

Page 1: PZB Rezone - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). 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	TRR Bahia Mar LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner. <i>JAMES J. TATE, AG</i>
Address, City, State, Zip	1175 NE 125th Street, Suite 102 North Miami, Florida 33161
E-mail Address	jimmy@tatecapital.com
Phone Number	(305)891-1107
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Robert B. Lochrie III
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303 Fort Lauderdale, Florida 33301
E-mail Address	rlochrie@lochrielaw.com
Phone Number	(954) 779-1119
Letter of Consent Submitted	Attached

Development / Project Name	Bahia Mar
Development / Project Address	<u>Existing:</u> 801 Seabreeze Boulevard <u>New:</u> N/A
Legal Description	See Attached Survey
Tax ID Folio Numbers (For all parcels in development)	504212270012
Request / Description of Project	See attached narrative
Applicable ULDR Sections	Section 47-37A-Innovative Development (ID) District
Total Estimated Cost of Project	\$ 400,000,000 (Including land costs)

Future Land Use Designation	Fort Lauderdale Beach Regional Activity Center
Proposed Land Use Designation	N/A
Current Zoning Designation	SBMHA
Proposed Zoning Designation	Innovative Development Zoning District (ID)
Current Use of Property	Hotel, Office, Commercial, Marina
Residential SF (and Type)	1,231,855 SF(Multi-Family)
Number of Residential Units	625
Non-Residential SF (and Type)	27,263 Restaurant, 24,697 Retail, 31,001 Supermarket, 17,125 Fitness, 44,725 Office, 236 Hotel Rooms, Marina
Total Bldg. SF (include structured parking)	2,433,146 SF
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	As Required by ID District	38.65 Acres
Lot Density	As Required by ID District	16.43 Units / Acre
Lot Width	As Required by ID District	1604' along the eastern property line
Building Height (Feet / Levels)	As Required by ID District	Varies (409'-7" / 39 Stories max)
Structure Length	As Required by ID District	Varies (443'-9" max at north tower)
Floor Area Ratio	As Required by ID District	1.4
Lot Coverage	As Required by ID District	305,092 SF (18.1% Total Site)
Open Space	As Required by ID District	264,568SF(38%)Upland, 1,252,712SF(74%) Total Site
Landscape Area	As Required by ID District	94,966 SF
Parking Spaces	As Required by ID District	2,167

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front <i>[E]</i>	As Required by ID District	20' (North Tower)
Side <i>[N]</i>	As Required by ID District	28'-1" (North Tower)
Side <i>[S]</i>	As Required by ID District	1'-8" (Marina Village at Bahia Mar)
Rear <i>[W]</i>	As Required by ID District	83'-6" (SW Restaurant)

Page 1: PZB Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). 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	TRR Bahia Mar LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner. <i>James J. Tate, Pres.</i>
Address, City, State, Zip	1175 NE 125th Street, Suite 102 North Miami, Florida 33161
E-mail Address	jimmy@tatecapital.com
Phone Number	(305)891-1107
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Robert B. Lochrie III
Applicant / Agent's Signature	<i>Robert B. Lochrie III</i>
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303 Fort Lauderdale, Florida 33301
E-mail Address	rlochrie@lochrielaw.com
Phone Number	(954) 779 1119
Letter of Consent Submitted	Attached

Development / Project Name	Bahia Mar
Development / Project Address	<u>Existing:</u> 801 Seabreeze Boulevard <u>New:</u> N/A
Legal Description	See attached Survey
Tax ID Folio Numbers (For all parcels in development)	504212270012
Request / Description of Project	See attached narrative
Applicable ULDR Sections	Section 47-37A -Innovative Development (ID) District
Total Estimated Cost of Project	\$ 400,000,000 (Including land costs)

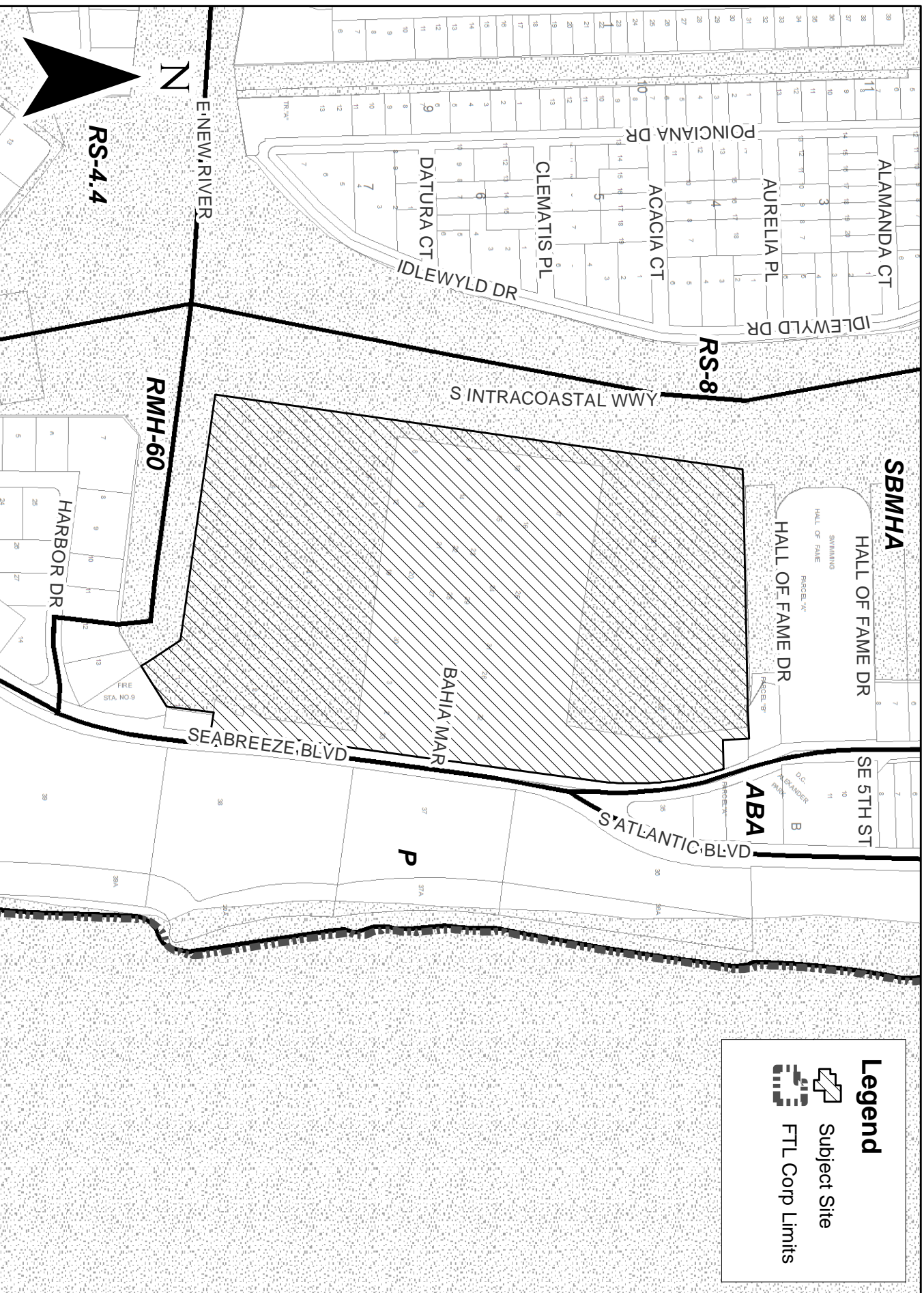
NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 1,458,825 Fee Calculator: http://ci.flaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	Fort Lauderdale Beach Regional Activity Center
Proposed Land Use Designation	N/A
Current Zoning Designation	SBMHA
Proposed Zoning Designation	Innovative Development Zoning District (ID)
Current Use of Property	Hotel, Office, Commercial, Marina
Residential SF (and Type)	1,231,855 SF (Multi-Family)
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Total Bldg. SF (include structured parking)	2,433,146 SF
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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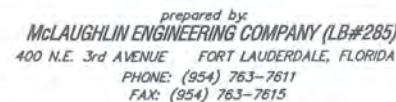
Setbacks/Yards*	Required	Proposed
Front [E]	As Required by the ID District	20' (North Tower)
Side [N]	As Required by the ID District	28'-1" (North Tower)
Side [S]	As Required by the ID District	1'-8" (Marina Village at Bahia Mar)
Rear [W]	As Required by the ID District	83'-6" (SW Restaurant)



ID15001

Path: J:\DSD\IDRCLocation\Maps_16_RM\ArcMap\NewPZ20151216\ID15001LocMap.mxd

Graphic Scale



www.MECO400.com

[illegible]

*This property is zoned SBMHA/
South Beach Marina and Hotel Area
Set-Backs:
A-1-A = 20 feet
Side = 10 feet
Rear = 20 feet
Height Maximum = 150 feet*

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not obstructed for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Benchmark: P.R.M. #2990, 135.83 feet West and 15.00 feet North of the Southeast corner of Parcel "B" of this plot (147/20). Elevation= 5.41 (NGVD 29) or 3.62 (NAVD 88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Δ , Elev. = 9.87.
- 8) This property lies in Flood Zones "AE", Elevation 5' and 6' and "X", inside and outside the 0.2% annual chance of Flood Hazard, as shown on survey per Flood Insurance Rate Map Number 19011C057604, Community Panel Number 125105, Dated August 18, 2014.
- 9) Mean High Water Line at this site is elevation 1.8 (NGVD); Tidal Range is 2.4 feet and Mean Low Water is elevation -0.6. The methodology used for the determination of the Mean High Water Line is the extended published Tidal Datum Method, based on N.O.S. Tide Station 8722939 Bahia Mar Yacht Club, Fort Lauderdale, Florida.

TO:
Rahn Bahia Mar L.L.C.;
Blackstone Real Estate Partners IV L.P.;
Chicago Title Insurance Company;
Simpson Thacher & Bartlett LLP;
JPMorgan Chase Bank, National
Association, its successors and/or assigns;
Fidelity National Title Insurance Company;
First American Title Insurance Company;
Greenspring, Maryland, P.A.

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM, including the following items 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13 16) none observed, 17) none observed, 18) none observed

The undersigned further certifies that survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.


FIELD BOOK NO. TDS w/Worksheets, LBJ2B2/7, PRINTS


JOB ORDER NO. T-6346, U-3647, U-4074, U-6077


CHECKED BY _____

CHECKED BY: _____

C:\RUDY\2010\U5077\dwg\U5077.dwg 10/27/2010 11:05:59 AM EDT

 INDICATES F.P.L. EASEMENT DESCRIBED IN O.R. 35375, PAGE 1476, B.C.R.

 INDICATES F.P.L. EASEMENT DESCRIBED IN O.R. 35190, PAGE 724, B.C.R.

 INDICATES F.P.L. EASEMENT DESCRIBED IN O.R. 13080, PAGE 150, B.C.R.

