at the entry area. This application is for only 1 sign at entrance.

The sign meets all current code requirements for setbacks.

Code section: 47-22.3.G

Request a variance to allow a ground sign to be 91 square ft where the code allows maximum of 24 sqft. A total variance request of 67 sqft.

Sincerely,

Vice President Signature

SHARI DILLARD Vice President Name Printed

Signed this 1 day of May 2023

by Shari Dillard who is personally known to me.

Notary Public

Date 5/1/23







Abutting Properties Facing North



Abutting Properties Facing South



North Facing From Property



South Facing From Property



Sign Location Facing East



Sign Location Facing South

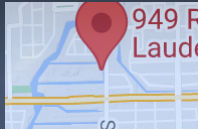


Sign Location Facing West



Viewing Sign Location From North on Property

← 1080 SW 9th Ave Fort Lauderdale, Florida

 **949 River Reach Dr** ✕  
949 River Reach Dr, For...  
26.11°N, 80.15°W



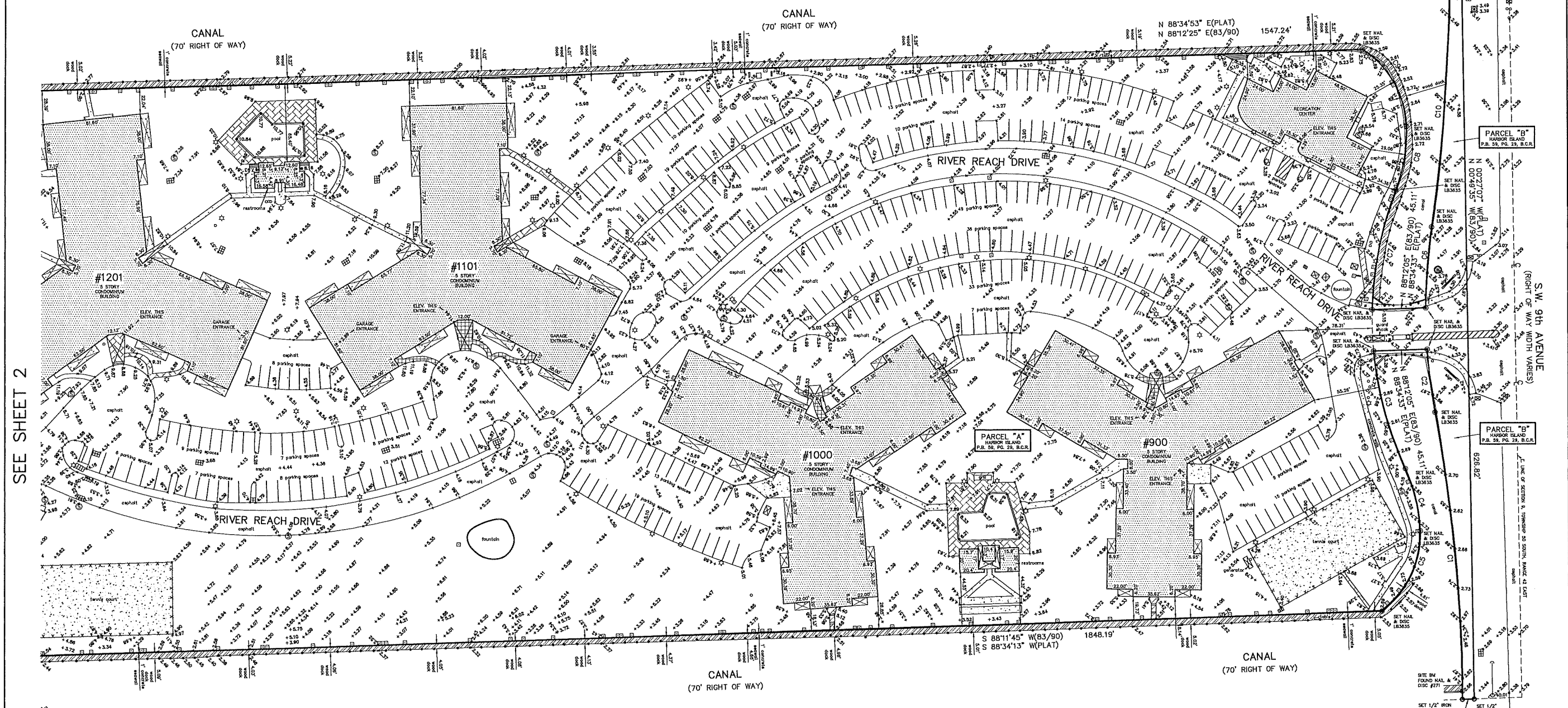
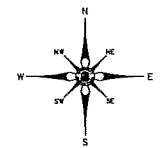
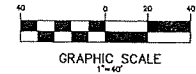
Google Earth  
© 2023 Google