Legal Description

All that part of Bahia Mar according to the plat thereof recorded in Plat Book 35, Page 39 of the public records of Broward County, Florida, lying west right-of-way line of SeaBreeze Boulevard, excepting therefrom Parcel 1; also excepting therefrom the North 80 feet of Parcel 34.

City of Fort Lauderdale
Broward County, Florida

EASEMENT NOTES:

There are no other easements, road reservations or rights-of-way affecting this property, other than shown, per Chicago Title Insurance Company, Commitment Order Number 4715217, Dated February 17, 2014 at 11:00 PM, (numbering below refers to said Policy).:

- 3) Reservations in Deed Book 289, Page 450 and release in O.R. 5080, Page 843, B.C.R. affects this property (NOTHING PLOTTABLE).
- 4) Plat Book 33, Page 38, affects this property as shown hereon.
- 7) Leases, Amendments and Assignments recorded in O.R. 2870, Page 530, B.C.R.; O.R. 2870, Page 582, B.C.R.; O.R. 5080, Page 845, B.C.R.; O.R. 8959, Page 334, B.C.R.; O.R. 9066, Page 472, B.C.R.; O.R. 10204, Page 761, B.C.R.; O.R. 9066, Page 465, B.C.R.; O.R. 9066, Page 469, B.C.R.; O.R. 22333, Page 696, B.C.R. and O.R. 23168, Page 347, affects this property (NOTHING PLOTTABLE).
- 8) F.P.L. Easement in O.R. 3279, Page 797, B.C.R. affects this property as shown hereon.
- 9) Easements in O.R. 9190, Page 256, B.C.R. and O.R. 9264, Page 11, B.C.R. affect this property as shown hereon.
- 10) Blanket Easement in O.R. 12423, Page 740, B.C.R. affects this property (NOTHING PLOTTABLE).
- 11) F.P.L. Easement in O.R. 13080, Page 150, B.C.R. affects this property as shown hereon.
- 12) Removal Agreement in O.R. 15842, Page 678, B.C.R. affects this property (NOTHING PLOTTABLE).
- 13) F.P.L. Easement in O.R. 19577, Page 607, B.C.R. affects this property as shown hereon.
- 14) Turn Lane, Roadway and Utility Easement in O.R. 22134, Page 740, B.C.R. affects this property as shown.
- 15) Southern Bell Easement in O.R. 23835, Page 18, B.C.R. affects this property as shown hereon.
- 16) F.P.L. Easement in O.R. 23994, Page 417, B.C.R. affects this property as shown hereon.
- 17) F.P.L. Easement in O.R. 23994, Page 422, B.C.R. affects this property as shown hereon.
- 18) F.P.L. Easement in O.R. 23994, Page 427, B.C.R. affects this property as shown hereon.
- 19) Notice recorded in O.R. 28071, Page 945, B.C.R. affects this property (NOTHING PLOTTABLE).
- 20) Street Light Easement in O.R. 30668, Page 1955, B.C.R. affects this property as shown hereon.
- 21) F.P.L. Easement in O.R. 35190, Page 724, B.C.R. affects this property as shown hereon.
- 22) F.P.L. Easement in O.R. 35375, Page 1476, B.C.R. affects this property as shown hereon.
- 23) Resolution per O.R. 44715, Page 1586, and O.R. 44715, Page 1583 B.C.R. affects this property (Nothing Plottable)

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 3rd day of April, 2002.
Revised elevations added this 4th day of February, 2003.
Additional Dock Locations made this 21st day of September, 2003.
Resurveyed made this 16th day of January, 2008.
Easement map created this 13th day of March, 2008.
Revised this 5th day of August, 2009.
Shoalbridge located this 30th day of September, 2010.
Resurveyed this 1st day of August, 2013.
Resurveyed this 8th day of March, 2014.
General revisions added this 14th day of April, 2014.
Revised certifications added this 2nd day of May, 2014.
Resurveyed this 12th day of January, 2015.
General revisions made this 22nd day of April, 2015.

McLAUGHLIN ENGINEERING COMPANY


JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

REQUEST: Rezoning from South Beach Marina and Hotel Area Zoning District (SBMHA) to Innovative Development (ID) Zoning and Request Approval of Bahia Mar ID Site Plan

Case Number	ID15001	
Applicant	TRR Bahia Mar, LLC.	
General Location	801 Seabreeze Boulevard (generally described as the area west side of Seabreeze Boulevard, east of the Intracoastal Waterway, south of Hall of Fame Drive and north of Harbor Drive)	
Property Size	Upland Area: 695,430 SF (15.96 acres) Total including submerged: 1,683,574 SF (38.65 acres)	
Zoning	Existing: South Beach Marina and Hotel Area District (SBMHA) Proposed: Innovative Development (ID) Zoning District	
Existing Use	Hotel, Office, Commercial, Marina, and Surface Parking	
Future Land Use Designation	Central Beach Regional Activity Center (Central Beach RAC)	
Applicable Sections of Unified Land Development Regulations (ULDR)	47-12.4 Central Beach District Requirements 47-12.5 SBMHA District Requirements 47-12.6 Central Beach Development 47-12.8 Central Beach Area Trip Designation 47-37A Innovative Development 47-24.4 Rezoning 47-25.2 Adequacy 47-25.3.A3.e Neighborhood Compatibility	
	Required SBMHA	Proposed ID
Lot Size	N/A	Upland: 695,430 square feet (15.96 acres) Including submerged: 1,683,574 square feet (38.65 acres) *NOTE* minimum for ID is 2 acres
Density	48 units/acre	39.77 units/acre (Upland area) 16.43 units/acre (Total site, including submerged)
Building Height	120 feet Maximum	North Tower: 404 feet, 1 inch South Tower: 409 feet, 7 inches Bahia Mar Hotel: 151 feet, 1 inch (existing hotel height) Bahia Mar Garage: 61 feet, 1 inch Boat Show Garage: 61 feet, 9 inches SW Restaurant: 22 feet, 7 inches NW Restaurant: 15 feet, 7 inches
Structure Length and Width	200 feet Maximum	North Tower: 160 feet, 5 inches by 443 feet, 9 inches South Tower: 170 feet by 375 feet, 4 inches Bahia Mar Hotel: 377 feet, 11 inches by 351 feet (existing building is 351 feet) Boat Show Garage: 446 feet, 3 inches by 306 feet, 8 inches
Building Separation	20 feet Minimum or 20% of tallest building (81 feet based on height)	52 feet, 7 inches (closest point)
Floor Area Ratio	5.0 Maximum	3.4 FAR
Total Building SF	N/A	2,433,146 square feet
Lot Coverage	N/A	305,092 square feet (18.1% of site)
Open Space	N/A	264,568 square feet (Upland: 38%) 1,252,712 square feet (Total 74%)
Landscape Area	21,138 square feet (20%)	94,966 square feet
Parking	2,238 Spaces	2,167 Spaces

(Table Continued)

(Table Continued)

Setbacks/Yards	Required SBMHA	Proposed ID
Front (E)	20 feet	North Tower: 20 feet South Tower: 26 feet, 11 inches Bahia Mar Hotel: 22 feet, 5 inches Villages (pavilions): 21 feet
Side (N)	10 feet Minimum or 1/2 Building height: (202 feet based proposed height)	North Tower: 28 feet, 1 inch Bahia Mar Hotel: 489 feet, 11 inches Boat Show Garage: 513 feet, 1 inch NW Restaurant: 451 feet, 5 inches
Side (S)	10 feet Minimum or 1/2 Building height: (202 feet based proposed height)	South Tower: 658 feet, 6 inches Boat Show Garage: 655 feet SW Restaurant: 601 feet, 11 inches Villages (pavilions): 1 foot, 8 inches
Rear (W)	20 feet Minimum or 1/2 Building height: (11 feet based proposed height)	Boat Show Garage: 231 feet, 9 inches NW Restaurant: 89 feet, 9 inches SW Restaurant: 83 feet, 6 inches
Notification Requirements	Sec. 47-27.6 Sign Notice (15 days prior to meeting) Sec. 47-27.4 Public Participation Sec. 47-27.5 Mail Notices (10 days prior to meeting) Sec. 47-37A Pre-Application Public Outreach	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Jim Hetzel, Planner III 	

PROJECT DESCRIPTION:

The requested development is located west of Seabreeze Boulevard and east of the Intracoastal Waterway in the South Beach Marina and Hotel Area Zoning District (SBMHA). The subject property, which is owned by the City of Fort Lauderdale and will be leased by the applicant, is presently occupied by the existing Bahia Mar Hotel and Marina as well as parking serving the uses. The applicant (lessee) proposes to rezone the subject property from the existing South Beach Marina and Hotel Area District (SBMHA) to Innovative Development Zoning District (ID) with associated site development plan. See Exhibit 1, Innovative Development Project Narrative Binder and Site Plan Package, for applicant's narratives and the overall project design.

Rezoning to Innovative Development District:

The applicant has submitted a narrative as part of Exhibit 1, outlining the design concepts of the development and how the proposal complies with Unified Land Development Regulations (ULDR) Section 47-37A, Innovative Development Requirements. Table 1 depicts a comparison between the current ULDR requirements for the development site and the proposed ID zoning development standards. If approved, these standards will be specific to the Bahia Mar ID zoning district.

Table 1. Comparison of ULDR Requirements and Proposed ID Zoning Development Standards

ULDR Section:	ULDR Requirement:	Proposed ID Standard:
47-12.5.F.1, SBMHA District Dimensional Requirements - Setbacks	Front (E): 20 feet	<ul style="list-style-type: none"> • North Tower: 20 feet • South Tower: 26 feet, 11 inches • Bahia Mar Hotel: 22 feet, 5 inches • Villages (pavilions): 21 feet
	Side (N): 10 feet Minimum or 1/2 Building height: (202 feet based proposed height)	<ul style="list-style-type: none"> • North Tower: 28 feet, 1 inch • Bahia Mar Hotel: 66 feet, 5 inches (seawall) 489 feet, 11 inches (property line) • Boat Show Garage: 86 feet, 3 inches (seawall) 513 feet, 1 inch (property line) • NW Restaurant: 36 feet, 6 inches (seawall) 451 feet, 5 inches (property line)
	Side (S): 10 feet Minimum or 1/2 Building height: (202 feet based proposed height)	<ul style="list-style-type: none"> • South Tower: 99 feet, 6 inches (seawall) 658 feet, 6 inches (property line) • Boat Show Garage: 85 feet, 5 inches (seawall) 655 feet (property line) • SW Restaurant: 31 feet, 9 inches (seawall) 601 feet, 11 inches (property line) • Villages (pavilions): 1 foot, 8 inches
	Rear (W): 20 feet Minimum or 1/2 Building height: (11 feet based proposed height)	<ul style="list-style-type: none"> • Boat Show Garage: 177 feet, 9 inches (seawall) 231 feet, 9 inches (property line) • NW Restaurant: 26 feet, 6 inches (seawall) 89 feet, 9 inches (property line) • SW Restaurant: 27 feet 7 inches (seawall) 83 feet, 6 inches (property line) • Villages (pavilions): 2 feet, 9 inches* (seawall)
47-12.5.F.2, SBMHA District Dimensional Requirements - Height	120 feet Maximum	<ul style="list-style-type: none"> • North Tower: 404 feet, 1 inch • South Tower: 409 feet, 7 inches • Bahia Mar Hotel: 151 feet, 1 inch (existing hotel height) • Bahia Mar Garage: 61 feet, 1 inch • Boat Show Garage: 61 feet, 9 inches • SW Restaurant: 22 feet, 7 inches • NW Restaurant: 15 feet, 7 inches
47-12.5.F.6, SBMHA District Dimensional Requirements – Length and Width	200 feet Maximum	<ul style="list-style-type: none"> • North Tower: 160 feet, 5 inches by 443 feet, 9 inches • South Tower: 170 feet by 375 feet, 4 inches • Bahia Mar Hotel: 377 feet, 11 inches by 351 feet (existing building is 351 feet) • Boat Show Garage: 446 feet, 3 inches by 306 feet, 8 inches
47-20.2 Parking and Loading Requirements	2,238 parking spaces	<ul style="list-style-type: none"> • 2,167 spaces (3.2% reduction)

Permitted Uses

As part of the Bahia Mar ID Zoning, the applicant is proposing a list of permitted uses for the nonresidential components of the project, as listed below in Table 2. The uses proposed by the applicant are consistent with the underlying land use and are generally consistent with the SBMHA zoning district.

Table 2. Proposed ID Zoning Permitted Uses

ULDR Section:	ULDR Requirement:	Proposed ID Standard:
47-12.5.F.5, SBMHA District List of Permitted Use, Site Plan Level IV Development	<ul style="list-style-type: none"> Hotels and suite hotels Multiple-family dwellings and apartments Marinas as a conditional use Museums Swimming pools Parking garages Amphitheaters Restaurants Moped/scooter rental as a conditional use 	1. BOATS, WATERCRAFT AND MARINAS a. Charter & Sightseeing Boat b. Marina Parts & Supply Store c. Marina d. Watercraft Repair e. Marine Service Station 2. FOOD & BEVERAGE SERVICE a. Bar, Cocktail Lounge b. Coffee Shop c. Convenience Store d. Delicatessen e. Food and Beverage Carry-Out f. Grocery/Food Store g. Ice Cream/Yogurt Store h. Liquor Store i. Restaurant 3. LODGING a. Hotel 4. PUBLIC PURPOSE a. Civic & Private Club Facility b. Government Administration c. Museum d. Public/Private Recreation 5. RESIDENTIAL a. Multifamily Residential 6. RETAIL SALES a. Retail Stores & Shops 7. SERVICES / OFFICE FACILITIES a. Automobile Rental as Accessory to Hotel or Marina b. Child Care Facilities c. General Services (such as, but not limited to, Financial Institution, Hair Salon, Health and Fitness Center/ Spa, Travel Agency, etc.) d. Medical & Professional Offices e. Parking Facility f. Pet Spa / Boarding Facilities 8. ACCESSORY USES a. Catering Services b. Outdoor Dining and Sidewalk Cafés c. Uses Customarily Accessory to Any Permitted Use Listed Above
47-12.5.F.5, SBMHA District List of Permitted Use, Site Plan Level III Development	<ul style="list-style-type: none"> Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities 	
47-12.5.F.5, SBMHA District List of Permitted Use, Site Plan Level I Development	<ul style="list-style-type: none"> Parking lots Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure Automobile rental limited to twelve (12) cars per development site as an accessory to a hotel or marina and Section 47-18.3 shall not be applicable 	

Proposed Development Program

The proposed development program contains a mix of land uses including renovation of the existing Bahia Mar Hotel, new ground floor retail and restaurant space, residential units, parking garage lined with residential units, open park space, waterfront promenade, and grocery store. The proposed development program includes:

- 236 Hotel rooms
- 625 Residential units
- 24,697 square feet of Retail
- 27,263 square feet of Restaurant
- 31,001 square feet of Supermarket

- 17,125 square feet of Fitness Area/Gym
- 44,725 square feet of Office
- 217 marina slips
- 10 marina live aboard slips
- 10 slips for existing fish charters

Public Realm Improvements

As outlined in ULDR Section 47-37A.9, ID Public Improvement Examples, the applicant has incorporated a variety of elements to benefit the public and surrounding community. These elements include promenades, plaza and park space, enhanced connection to the public sky bridge, and new wayfinding components. For overall location of proposed improvements, please see Exhibit 1, Innovative Development Site Plan Package, Sheet L3.00. A public access easement will be granted for the public realm elements described herein.

The applicant is proposing a perimeter waterfront promenade that will contain a continuous pedestrian path around the water's edge. The promenade will be accessible to the public and will contain seating areas, landscaping, and shade. The promenade will connect to a new 10-foot wide sidewalk along Seabreeze Boulevard and provide direct pedestrian connection into the development.

The development will also contain three public plazas. The north park plaza is located on the north side of the north residential tower and is .08 of an acre. This plaza has direct pedestrian access to public sidewalk along Seabreeze Boulevard and during the annual boat show will function as the entrance area. The north promenade plaza is located on the south side of the north residential tower and is .09 of an acre. Designed as an extension of the space serving the nonresidential uses, the plaza area is intended to contain outdoor seating opportunities, sculptures, and identify as the main entrance into the waterfront promenade. The third plaza is located at the southern entrance of the waterfront promenade, adjacent to the main Bahia Mar waterfront area. This .05 acre plaza will contain views of the marina, as well as provide connections into the "Village at Bahia Mar" and waterfront promenade.

Most significant of the public spaces is the .75 acre western park, an open area field proposed on the west edge of the development. The purpose of maintaining the park as open space with no physical structures is to provide for a variety of programs or uses without many physical restraints. The open area can be used by the public as open space, or occasionally programmed for special events.

Innovative Design

As part of the Bahia Mar ID Zoning request, the applicant proposes a variety of innovative design strategies that create a new unique opportunity for enhanced public access to a waterfront destination and new public realm features including retail, restaurants open spaces and a waterfront promenade, while improving the integration and accommodation of the Fort Lauderdale International Boat Show.

The ID zoning request allows the applicant to create uses and utilize dimensional requirements that better accommodate programming needs that maintain a high-quality boat show experience and a sustainable long-term home. The site is being designed to accommodate the boat show with new exhibit space within the parking garage located on the western side of the site, referred as the boat show garage. The innovative design approach includes the following:

- Exhibit hall within the boat show garage where the garage space can be turned into 2-story exhibit space;
- Creation of indoor exhibit space specifically designed to meet the needs of the boat show including ceiling to floor height dimensions, electrical needs, and square foot space;
- New boat show entrance at the north park plaza space that allows better functionality;
- Condensed building footprints allows for more open space for increased use of the property during the boat;
- The promenades will function as display areas as well as accommodate pedestrian movement during the boat show similar to as it functions during non-show event.

The Bahia Mar redevelopment includes design strategies that incorporate sustainable techniques. These items include:

- Sustainable stormwater techniques such as natural filtration, silva cells, and collection via cistern for flooding controls;

- Energy Efficient Building Design, including overhangs and canopies, light colored paint to reduce heat gain, LED lighting;
- Water Efficient Components such as low water usage features, heat exchangers, and utilization of the EPA's *WaterSense* program;
- The project encourages the re-use of on-site materials, locally sourced materials, rapidly renewable materials, and concrete with recycled concrete, among others;
- High performance techniques such as CO2 monitoring, high Energy Efficient Ratio (EER) and Seasonal Energy Efficiency Ratio (SEER) for Air Conditioning systems/equipment to promote indoor / outdoor environmental quality;
- Establishment of fundamental, strategic, and proactive planning for emergency / extreme weather conditions;
- Reserve power systems including generators for lighting and ventilation fans which provide minimal thermal safety; and
- Educational wayfinding components introduced along the Marina Promenade which reference the historical significance and economic resilience of Fort Lauderdale's iconic waterways.

Development Phasing

The applicant is proposing a development/construction plan that contains three phases. Phase 1 is divided into 3 components (Phase 1A, 1B, and 1C) for the purposes of coordinating renovations of the existing Bahia Mar Hotel, as well as ensuring construction of all public realm improvements during Phase 1. In summary, Phase 1 includes the renovation and expansion of the Bahia Mar Hotel, all public realm improvements as outlined under the "Public Realm Improvements" section in this staff report, north residential tower, and construction of both restaurants along the waterfront. Phase 2 includes the south residential tower, connection of the pedestrian sky bridge, and hardscape/landscape improvements adjacent to the residential tower. Phase 3 includes the boat show garage and liner residential units, and hardscape/landscape improvements surrounding the building. See Exhibit 1, Innovative Development Site Plan Package, Sheet L-1.07, Phasing Plan.

Circulation, Parking, and Traffic Study

As proposed, the project addresses circulation by incorporating improvements that accommodate multiple modes of transportation. Pedestrian enhancements are provided throughout the project site and via a new multi-use area of 10 to 12 feet along Seabreeze Boulevard, accommodating both pedestrians and bicycles with direct access and connectivity along the perimeter of the development. Vehicular access is proposed at strategic locations along the site to minimize pedestrian/vehicular conflicts. In addition accommodations for water taxi service and trolley have been incorporated into the site design.

Per Section 47-20, Parking and Loading Requirements, 2,238 parking spaces are required to accommodate the proposed development program uses. Based on proposed programming, the applicant proposes 2,167 parking spaces to meet the needs of the project, a 3.2% difference from standard code parking requirements based on proposed uses. The parking spaces are accommodated throughout the project and include parking in the hotel garage, residential tower garages, and boat show garage. In addition, there is on-street parking along the waterfront promenade that is available for public use.

A traffic study and corresponding parking analysis was prepared by Kimley-Horn and Associates, Inc. The applicant indicates weekday peak-season and peak-hour demand for shared uses would result in a need for 1,916 parking spaces, which would be 14.4% less than the required 2,238 spaces. The weekend peak-season and peak-hour demand for shared uses would result in a need for 1,568 parking spaces, which would be 29.9% less than required by ULDR Section 47-20. The study concludes that 1,916 spaces would be required based on a shared parking analysis. The applicant is proposing to provide 2,167 spaces. See Exhibit 2, Bahia Mar Transportation Improvement Summary and Shared Parking Analysis, for a more detailed analysis.

Furthermore, due to proximity of the development to the Las Olas Corridor and associated planned improvements, staff and the applicant worked to address overall circulation and additional improvements within the project area, as identified under staff conditions.

REVIEW CRITERIA:

In accordance with ULDR Section 47-24.4, Rezoning, and ULDR, Section 47-37A.10, ID Review Process, the applicant has provided documentation to public outreach, responses to the rezoning criteria, and responses to adequacy and neighborhood compatibility.