Camera: 2 m

Alejandro Vargas PE License # 63894  
1025 Cedar Falls Dr Weston FL 33327

S 88°34'53" W(PLAT)  
S 88°12'25" W(83/90)



SEE SHEET 2

C1: Radius: 1435.45' Delta: 09°42'59" Arc Length: 243.43' Tangent: 122.01' Chord: 243.14' Course: S 05°14'02" E	C2: Radius: 490.00' Delta: 06°14'44" Arc Length: 53.41' Tangent: 26.73' Chord: 53.39' Course: N 06°58'09" W	C3: Radius: 300.00' Delta: 19°39'37" Arc Length: 102.94' Tangent: 51.98' Chord: 102.44' Course: S 14°58'27" E	C4: Radius: 135.00' Delta: 23°00'16" Arc Length: 54.20' Tangent: 27.47' Chord: 53.84' Course: S 13°18'07" E	C5: Radius: 80.97' Delta: 55°03'22" Arc Length: 77.80' Tangent: 42.20' Chord: 74.85' Course: S 25°43'42" W	C6: Radius: 490.00' Delta: 07°58'17" Arc Length: 68.17' Tangent: 34.14' Chord: 68.12' Course: S 04°13'57" W	C7: Radius: 300.00' Delta: 19°39'37" Arc Length: 102.94' Tangent: 51.98' Chord: 102.44' Course: N 11°22'28" E	C8: Radius: 135.00' Delta: 23°00'16" Arc Length: 54.20' Tangent: 27.47' Chord: 53.84' Course: N 09°42'09" E	C9: Radius: 80.97' Delta: 55°03'22" Arc Length: 77.80' Tangent: 42.20' Chord: 74.85' Course: S 29°19'40" E	C10: Radius: 1530.01' Delta: 08°35'38" Arc Length: 229.50' Tangent: 114.96' Chord: 229.27' Course: N 03°55'17" E
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**LEGEND & ABBREVIATIONS:**

A = CENTRAL ANGLE	SO. FT. = SQUARE FEET	ANTENNA
CB = ARC LENGTH	P.C.P. = PERMANENT CONTROL POINT	BASIN
R = CHORD BEARING	P.B.C.R. = PALM BEACH COUNTY RECORDS	VALVE/CLEANOUT/STUB
RW = RADIUS	P = PLAT	UTILITY BOX
P.C. = POINT OF BEGINNING	M&D = MAIL & DISC	WATER METER
P.T. = POINT OF TANGENCY	P.O.B. = POINT OF BEGINNING	WATER METER
WM = WATER METER	AC = AIR CONDITIONER	WATER METER
CH = CHATTahoochee	FOUN. = FOUNDATION	WATER METER
N = NORTH	CHATT. = CHATTahoochee	WATER METER
S = SOUTH	F.P.L. = FLORIDA POWER & LIGHT	WATER METER
E = EAST	B.C.R. = BROWARD COUNTY RECORDS	WATER METER
W = WEST	D.C.S. = DADE COUNTY RECORDS	WATER METER
CONC. = CONCRETE	O.B. = OFFICIAL RECORDS BOOK	WATER METER
P.R.M. = PERMANENT REFERENCE MONUMENT	F.F. = FINISHED FLOOR	WATER METER
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	GAR. = GARAGE	WATER METER
ELEV. = ELEVATION	CL. = CENTERLINE	WATER METER
B.M. = BENCHMARK		WATER METER