Innovative Development Criteria

ULDR, Sec. 47-37A.8, ID Criteria; the Bahia Mar development contains a mix of land uses that are compatible and supportive of each use. The overall design of the site focuses on enhanced pedestrian connectivity with the majority of the development positioned along the eastern side of the property. This allows most of the activity along the most active public edge of the site, shifts development away from neighborhoods across the Intracoastal Waterway, and allows for view corridors, while providing opportunities for open space, plazas and new and enhanced pedestrian access along the site perimeter.

By utilizing the ID zoning, building massing has been configured by shifting building height toward the eastern edge of the property to allow better transition to the west and neighboring properties across the Intracoastal Waterway. The existing marina allows for generous setbacks to the north and south of the site thereby buffering the taller buildings from adjacent properties. Active ground floor uses create a vibrant streetscape along Seabreeze Boulevard and internal to the site. The waterfront promenade, in conjunction with the internal perimeter roadway, are designed with wider access and shade trees to enhance the pedestrian comfort as well we reduce heat gain from the vehicular perimeter roadway.

The proposed development creates a waterfront destination and a permanent home for the international boat show while creating a vibrant, sense of place for the community. In that way, the Innovative Development zoning district allows the site to be redeveloped with recognizable improvements for the public, while accommodating the functionality and long-term sustainability of the boat show, maintaining an important marine industry component.

Rezoning Criteria

Pursuant to ULDR Section 47-24.4, Rezoning;

1. The zoning district proposed is consistent with the City's Comprehensive Plan.
The property is located in the Central Beach Regional Activity Center land use which permits Innovative Development zoning districts and specifically, the uses proposed under the Bahia Mar ID Zoning District.
2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.
The proposed development is generally consistent with the pattern and design of previous projects within the Central Beach area and is in character with such development. The proposed project and design are consistent with the development trends occurring on the beach.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.
The project is suitable given the proposed uses are the same as those uses existing on the beach today and further provides uses that area needed on the beach, such as a neighborhood grocery store and are consistent with the Central Beach Regional Activity Center land use. The proposed development pattern and design is generally consistent with projects in the Central Beach area.

The applicant has provided responses, as part of Exhibit 1, Innovative Development Project Narrative Binder.

Adequacy Requirements and Neighborhood Compatibility

The applicant has provided responses to ULDR Section 47-25.2, Adequacy Requirements, demonstrating the project meets the adequacy needs set forth in the ULDR either through the design of the project and proposed development improvements or payment of impact fees.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods...include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts."

The properties to the north are zoned ABA and SBMHA, properties to the south are zoned SBMHA and RMH-60, properties the west across from the intracoastal are zoned RS-8, and properties to the east are zoned P. Buildings located to the north have heights of 12 and 13 stories and buildings to the south have heights of 2 stories to 17 stories. The applicant has submitted narratives regarding the project's compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, as Exhibit 1, to assist the Board in determining if the proposal meets these criteria. A context plan, perspective renderings depicting the height, mass, scale, shadow, materials and details, etc. of the proposed development as it relates to surrounding properties have also been provided with the site plan submittal material in Exhibit 1.

Comprehensive Plan Consistency:

The proposed project is consistent with the City's Comprehensive Plan, in that the proposed uses are permitted in the Central Beach Regional Activity Center (RAC) Land Use Designation, without the need to amend the Land Use Plan Map. The proposed development will add 347 pm peak hour vehicular trips. If approved, there will be 615 trips remaining (including pending projects) in the Central Beach Regional Activity Center.

Lease Agreement:

The application is subject to approval of the associated developer/lease agreement between the applicant and the City of Fort Lauderdale. The agreement will incorporate the following elements:

- Construction of public realm improvement consistent with phasing plan;
- Recordation of necessary easements for public access and/or utilities;
- Accommodation of any bonds, as deemed necessary to ensure the construction of the public realm improvements and ensure property maintenance obligations;
- Parking valet services and metered parking;
- Any other legal matters or conditions that may result from the land lease negotiations and approval process.

Public Outreach

The applicant has conducted public outreach as outlined in ULDR Section 47-37A.5, Pre-Application Public Outreach, and ULDR Section 47-27.4., Public Participation. See Exhibit 1, Innovative Development Project Binder, Section J, for summary on public outreach and Exhibit 3, Public Participation Affidavit, for signed copy of affidavit.

STAFF FINDINGS:

Staff recommends approval of the proposed Bahia Mar Innovative Development (ID) Zoning District and Site Plan in accordance with the requirements of ULDR Section 47-37A, Innovative Development District.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the following:

Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- **Goal 5:** Be a community of strong, beautiful, and healthy neighborhoods.
- **Objective 2:** Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

Business Development Cylinder of Excellence, specifically advancing:

- **Goal 7:** Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- **Objective 2:** Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed application meets the criteria for rezoning to Innovative Development, the recommendation shall be forwarded to the City Commission for consideration. If the Planning and Zoning Board determines that the criteria for rezoning to Innovative Development have not been met, the Board shall deny the application and such decision or action shall

be considered as a recommendation and forwarded to the City Commission as provided in ULDR Section 47-37A.10.B.

Per ULDR Section 47-37A.10, Review Process, as part of the approval for the ID rezoning, offsite and on-site conditions may be imposed if the condition is necessary to ensure that the development meets the requirements of Section 47-37A.10; ensures that the ID is compatible with the neighborhood within which it is located and that will be impacted by the ID; mitigates any adverse impacts which arise in connection with the approval of the rezoning or any continuation thereof. Conditions for approval may relate to any aspect of the development, including but not limited to height, bulk, shadow, mass and design of any structure, parking, access, public transit and landscaping requirements.

Conditions of Approval:

Should the Board recommend approval of the proposed development, the following conditions are proposed. The applicant acknowledged addressing the following additional transportation and mobility improvements within the project area as coordinated and approved by the Florida Department of Transportation (FDOT):

1. A median shall be installed on A1A/Seabreeze Blvd from the south leg of the intersection of the property's main entrance to the southernmost driveway. The applicant shall coordinate with the City of Fort Lauderdale (City) and the Florida Department of Transportation (FDOT) on the ongoing Resurfacing, Restoring, and Rehabilitation (RRR) project on A1A as well as the installation of in-ground lit crosswalks project. Landscaping shall be incorporated into the median design as feasible and per FDOT Index standards¹. The applicant shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
2. A total of three bus shelters shall be provided on A1A/Seabreeze Blvd along the property:
 - a. A transit hub with a bus shelter and information technology shall be provided at the southern end of the Fishing Village Retail area.
 - b. A bus stop with a bus shelter shall be provided at the northern end of the Fishing Village Retail Area.
 - c. A bus stop with a bus shelter shall be provided at the northern end of the property, north of the North Tower porte-cochere.
3. The applicant shall enhance the traffic signal at the Bahia Mar's main entrance and include countdown signalization.
4. The applicant shall coordinate with the City and FDOT on enhancing pedestrian crosswalks at the main entrance. The applicant shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
5. The applicant shall enhance the pedestrian bridge at the main entrance and provide access to the public.
6. The applicant shall coordinate with the City and FDOT on implementing a mid-block pedestrian crosswalk at the northern end of the property tying to the proposed pedestrian access onto the property. The applicant shall conduct the necessary warrant analysis for approval. The applicant shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
7. The applicant shall coordinate with the City and FDOT on enhancing pedestrian amenities at the intersection of A1A/Seabreeze Blvd and Harbor Drive, including but not limited to installing countdown signalization and crosswalk improvements. The applicant shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
8. The applicant shall make car service available to hotel patrons to and from the local destinations and during hours of operation, and as needed based on demand.
9. The applicant shall make shuttle service available to hotel patrons to and from the Fort Lauderdale-Hollywood International Airport and Port Everglades during hours of operation, and as needed based on demand.
10. The applicant shall contribute \$40,000 annually for the implementation and operation of three Sun Trolley stops along A1A and on-site. The contribution shall be adjusted annually for inflation. The

applicant shall continue to coordinate with the Downtown Fort Lauderdale Transportation Management Association on the implementation of the Sun Trolley stops.

11. The applicant shall provide bus, shuttle, trolley, and other transit information at all uses on-site.
12. The applicant shall install digital information kiosks at the hotel lobby and the transit hub in the Fishing Village Retail Area.
13. The applicant shall continue to coordinate and with the Water Taxi service and implement two on-site water taxi stops.
14. A total of 117 short-term and 342 long-term bicycle parking spaces shall be installed on site as depicted in the site plan.
15. A total of 36 Electric vehicle charging stations shall be installed on site as depicted in the site plan.
16. Sidewalk widths along A1A/Seabreeze Blvd and on-site shall be maintained as indicated on the site plan. All sidewalks shall be ADA accessible.
17. A minimum of five scooter and moped parking spaces shall be provided on-site as indicated in the site plan.
18. The applicant shall accommodate space for a future bicycle sharing installation on-site as indicated on the site plan.
19. All improvements shall be as depicted and outlined in the development phasing plan.

Exhibits

1. Innovative Development Project Narrative Binder and Site Plan Package
2. Bahia Mar Transportation Improvement Summary and Shared Parking Analysis*
3. Public Participation Affidavit

*Due to its substantial size, a copy of the full traffic impact study, including capacity analysis, traffic conditions, and backup documentation is available for review at Department of Sustainable Development, Urban Design and Planning Division, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.



November 6, 2015

Ms. Alia Awwad, P.E.
City of Fort Lauderdale, Transportation Division
290 NE 3rd Avenue, 2nd Floor
Fort Lauderdale, Florida 33301

**Re: *Bahia Mar Redevelopment
Transportation Improvement Summary***

Dear Ms. Awwad:

The purpose of this correspondence is to classify the transportation improvements proposed for the Bahia Mar redevelopment by category as discussed at our November 3, 2015 meeting. The transportation improvement categories include improvements required per the proposed zoning (ID), required transportation mitigation improvements, and voluntarily proffered transportation improvements. Table 1 summarizes the transportation improvements by category. Please note that some of the voluntarily proffered improvements shown in the table, are in addition to the improvements contained in the traffic study. These improvements are footnoted in Table 1.