**ACCURATE LAND SURVEYORS, INC.**  
L.B. #3635

1190 E. ATLANTIC BLVD.  
POMPANO BEACH, FLORIDA 33060

TEL: (954) 782-1441  
FAX: (954) 782-1442

**BOUNDARY & TOPOGRAPHIC SURVEY**

**STREET ADDRESS:**  
900, 949, 1000, 1101, 1201, 1301 & 1350 River Reach Drive  
Fort Lauderdale, Florida 33315

**LEGAL DESCRIPTION:**  
Parcels A and B of HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 59, Page 29, of the Public Records of Broward County, Florida.

**FLOOD INFORMATION:**  
Community name and number: Fort Lauderdale 125105  
Map and parcel number: 12011C0556 & 557 H  
Panel date: 08-18-14  
Index date: 08-18-14  
Flood zone: X, X(0.2%) & AE  
Base flood elevation: 5'

**BENCHMARK INFORMATION:**  
City of Fort Lauderdale Benchmark  
North rim manhole centerline S.W. 9th Avenue and S.W. 9th Street  
Elevation = 4.292' NAVD1988

**NOTES:**

- Unless otherwise noted field measurements are in agreement with record measurements.
- Bearings shown hereon are based on a bearing of North 00°49'35" West along the East line of Section 9, Township 50 South, Range 42 East as per the North American Datum of 1983, 1990 adjustment.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.