Table 1 – Transportation Mitigation Measure Summary	
Transportation Mitigation Improvement Type	Description
<i>Transportation Improvements Required per Zoning (ID)</i>	
Waterfront pedestrian promenade	<ul style="list-style-type: none"> Over 0.5 miles of a continuous wide pedestrian waterfront promenade along the Intracoastal, linking all land uses to the beach and expanding the public realm to the Intracoastal.
Wider sidewalks	<ul style="list-style-type: none"> The Seabreeze Promenade (fronting Seabreeze Boulevard) will provide a 10-foot wide minimum sidewalk along Seabreeze Boulevard. The Marina Promenade will provide an 18-foot wide sidewalk along the perimeter of the marina. Please note that along the north tower the promenade will be 11 feet wide. All sidewalks on the property will have a minimum 5-foot width.
Bicycle parking	<ul style="list-style-type: none"> Will provide (both short-term and long-term) on-site bicycle parking.
Electric vehicle recharging stations	<ul style="list-style-type: none"> Will provide on-site electric vehicle recharging stations.
<i>Required Transportation Mitigation Improvements</i>	
Transit improvements	<ul style="list-style-type: none"> A transit stop within the Fishing Village Retail Area to accommodate the City's Sun Trolley Beach Link route. A total of three (3) on-site Sun Trolley stops will be provided. This improvement will be coordinated with the City of Fort Lauderdale. Additionally, the Broward County Transit (BCT) "Jungle Queen" bus stop will be relocated adjacent to the Fishing Village Retail Area to create a transit hub. Will provide a transit stop north of the North Tower porte-cochere.

Table 1 (Cont'd) – Transportation Mitigation Measure Summary	
Transportation Mitigation Improvement Type	Description
Required Transportation Mitigation Improvements (Cont'd)	
Transit Oriented Concurrency (TOC)	<ul style="list-style-type: none"> The TOC fee schedule provides funding for Broward County's 5-year Transit Development Program which includes the following improvements: <ul style="list-style-type: none"> New routes/extension of existing routes Headway improvements Transit amenities
Voluntarily Proffered Transportation Improvements	
Traffic Signal Modification at Center Bahia Mar Driveway and SR A1A/Seabreeze Boulevard intersection ⁽¹⁾	<ul style="list-style-type: none"> A new traffic signal will replace the existing one at the new Center driveway location to accommodate the driveway relocation to the north, consistent with the FDOT pre-application letter. Will provide pedestrian countdown signalization. Will provide wider and enhanced crosswalks (subject to FDOT approval).
Pedestrian Improvements ⁽²⁾	<ul style="list-style-type: none"> Will modify grade-separated pedestrian bridge to provide public access from the sidewalk along west side of SR A1A/Seabreeze Boulevard. Will provide wider and enhanced mid-block crosswalk along SR A1A/Seabreeze Boulevard as noted in Attachment A (subject to FDOT approval). Will provide pedestrian countdown signalization (as needed) and wider/enhanced crosswalks at the intersection SR A1A/Seabreeze Boulevard and Harbor Drive (subject to FDOT approval).
Transit information	<ul style="list-style-type: none"> Will provide transit information on-site including route schedules and maps.
Shuttle bus service	<ul style="list-style-type: none"> Will provide shuttle service to and from airport. Will provide shuttle service to and from port.
Car service	<ul style="list-style-type: none"> Will provide car service for hotel guests to and from local destinations.
Waterborne transit	<ul style="list-style-type: none"> Will provide two (2) on-site water taxi stops. Will provide transient boat slips for daily patrons to access the site.
Bicycle improvements	<ul style="list-style-type: none"> Will provide space for a B-cycle shared bicycle station(s).
Scooter and Moped improvements	<ul style="list-style-type: none"> Will provide designated scooter parking on-site.

Note: ⁽¹⁾ Improvement not included in traffic study. Improvement was coordinated with FDOT during the pre-application process.

⁽²⁾ Improvement not included in traffic study. The improvement will be implemented based on the City's request.

A total of 14 transportation improvement types are proposed for the Bahia Mar redevelopment. The proposed transportation improvements are multimodal in nature to reduce the impacts of the project traffic on the surrounding roadway network and to encourage patrons to use public transportation, use bicycles and walk, use car/vanpools, and find transportation alternatives. The majority of the improvements (eight [8]) are voluntarily proffered by the applicant. Four (4) of the improvement types are required by the project zoning and two (2) of the improvements types are required as mitigation measures by the redevelopment.

If you have any questions regarding this analysis, please feel free to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Adrian K. Dabkowski, P.E., PTOE
Associate

Attachments

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ATTACHMENT A

Developer:
TRR BAHIA MAR LLC
TRR BAHIA MAR LLC
1175 NE 125 Street, Suite102
North Miami, FL 33161

Consultants:
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3300
FPLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

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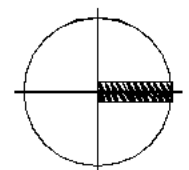
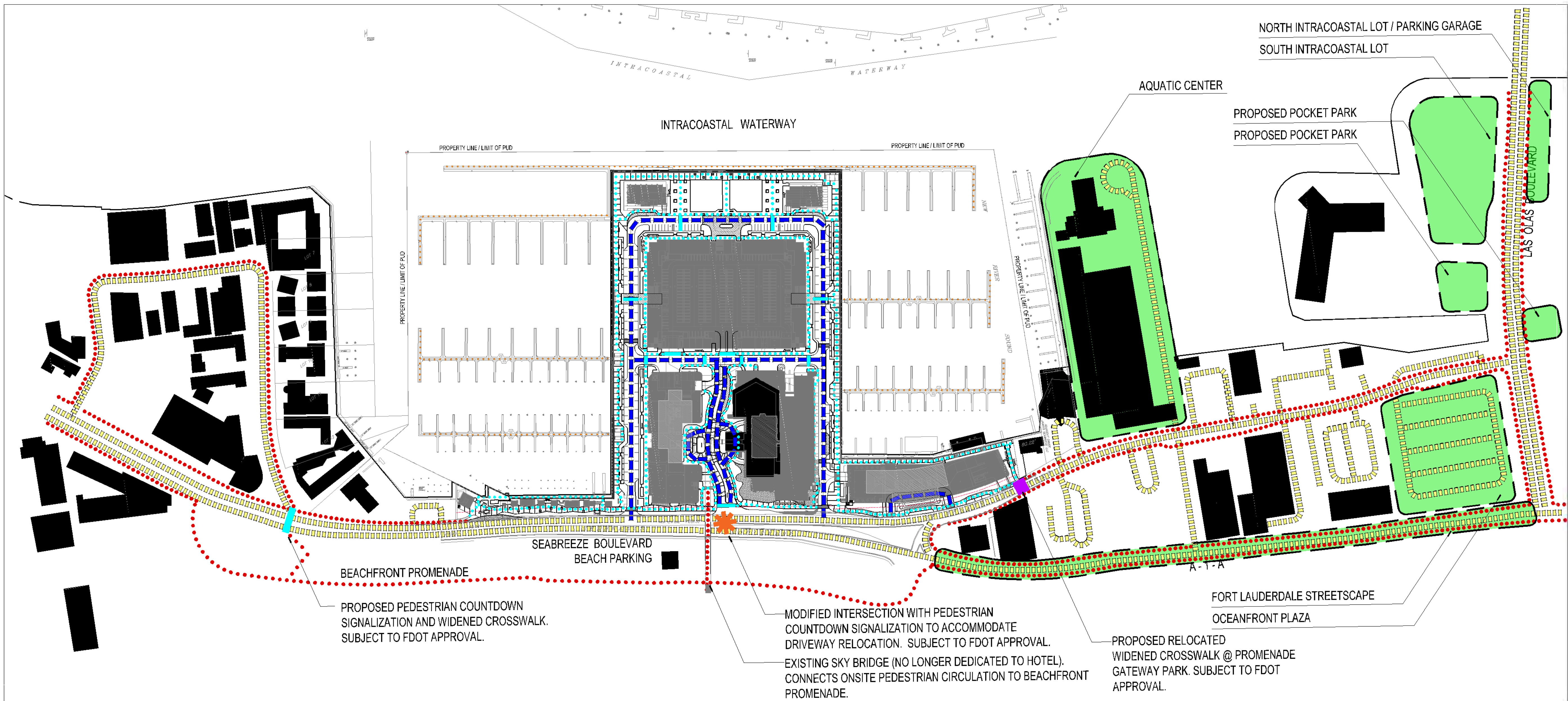
KimleyHorn
5200 NW 33RD AVENUE, SUITE 109
FT. LAUDERDALE, FL 33309-4545
PHONE: 954-535-5100 FAX: 954-739-2247

Rev:	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	DB/MK
2			
3			
4			
5			

Sheet Title:
**FIGURE GROUND
/ CIRCULATION
DIAGRAM**

Date: 06/12/2015	Project #:
Drawn By: DB / MK	Scale: AS SHOWN
Approved By: BSL	

Sheet Number:
SI-0.10



NORTH SCALE: NTS

LEGEND	
PEDESTRIAN CIRCULATION OFFSITE	PEDESTRIAN CIRCULATION ON-SITE
PEDESTRIAN DOCK CIRCULATION	VEHICULAR CIRCULATION ON-SITE
VEHICULAR CIRCULATION OFF-SITE	EXISTING BUILDING
PROPOSED BUILDING- PODIUM	PROPOSED BUILDING
EXISTING CROSSWALK	RELOCATED CROSSWALK
BEACH IMPROVEMENT PROJECTS	



September 4, 2015

Mr. Eric Houston
City of Fort Lauderdale, Transportation Division
290 NE 3rd Avenue, 2nd Floor
Fort Lauderdale, Florida 33301

Re: *Bahia Mar*
Shared Parking Analysis
Fort Lauderdale, Florida

Dear Mr. Houston:

Kimley-Horn and Associates, Inc. has performed a shared parking analysis for the Bahia Mar redevelopment. The proposed redevelopment is located at 801 Seabreeze Boulevard/SR A1A. The shared parking analysis was prepared in accordance with Section 47-20-3.5.d and e of the City of Fort Lauderdale's Unified Land Development Code. This section of the code allows for a parking spaces to be shared between different land uses that have peak hour parking demands occurring at different hours during the day. The shared parking analysis study methodology is included in Attachment A. The following sections summarize the shared parking analysis.

REDEVELOPMENT PROGRAM

The Bahia Mar development is proposed to be redeveloped. The proposed redevelopment will consist of the following:

- 236 hotel rooms
- 10,715 square feet of ballroom/meeting rooms
- 27,263 square feet of quality restaurant
- 625 high-rise residential condominiums units
- 44,725 square feet of office space
- 24,697 square feet of retail space
- 31,001 square feet of supermarket
- 17,125 square feet of fitness center/spa
- 217-boat slip marina
- 10 live aboard boat slips
- Passenger boat charter slip
- 10 fishing charter slips
- 250 square-foot rental car facility

Required Parking Spaces

Based upon the land uses and development intensities associated with the project, the criteria outlined within the City of Fort Lauderdale Land Development Code specifies that 2,238 parking spaces are required to provide adequate parking accommodations. The required amount of parking spaces assumes the land uses are standalone developments with no opportunity for shared parking. Table 1 provides the parking accommodation required for each land use. The current site plan associated with

the redevelopment provides for 2,171 parking spaces, resulting in a parking deficiency of 67 parking spaces or 3.0 percent (3.0%).

Table 1 – City of Fort Lauderdale Parking Code Requirements			
Land Use Description	City of Fort Lauderdale Parking Requirement	Proposed Intensity	Required Parking
Marina	1 space per 2 slips	217 slips	109
Live Aboard Marina	1 space per 2 slips	5 slips	5
Passenger Charter Operations	1 space per 7 passengers	811 pass.	116
Fishing Charters	1 space per 1 slip	10 slips	10
Rental Car Facility	1 space per 250 SF	250 SF	1
High-Rise Residential Condo/Townhome 1 bd	1.75 spaces per unit	97 units	171
High-Rise Residential Condo/Townhome 2 bd	2.0 spaces per unit	416 units	832
High-Rise Residential Condo/Townhome 3 bd	2.1 spaces per unit	108 units	228
High-Rise Residential Condo/Townhome 4+ bd	2.2 spaces per unit	4 units	9
Resort Hotel	0.67 space per room	236 rooms	159
Supermarket	1 space per 500 SF	3,1001 SF	62
High-Turnover (Sit-Down) Restaurant	1 space per 114 SF	33,171 SF	293
Outdoor Dining	1 space per 140 SF	2,093 SF	15
General Office Building	1 space per 500 SF	44,725 SF	91
Shopping Center	1 space per 500 SF	24,697 SF	51
Health/Fitness Club	1 space per 200 SF	17,125 SF	86
Total Parking Required			2,238

SHARED PARKING METHODOLOGY

The Urban Land Institute (ULI) has developed a shared use parking methodology. The rationalization of this methodology is to identify primary independent variables affecting parking demand, identify the relative effects and universality of those variables, and develop a standard methodology for analyzing shared parking.

Shared parking is defined as a parking space that can be used to serve two (2) or more individual land uses without conflict or encroachment. The opportunity to implement shared parking is generated by the following:

- Variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, by season).
- Relationships among land use activities that result in peoples' attraction to two or more land uses on a single vehicular trip to a given area or development.

The City of Fort Lauderdale Land Development Code provides peak parking ratios for major classifications of land uses but does not account for the impact of shared/combined parking which can be significantly less than the sum of individual land uses. Peak parking accumulations for individual

land uses in a mixed-land use development can occur at different times during the day. This is also true for weekdays versus weekends and seasonal variations.

The ULI has developed hourly parking demand distributions for a consortium of land uses. These distributions are presented in a table format and provide a percent of the required parking ratio on an hourly basis throughout the course of a day, which is denoted as hourly percent required. Each individual land use parking demand is summated to estimate the overall shared parking demand for the project. Attachment B contains the specific calculations for this redevelopment project.

Explained further, when the hourly percent requirement equals 100 percent (100%), all of the City's specified parking spaces for that particular land use are required to be available.

Table 2 summarizes the proposed redevelopment land uses, corresponding shared parking category land use, and parking user information. Please note that for the marina, live aboard marina, fishing charters, passenger charter operations, and rental car facility 100 percent (100%) of the parking requirement was used for all analysis hours as no shared parking data is provided for these land uses. Furthermore, the residential units will have reserved parking and will not be available for shared parking. Therefore, a 100 percent (100%) parking requirement was used for all analysis hours.

Captive Market

As this site will consist of multiple uses all accessible to one another, there exists a high potential that trip interaction will occur between the various land uses. This interaction is commonly referred to as internal capture for vehicular trip calculations and captive market adjustment for parking calculations.

The influence the internal capture effect has on this project was calculated utilizing the Institute of Transportation Engineer's (ITE) methodology for the site. Please note that the internal capture rates calculated as part of the Bahia Mar traffic study were used. Based on the ITE methodology, internal capture for the site for the weekday A.M. peak hour was calculated to be 9.4 percent (9.4%), 22.6 percent (22.6%) during the P.M. peak hour, and 24.4 percent (24.4%) on the weekend. In an effort to maintain a conservative analysis, the lower internal capture rate of 9.4 percent (9.4%) was used for the weekday analysis. The calculated 24.4 percent (24.4%) weekend internal capture rate was used for the weekend analysis. Internal capture calculations are contained in Attachment C.

Table 2: Land Use Summary	
Proposed Land Use	Shared Parking Land Use and Parking Percentage by User Type for Both Weekday and Weekend Unless Otherwise Noted.
238 slip marina, live aboard marina, fishing charters, and passenger charter operations	No shared parking data provided for this land use. Therefore, 100 percent of the parking requirement will be used to account for a conservative analysis.
250 square-foot rental car facility	No shared parking data provided for this land use. Therefore, 100 percent of the parking requirement will be used to account for a conservative analysis.
625 dwelling unit high-rise condominium/townhome	Reserved parking will be provided. Therefore, 100 percent of the parking requirement will be used.
236-room resort hotel	Hotel (Leisure) Weekday: 80 Percent Visitor 20 Percent Employee Hotel (Leisure) Weekend: 85 Percent Visitor 15 Percent Employee
31,001 square foot supermarket	Grocery (Typical Shopping Center) 80 Percent Visitor 20 Percent Employee
35,264 square feet of quality restaurant (including outdoor dining)	Restaurant (Fine/Casual Dining) 85 Percent Visitor 15 Percent Employee
44,725 square feet of general office space	Office 90 Percent Employee 10 Percent Visitor
24,697 square feet of retail shopping space	Retail (Typical Shopping Center) 80 Percent Visitor 20 Percent Employee
17,125 square foot health/fitness center	Fitness Center (Health Club) 95 Percent Visitor 5 Percent Employee

Shared Use Parking Analysis Results

Based on the ULI distributions and the City of Fort Lauderdale Land Development Code parking requirements, the weekday peak-season peak-hour shared use parking analysis was determined to be 1,916 spaces which occurs between 6:00 to 7:00 PM. The shared parking analysis corresponds to a 14.4 percent (14.4%) reduction of the 2,238 parking spaces required by the City of Fort Lauderdale parking code or 322 fewer parking spaces. The weekday shared parking analysis results correspond to a 255 parking space surplus compared to the actual 2,171 parking spaces provided on the site plan. Table 3 in Attachment B provides a summary of the weekday peak season parking demand. The results are also summarized in Figure 1 in Attachment B.

The weekend peak-season peak-hour shared use parking analysis was determined to be 1,568 spaces which occurs between 6:00 to 7:00 PM. The shared parking analysis corresponds to a 29.9 percent (29.9%) reduction of the 2,238 parking spaces required by the City of Fort Lauderdale parking code or 670 fewer parking spaces. The weekend shared parking analysis results correspond to a 603 parking space surplus compared to the 2,171 parking spaces provided on the site plan. Table 4 in Attachment B provides a summary of the weekend peak season parking demand. The results are also summarized in Figure 1 in Attachment B.


CONCLUSION

Based on the City of Fort Lauderdale Land Development Code, evaluating each land use independent of one another, will require 2,238 parking spaces to be provided. However, evaluating the site based upon the parking demand distributions and characteristics contained within the ULI's *Shared Parking*, 2nd Edition, the highest peak-season peak-hour parking demand was calculated to be 1,916 parking spaces. The shared parking analysis corresponds to a 14.4 percent (14.4%) reduction from the City of Fort Lauderdale parking requirement of 2,238 parking stalls. Please note that the site plan provides 2,171 parking spaces or 255 parking spaces over the minimum parking demand per the shared parking analysis.

If you have any questions regarding this analysis, please feel free to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.


Adrian K. Dabkowski, P.E., PTOE
Associate

Attachments



Adrian K. Dabkowski, P.E., PTOE
Florida Registration Number 78828
Kimley-Horn and Associates, Inc.
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CA # 00000696

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Attachment A:

Methodology



Memorandum

To: Eric Houston
City of Fort Lauderdale Transportation and Mobility Department

From: Adrian K. Dabkowski, P.E., PTOE 

Cc: Scott Lamont, PLA, ASLA, EDSA, Inc.
Alia Awwad, P.E., City of Fort Lauderdale Transportation and Mobility Department
Vikas Jain, AICP, GISP, TY Lin International
Sorin Garber, TY Lin International

Date: August 3, 2015

Subject: *Bahia Mar*
Parking Reduction Study Methodology

The purpose of this memorandum is to summarize the proposed parking reduction study methodology for the Bahia Mar project. The proposed redevelopment is located at 801 Seabreeze Boulevard. The proposed redeveloped is required to provide 2,310 parking spaces per the City of Fort Lauderdale's parking code. A total of 2,194 parking spaces are provided, resulting in a parking deficit of 116 parking spaces or 5.0 percent (5.0%). Parking calculations are provided in Attachment A. Please note that 1,238 parking spaces will be designated for residential parking and will not but available to patrons visiting the site. Therefore, 956 parking spaces will be available to patrons visiting the site.

A parking reduction is requested in accordance with Section 47-20-3.5.d and e of the City's Unified Land Development Code. This section allows for a parking spaces to be shared between different land uses that have peak hour parking demands occurring at different hours during the day. The following sections summarize our proposed methodology.

SHARED PARKING METHODOLOGY

We will prepare a shared parking analysis for the proposed redevelopment program to determine the actual parking supply requirements of the site. This analysis will be based upon City of Fort Lauderdale parking code requirements and the hourly (weekday and weekend) parking demand data published in the Urban Land Institute's (ULI's) *Shared Parking*, 2nd Edition.

Table 1 summarizes the proposed redevelopment land uses, corresponding shared parking category land use, and parking user information. Detailed parking user information was obtained from Table 2-2 of the *Shared Parking* document and is contained in Attachment B.

The captive market influence will also be determined for the project. The captive market influence will be calculated utilizing the Institute of Transportation Engineer's (ITE's) internal capture methodology as outlined in the traffic study methodology.

A summary of the shared parking requirement, City of Fort Lauderdale parking code requirement will be provided in table and graphic format.

DOCUMENTATION

The results of the shared parking analysis will be summarized in a technical letter. The letter will include text, tables, and graphics necessary to summarize the assumptions and analysis.