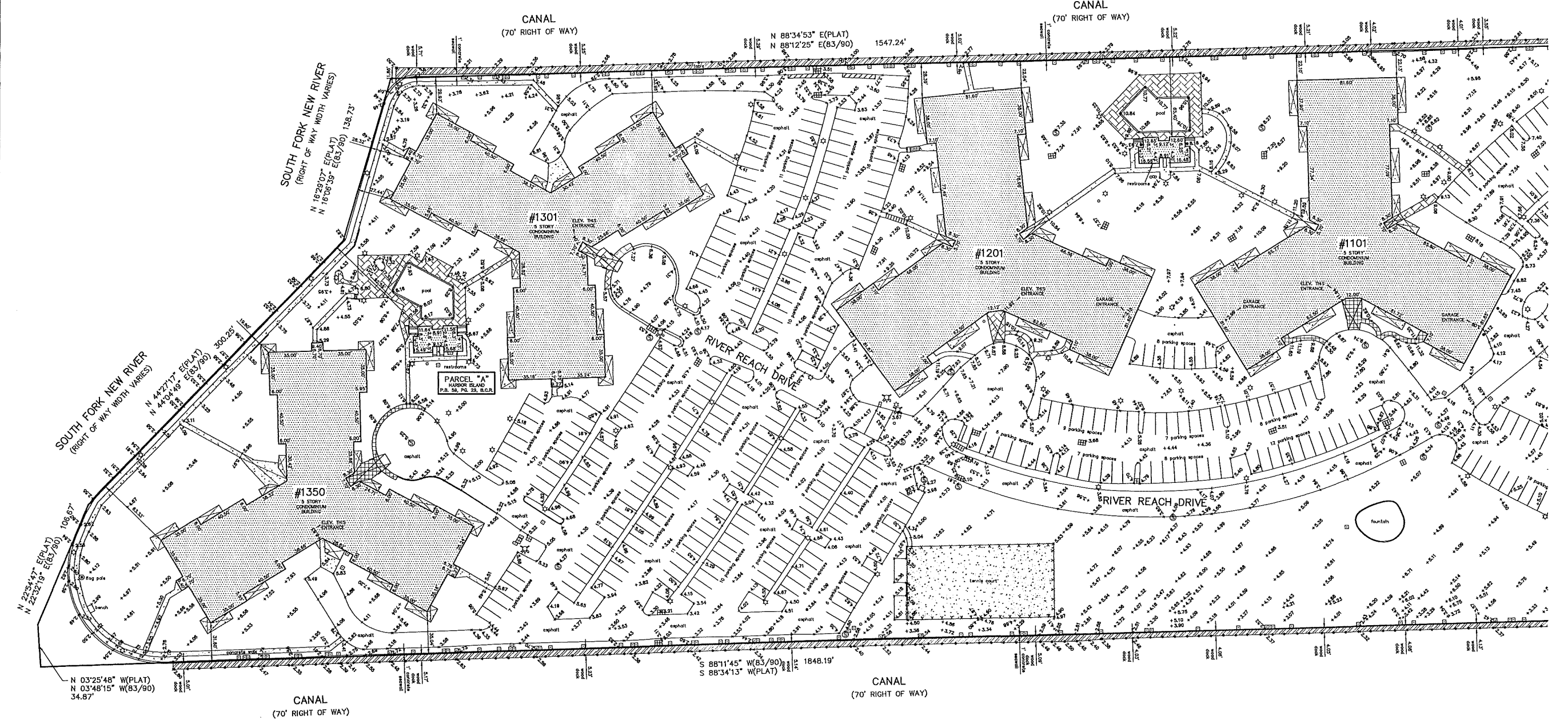
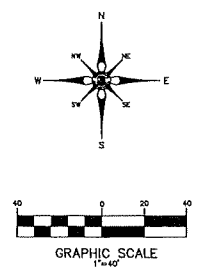
DATE OF FIELD SURVEY: 08-24-18		DRAWN BY: MLW	
FIELD BOOK: ALS-SU-18-2350		CHECKED BY: MLW	
REVISIONS	DATE	BY	
ADD DOCK WIDTHS	10-02-18	MLW	

**CERTIFY TO:**  
River Reach Inc.

**CERTIFICATION:**  
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 51-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

*Robert L. Thompson*  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No. 24663 - STATE OF FLORIDA

SHEET 1 OF 2    SCALE 1"=40'    SKETCH NUMBER SU-18-2350



SEE SHEET 1

LEGEND & ABBREVIATIONS:	
A	CENTRAL ANGLE
CB	CHORD BEARING
R	RADIUS
R.W.	RIGHT OF WAY
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
WM	WATER METER
OH	OVERHANG
N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC.	CONCRETE
P.M.	PERMANENT REFERENCE MONUMENT
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
ELEV.	ELEVATION
B.M.	BENCHMARK
±	ELEVATIONS BASED ON N.A.V.D.
SQ. FT.	SQUARE FEET
P.C.P.	PERMANENT CONTROL POINT
P.B.C.R.	PALM BEACH COUNTY RECORDS
P	PLAT
N&D	NAIL & DISC
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
AC	AIR CONDITIONER
FND.	FOUND
CHATT.	CHATTAHOOCHEE
F.P.L.	FLORIDA POWER & LIGHT
B.C.R.	BROWARD COUNTY RECORDS
D.C.S.	DADE COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
F.F.	FINISHED FLOOR
GAR	GARAGE
CA	CENTERLINE
ANTENNA	ANTENNA
BASIN	BASIN
VALVE/CLEANOUT/STOP	VALVE/CLEANOUT/STOP
UTILITY BOX	UTILITY BOX
LIGHT	LIGHT
WATER METER	WATER METER
MANHOLE	MANHOLE
PILE	PILE
ANCHOR	ANCHOR
UTILITY POLE	UTILITY POLE
VAULT	VAULT
SIGN	SIGN
WELL	WELL