Table 1: Land Use Summary	
Proposed Land Use	Shared Parking Land Use and Parking Percentage by User Type for Both Weekday and Weekend Unless Otherwise Noted.
238 slip marina, live aboard marina, fishing charters, and passenger charter operations	No shared parking data provided for this land use. Therefore, 100 percent of the parking requirement will be used to account for a conservative analysis.
12 parking spaces for rental car facilities	No shared parking data provided for this land use. Therefore, 100 percent of the parking requirement will be used to account for a conservative analysis.
10,715 square feet of ballroom and meeting rooms	Ballroom & Meeting Room 90 Percent Visitor 10 Percent Employee
625 dwelling unit high-rise condominium/townhome	Reserved parking will be provided. Therefore, 100 percent of the parking requirement will be used.
236-room resort hotel	Hotel (Leisure) Weekday: 80 Percent Visitor 20 Percent Employee Hotel (Leisure) Weekend: 85 Percent Visitor 15 Percent Employee
25,551 square foot supermarket	Grocery (Typical Shopping Center) 80 Percent Visitor 20 Percent Employee
34,486 square feet of quality restaurant (including outdoor dining)	Restaurant (Fine/Casual Dining) 85 Percent Visitor 15 Percent Employee
44,725 square feet of general office space	Office 90 Percent Employee 10 Percent Visitor
24,697 square feet of retail shopping space	Retail (Typical Shopping Center) 80 Percent Visitor 20 Percent Employee
17,125 square foot health/fitness center	Fitness Center (Health Club) 95 Percent Visitor 5 Percent Employee

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Attachment A

Parking Generation Analysis

Land Use		Scale	Unit	Parking Requirement		space(s) per unit	Required Parking
				Intensity			
				Code	Equivalence		
Existing Uses to Remain	Marina	217	slips	1 per 2	0.5	space(s) per unit	109
	Live Aboard	10	slips	1 ea	1	space(s) per unit	10
	Charter Operations	811	passengers	1 per 7	0.143	space(s) per unit	116
	Fishing Charter	10	slips	1 ea	1	space(s) per unit	10
	Rental Cars	12	spaces	1 ea	1	space(s) per unit	12
	Ballroom & Meeting	10715	sf	1 per 400	0.0025	space(s) per unit	27
EXISTING SUM							284
Proposed Mixed Use	Resort Hotel	236	keys	.67 ea	0.67	space(s) per unit	159
	Grocery	25551	sf	1 per 250	0.004	space(s) per unit	103
	Restaurant	32393	sf	1 per 114	0.0088	space(s) per unit	285
	Outdoor Dining	2093	sf	1 per 140	0.0071	space(s) per unit	15
	Residential 1 bdrm	97	units	1.75 ea	1.75	space(s) per unit	170
	Residential 2 bdrm	416	units	2 ea	2	space(s) per unit	832
	Residential 3 bdrm	108	units	2.1 ea	2.1	space(s) per unit	227
	Residential 4 bdrm	0	units	2.2 ea	2.2	space(s) per unit	0
	Residential 5 bdrm	4	units	2.2 ea	2.2	space(s) per unit	9
	Office	44725	sf	1 per 500	0.002	space(s) per unit	90
	Retail	24697	sf	1 per 500	0.002	space(s) per unit	50
	Fitness Center	17125	sf	1 per 200	0.005	space(s) per unit	86
PROPOSED SUM							2,026
TOTAL							2,310

BUILDING SEPARATION	
Roofed Min 20' or 20% of (allied building)	
Fireproof	0'-0"
Steel Reinforced Concrete Masonry	0'-1'-0"
Steel Reinforced Concrete Slab	3'-0"
Reinforced Concrete Slab	0'-0"
Steel Slab	2'-0"

Attachment B:
Shared Parking Analysis

Parking Generation Analysis

Land Use		Scale	Unit	Parking Requirement		Required Parking	
				Intensity			space(s) per unit
				Code	Equivalence		
Existing Uses to Remain	Marina	217	slips	1 per 2	0.5	space(s) per unit	109
	Live Aboard	10	slips	1 per 2	0.5	space(s) per unit	5
	Charter Operations	811	passengers	1 per 7	0.143	space(s) per unit	116
	Fishing Charter	10	slips	1 ea	1	space(s) per unit	10
	Rental Cars	250	SF	1 per 250	0.004	space(s) per unit	1
EXISTING SUM							241
Proposed Mixed Use	Resort Hotel	236	keys	.67 ea	0.67	space(s) per unit	159
	Grocery	31001	sf	1 per 500	0.002	space(s) per unit	62
	Restaurant	33171	sf	1 per 114	0.0088	space(s) per unit	293
	Residential 1 bdrm	97	units	1.75 ea	1.75	space(s) per unit	171
	Residential 2 bdrm	416	units	2 ea	2	space(s) per unit	832
	Residential 3 bdrm	108	units	2.1 ea	2.1	space(s) per unit	228
	Residential 4+ bdrm	4	units	2.2 ea	2.2	space(s) per unit	9
	Office	44725	sf	1 per 500	0.002	space(s) per unit	91
	Retail	24697	sf	1 per 500	0.002	space(s) per unit	51
	Outdoor Dining	2093	sf	1 per 140	0.007	space(s) per unit	15
Fitness Center	17125	sf	1 per 200	0.005	space(s) per unit	86	
PROPOSED SUM							1,997
TOTAL							2,238

Land Use	Residential, Marina, Charter Operations, and Rental Cars	Hotel (Leisure)				Supermarket (Typical Shopping Center)				Restaurant (Fine/Casual/Outdoor)		
Unadjusted Total No. of Spaces ⁽¹⁾	1481 Spaces Total	159 Spaces Total				62 Spaces Total				308 Spaces		
Component Breakdown	No Shared Parking Available - Reserved Spaces or No Shared Parking Data Available	Visitor	ULI Visitor	Employee	ULI Employee	Visitor	ULI Visitor	Employee	ULI Employee	Visitor	ULI Visitor	Employee
User Split Ratio ⁽²⁾	-	80%	-	20%	-	80%	-	20%	-	85%	-	15%
User Split Total No. of Spaces	1,481	127	-	32	-	50	-	12	-	262	-	46
ULI Shared Parking Analysis	No Shared Parking	Adj. Total	Adj. Rate	Adj. Total	Adj. Rate	Adj. Total	Adj. Rate	Adj. Total	Adj. Rate	Adj. Total	Adj. Rate	Adj. Total
Time of Day												
6 a.m.	1,481	121	95%	2	5%	1	1%	2	10%	0	-	0
7 a.m.	1,481	121	95%	10	30%	3	5%	2	15%	0	-	10
8 a.m.	1,481	115	90%	29	90%	8	15%	5	40%	0	-	23
9 a.m.	1,481	102	80%	29	90%	18	35%	9	75%	0	-	35
10 a.m.	1,481	89	70%	32	100%	33	65%	11	85%	40	15%	42
11 a.m.	1,481	89	70%	32	100%	43	85%	12	95%	105	40%	42
12 p.m.	1,481	83	65%	32	100%	48	95%	12	100%	197	75%	42
1 p.m.	1,481	83	65%	32	100%	50	100%	12	100%	197	75%	42
2 p.m.	1,481	89	70%	32	100%	48	95%	12	100%	171	65%	42
3 p.m.	1,481	89	70%	32	100%	45	90%	12	100%	105	40%	35
4 p.m.	1,481	96	75%	29	90%	45	90%	12	100%	131	50%	35
5 p.m.	1,481	102	80%	23	70%	48	95%	12	95%	197	75%	46
6 p.m.	1,481	108	85%	13	40%	48	95%	12	95%	249	95%	46
7 p.m.	1,481	108	85%	7	20%	48	95%	12	95%	262	100%	46
8 p.m.	1,481	115	90%	7	20%	40	80%	11	90%	262	100%	46
9 p.m.	1,481	121	95%	7	20%	25	50%	9	75%	262	100%	46
10 p.m.	1,481	121	95%	7	20%	15	30%	5	40%	249	95%	46
11 p.m.	1,481	127	100%	4	10%	5	10%	2	15%	197	75%	40
12 a.m.	1,481	127	100%	2	5%	0	-	0	-	66	25%	17

¹ Number of parking spaces required per the City of Fort Lauderdale Land Development Code

² Derived from the Source table below

Source: Table 2-2: Summary of Recommended Base Parking Ratios - *Shared Parking*, 2nd Edition - Urban Land Institute

Land Use	WEEKDAY					
	Base Parking Space Ratios		Calculated Parking Space Ratio		Parking Space Ratio To Use For Analysis	
	Visitor	Employee	Visitor	Employee	Visitor	Employee
Ballroom & Meeting Room (Convention Center)	5.5	0.5	92%	8%	90%	10%
Hotel (Leisure)	0.9	0.25	78%	22%	80%	20%
Grocery (Community Shopping Center)	2.9	0.7	81%	19%	80%	20%
Restaurant (Fine/Casual/Outdoor)	15.25	2.75	85%	15%	85%	15%
Office	0.3	3.5	8%	92%	10%	90%
Retail (typical shopping center)	2.9	0.7	81%	19%	80%	20%
Fitness Club (Health club)	6.6	0.4	94%	6%	95%	5%

Land Use	Residential, Marina, Charter Operations, and Rental Cars	Hotel (Leisure)				Supermarket (Typical Shopping Center)				Restaurant (Fine/Casual/Outdoor)		
Unadjusted Total No. of Spaces ⁽¹⁾	1481 Spaces Total	159 Spaces Total				62 Spaces Total				308 Space		
Component Breakdown	No Shared Parking Available - Reserved Spaces or No Shared Parking Data Available	Visitor	ULI Visitor	Employee	ULI Employee	Visitor	ULI Visitor	Employee	ULI Employee	Visitor	ULI Visitor	Employee
User Split Ratio ⁽²⁾	-	85%	-	15%	-	80%	-	20%	-	85%	-	15%
User Split Total No. of Spaces	1,481	135	-	24	-	50	-	12	-	262	-	46
ULI Shared Parking Analysis	No Shared Parking	Adj. Total	Adj. Rate	Adj. Total	Adj. Rate	Adj. Total	Adj. Rate	Adj. Total	Adj. Rate	Adj. Total	Adj. Rate	Adj. Total
Time of Day												
6 a.m.	1,481	129	95%	2	5%	1	1%	2	10%	0	-	0
7 a.m.	1,481	129	95%	8	30%	3	5%	2	15%	0	-	10
8 a.m.	1,481	122	90%	22	90%	5	10%	5	40%	0	-	14
9 a.m.	1,481	108	80%	22	90%	15	30%	9	75%	0	-	28
10 a.m.	1,481	95	70%	24	100%	25	50%	11	85%	0	-	35
11 a.m.	1,481	95	70%	24	100%	33	65%	12	95%	40	15%	35
12 p.m.	1,481	88	65%	24	100%	40	80%	12	100%	131	50%	35
1 p.m.	1,481	88	65%	24	100%	45	90%	12	100%	145	55%	35
2 p.m.	1,481	95	70%	24	100%	50	100%	12	100%	118	45%	35
3 p.m.	1,481	95	70%	24	100%	50	100%	12	100%	118	45%	35
4 p.m.	1,481	102	75%	22	90%	48	95%	12	100%	118	45%	35
5 p.m.	1,481	108	80%	18	75%	45	90%	12	95%	158	60%	46
6 p.m.	1,481	115	85%	15	60%	40	80%	11	85%	236	90%	46
7 p.m.	1,481	115	85%	14	55%	38	75%	10	80%	249	95%	46
8 p.m.	1,481	122	90%	14	55%	33	65%	9	75%	262	100%	46
9 p.m.	1,481	129	95%	14	55%	25	50%	8	65%	236	90%	46
10 p.m.	1,481	129	95%	11	45%	18	35%	6	45%	236	90%	46
11 p.m.	1,481	135	100%	11	45%	8	15%	2	15%	236	90%	40
12 a.m.	1,481	135	100%	8	30%	0	-	0	-	131	50%	23