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 FAX: (954) 782-1442

**BOUNDARY & TOPOGRAPHIC SURVEY**

DATE OF FIELD SURVEY: 08-24-18  
 DRAWN BY: MLW

FIELD BOOK: ALS-SU-18-2350  
 CHECKED BY: MLW

REVISIONS

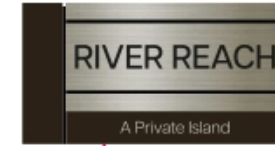
DATE

ADD DOCK WIDTHS

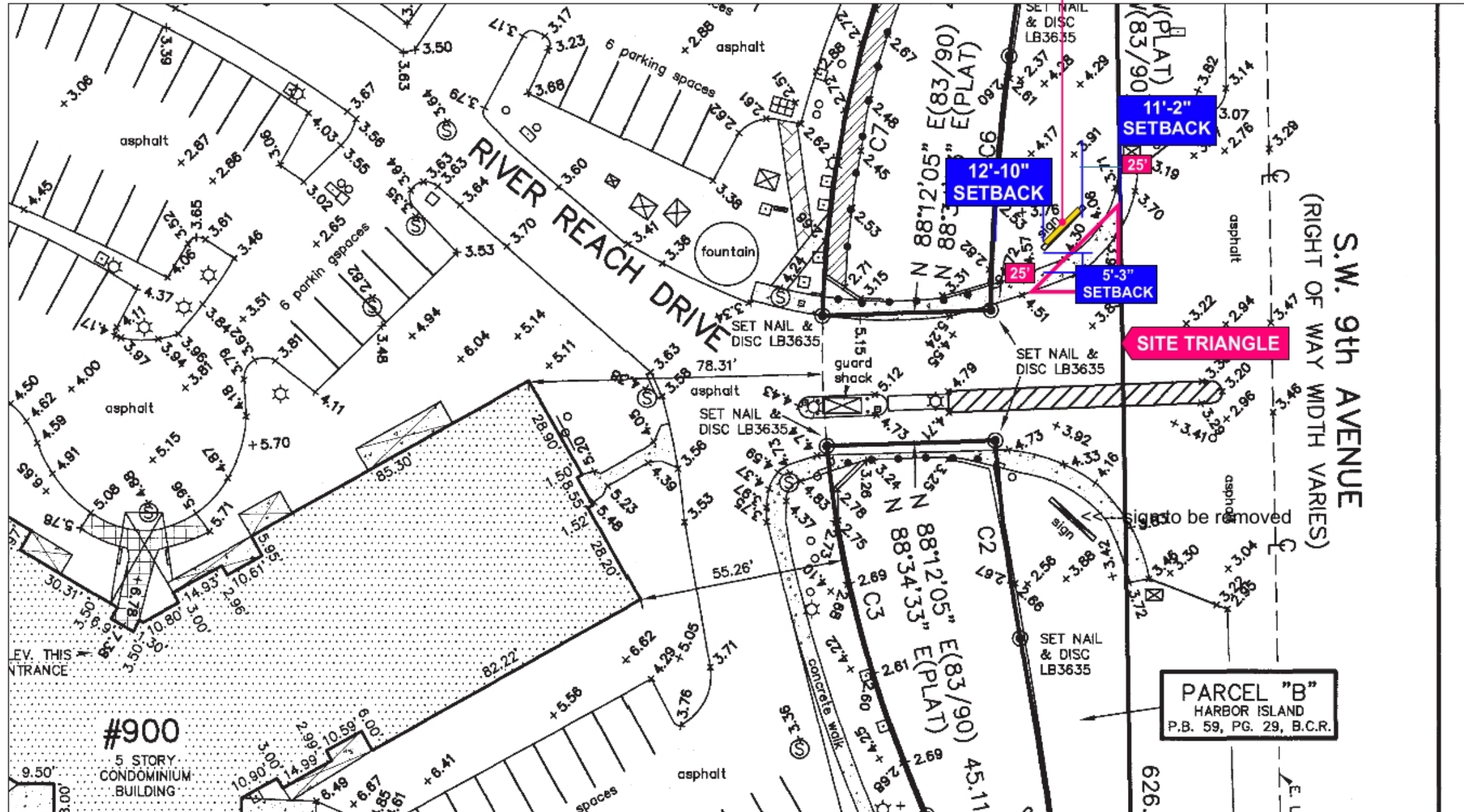
10-02-18 MLW

SHEET 2 OF 2 SCALE 1"=40' SKETCH NUMBER SU-18-2350

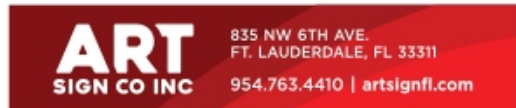
# SURVEY | LARGE MONUMENT SIGN



This will be the only sign at the entrance  
Old sign copy on entry walls to be removed



**A1** EAST ISLAND | SURVEY CLOSE-UP  
Scale: 1/32" = 1'



**CLIENT:** RIVER REACH  
**FILE:** RIVER REACH\_MONUMENT SURVEY\_VG\_V3  
**ADDRESS:** 949 RIVER REACH DR., FT LAUDERDALE

**REVISION V2:** 2/2 | ADDING SITE TRIANGLE

**CLIENT APPROVAL:**  
**START DATE:** 6/20/2023 **SALES REP:** Allie **REVISED BY:** Carlos

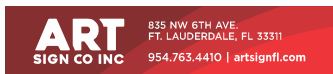
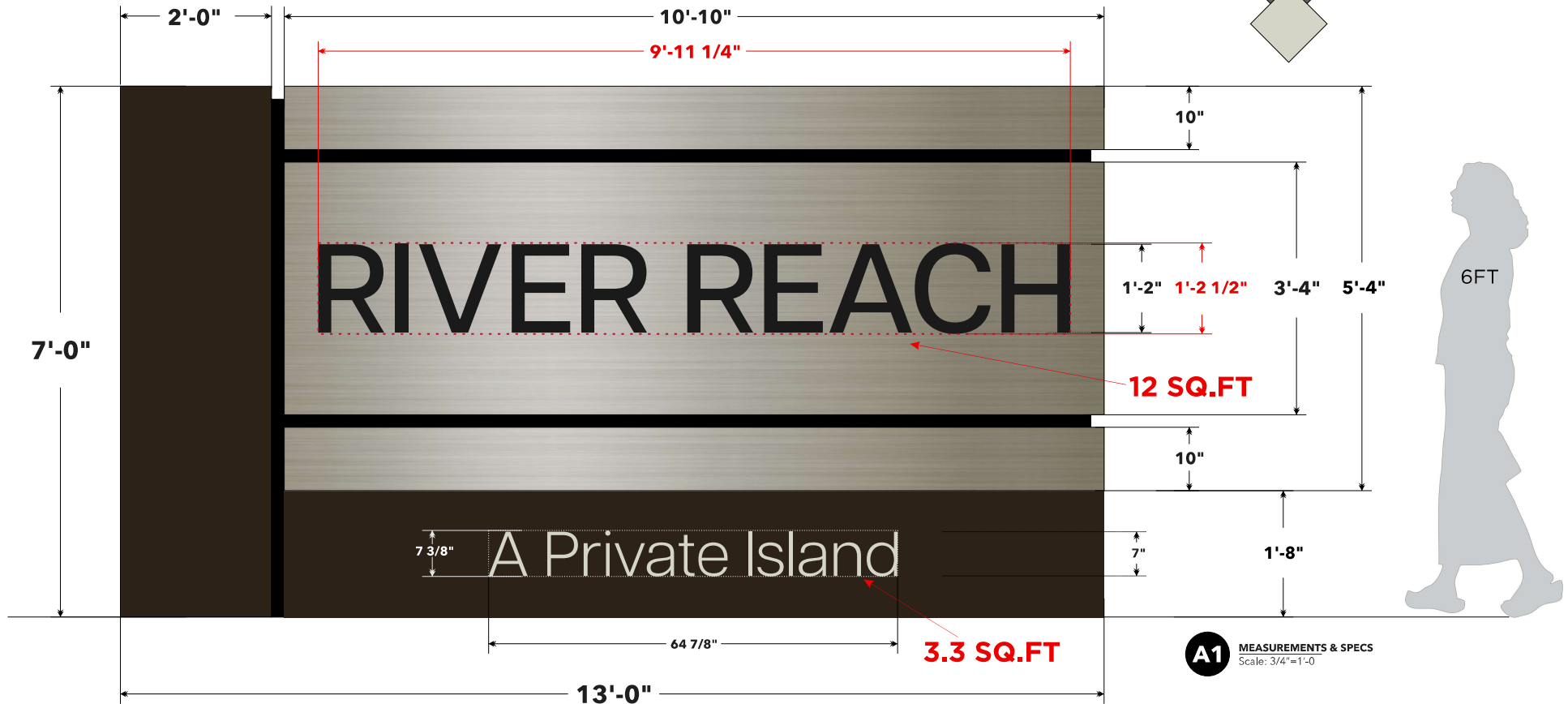
**SINGLE FACE MONUMENT WITH PUSH-THRU COPY**

**Letter Style:** Articulat CF Medium/Articulat CF Light  
**Allowed Sq. Ft:** 24 sqft  
**Proposed Sq. Ft:** 91



DRYLAC:  
 OIL RUBBED BRONZE (US) 60040  
 (CAN) 49-01610

BENJAMIN MORE  
 PT-360 SHYNESS



**CLIENT:** RIVER REACH  
**FILE:** RIVER REACH\_MONUMENT\_SIGN\_VG\_V52  
**ADDRESS:** 949 RIVER REACH DR., FT LAUDERDALE

**REVISION V24:** 9/16 [ADD SEPARATED PACKAGES INTO ONE  
**REVISION V26:** 10/4 [ADDING "A PRIVATE ISLAND"  
**REVISION V31:** 11/15 [PAGE 2 - ADDING MONUMENT SIGN TO PHOTO ELEVATION  
**REVISION V33:** 12/14 [MAKE MONUMENT LARGER  
**REVISION V36:** 1/10 [PAGES 3 TO 5 - REVISE DIRECTIONALS // PAGE 9 - RIVER SIGN, REMOVE QTY  
 PAGE 11 - PARRING SIGNS, ADD QTY // PAGE 12 - MOVE & CHANGE COLOR OF EXTERIOR LOGO  
**REVISION V37:** 1/10 [ADD SQ.FT. FOR COPY ONLY  
**REVISION V38:** 1/20 [PAGE 2, REDO SQ.FT. FOR SIGN AREA

**REVISION V40:** 1/27 [ADD REVISED MONUMENT BACK INTO THIS SIGN PACKAGE, PREVIOUSLY  
 EXTRACTED  
**REVISION V46:** 4/11 [CORRECT TOWING SIGNS/OBLETE BUILDING SIGNS & RIVER DIRECTIONAL SIGN  
**REVISION V49:** 5/4 [RESIZE MONUMENT SIGN  
**REVISION V50:** 5/5 [ADDING 2' CONCRETE PEDESTAL  
**REVISION V51:** 5/9 [REDESIGN MONUMENT  
**REVISION V52:** 6/14 [ADDITIONAL MEASUREMENTS

**CLIENT APPROVAL:**

**START DATE:** 9/16/2022 **SALES REP:** Brad/Allie **ARTIST:** Carlos/Val

Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting. Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.