¹ Number of parking spaces required per the City of Fort Lauderdale Land Development Code

² Derived from the Source table below

Source: Table 2-2: Summary of Recommended Base Parking Ratios - *Shared Parking*, 2nd Edition - Urban Land Institute

Land Use	WEEKEND					
	Base Parking Space Ratios		Calculated Parking Space Ratio		Parking Space Ratio To Use For Analysis	
	Visitor	Employee	Visitor	Employee	Visitor	Employee
Ballroom & Meeting Room (Convention Center)	5.5	0.5	92%	8%	90%	10%
Hotel (Leisure)	1	0.18	85%	15%	85%	15%
Grocery (Community Shopping Center)	3.2	0.8	80%	20%	80%	20%
Restaurant (Fine/Casual/Outdoor)	17	3	85%	15%	85%	15%
Office	0.03	0.35	8%	92%	10%	90%
Retail (typical shopping center)	3.2	0.8	80%	20%	80%	20%
Fitness Club (Health club)	5.5	0.25	96%	4%	95%	5%

Figure 1: Bahia Mar Shared Parking Analysis Summary



Attachment C:
Internal Capture Calculations

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS										DIRECTIONAL DISTRIBUTION				GROSS VOLUMES				INTERNAL CAPTURE				EXTERNAL TRIPS				PASS-BY CAPTURE				EXTERNAL TRIPS				MULTIMODAL REDUCTION				NET NEW EXTERNAL TRIPS			
ITE		Land Use		ITE	Code	Scale	Units	ITE		In	Out	Percent	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total						
GROUP 1	1	Resort Hotel	9	330	235	room				72%	28%		56	22	78	1.0%	1	56	21	77																					
	2	Hotel	9	310	16,223	emp				60%	40%		7	4	11	1.0%	0	7	4	11																					
	3	General Office Building	9	710	6,464	ksf				86%	12%		18	3	21	9.5%	2	16	3	19																					
	4	Quality Restaurant	9	931	4,128	ksf				50%	50%		2	2	4	25.0%	1	2	1	3																					
	5	Specialty Retail Center	9	826	22,641	ksf				50%	50%		0	0	0	0.0%	0	0	0	0																					
	6	Marina	9	420	238	brth				33%	67%		6	13	19	0.0%	0	6	13	19																					
	7																																								
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	15																																								
Net New Development										8% VOF Reduction																															
Net New Vehicle Trips + Transit Trips																																									
Person-Trips (1.3 persons per vehicle)																																									
ITE Code										Rate or Equation																															
330										Y=0.41(X) ^{+40.79}																															
310										Y=0.69(X)																															
710										LN(Y) = 0.8*LN(X)+1.57																															

(1) Transit trips calculated by applying the 1.7% of transit trips to external trips (prior to the multimodal reduction); transit percentage based on detailed multimodal analysis.

(2) Please Note specialty retail center is closed during A.M. peak hour

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION			GROSS VOLUMES			INTERNAL CAPTURE			EXTERNAL TRIPS			PASS-BY CAPTURE			EXTERNAL TRIPS			MULTIMODAL REDUCTION			NET NEW EXTERNAL TRIPS		
ITE	ITE	ITE	ITE	ITE	In	Out	Percent	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total			
1	Resort Hotel	9	330	236	room	72%	28%	39	15	54	5.1%	2	38	14	52	4.6%	2	37	13	50	4.6%	2	37	13	50			
2	Hotel	9	310	10,715	emp	60%	40%	31	20	51	5.1%	2	30	19	49	0.0%	0	30	19	48	4.5%	2	29	18	47			
3	High-Rise Residential Condominium/Townhouse	9	232	625	du	19%	81%	40	170	210	5.1%	10	35	165	200	0.0%	0	35	165	200	4.5%	9	34	157	191			
4	Quality Restaurant	9	931	27,263	ksf	50%	50%	11	11	22	36.4%	8	7	7	14	0.0%	0	7	7	14	4.5%	1	6	7	13			
5	Supermarket	9	850	31,001	ksf	62%	38%	65	40	105	16.2%	18	56	31	87	0.0%	0	56	31	87	4.6%	4	53	30	83			
6	General Office Building	9	710	44,725	ksf	88%	12%	62	8	70	5.7%	4	60	6	66	0.0%	0	60	6	66	4.5%	3	57	6	63			
7	Specialty Retail Center	9	826	24,697	ksf	50%	50%	0	0	0	16.2%	0	0	0	0	0.0%	0	0	0	0	4.5%	0	0	0	0			
8	Health/Fitness Club	9	492	17,125	ksf	50%	50%	12	12	24	16.2%	4	10	10	20	0.0%	0	10	10	20	4.5%	1	10	9	19			
9	Munro	9	420	238	brth	33%	67%	6	13	19	16.2%	4	4	11	15	0.0%	0	4	11	15	4.5%	1	4	10	14			
10																												
11																												
12																												
13																												
14																												
15																												
					Net New Development			266	289	555	9.4%	52	240	263	503	4.5%	23	230	250	480								
					8% VOF Reduction																							
					Net New Vehicle Trips																							
					Net New Vehicle Trips + Transit Trips																							
					Person-Trips (1.3 persons per vehicle)																							

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS										DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE			EXTERNAL TRIPS			PASS-BY CAPTURE			EXTERNAL TRIPS			MULTIMODAL REDUCTION			NET NEW EXTERNAL TRIPS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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1	Resort Hotel	330	296	room	43%	57%	71	124	3.5%	5	50	69	119	0.0%	0	7	6	13	4.7%	1	6	6	12	48	66	114																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
2	Hotel	310	16,223	emp	54%	46%	71	6	13	3.6%	0	7	6	13	0.0%	0	7	6	13	4.7%	1	6	6	12	48	66	114																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
3	General Office Building	9	710	6,484	ksf	17%	83%	15	71	86	4	14	68	82	0	14	68	82	4.7%	4	13	65	78	100	169	269																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
4	Quality Restaurant	9	931	4,128	ksf	50%	50%	15	15	30	43.3%	13	10	7	17	44.0%	8	6	3	9	4.7%	6	3	9	100	169	269																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
5	Specialty Retail Center	9	826	22,641	ksf	44%	56%	33	43	76	28.3%	20	22	34	56	34.0%	20	12	24	36	4.7%	2	11	23	34	100	169	269																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
6	Minor	9	420	238	brth	60%	40%	27	18	45	8.9%	4	24	17	41	0.0%	0	24	17	41	4.7%	2	23	16	39	100	169	269																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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⁽¹⁾ Transit trips calculated by applying the 2.0% of transit trips to external trips (prior to the multimodal reduction); transit percentage based on detailed multimodal analysis.

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

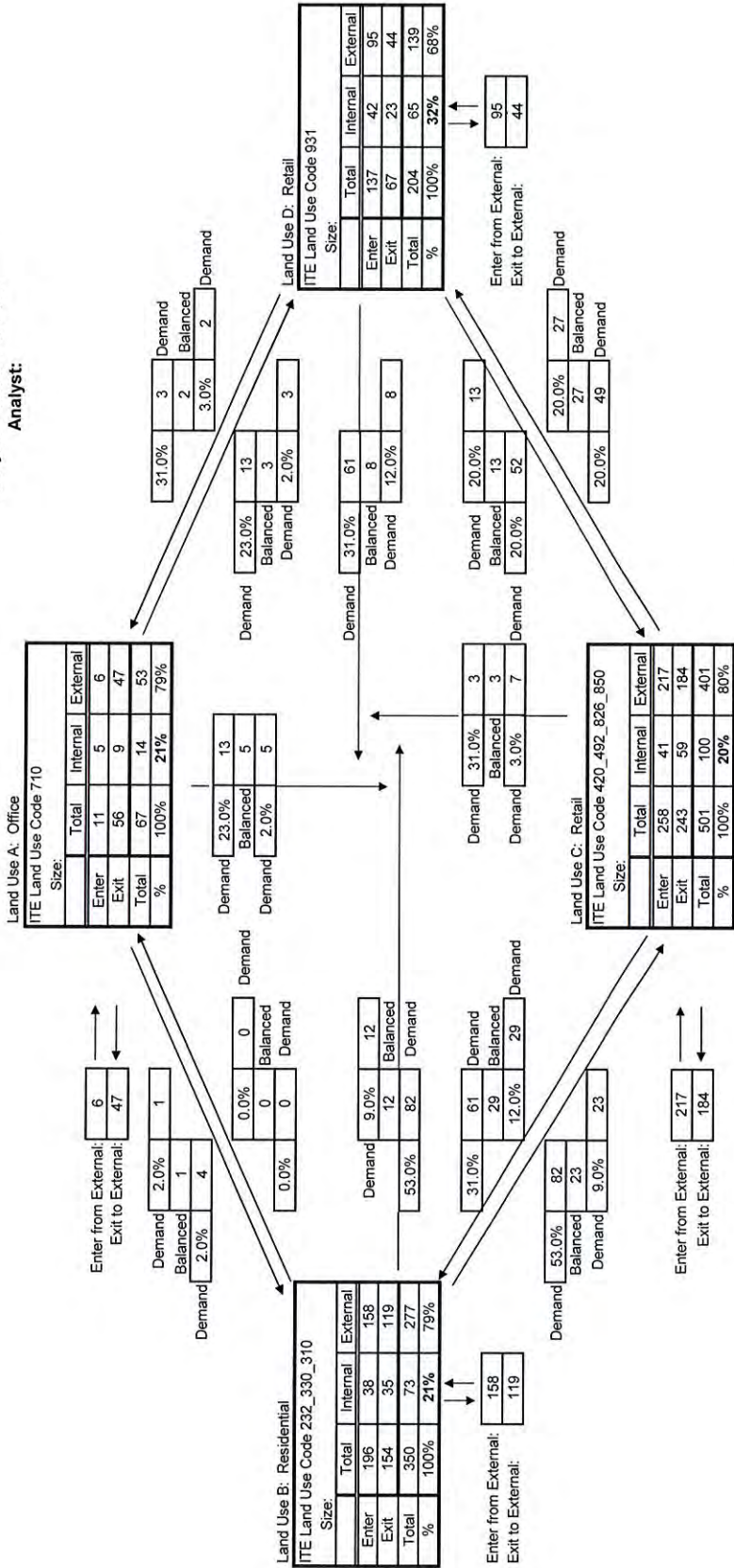
[illegible]

(*) Transit trips calculated by applying the 2.0% of transit trips to external trips (prior to the multimodal reduction); transit percentage based on detailed multimodal analysis.

	IN	OUT	TOTAL
SS	243	104	347
SS	249	106	355
e)	323	138	461

ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET
(Source: Chapter 7, ITE Trip Generation Handbook, June 2004)

Project Number:
Project Name:
Scenario: PROPOSED
Analysis Period: PM Peak
Analyst:



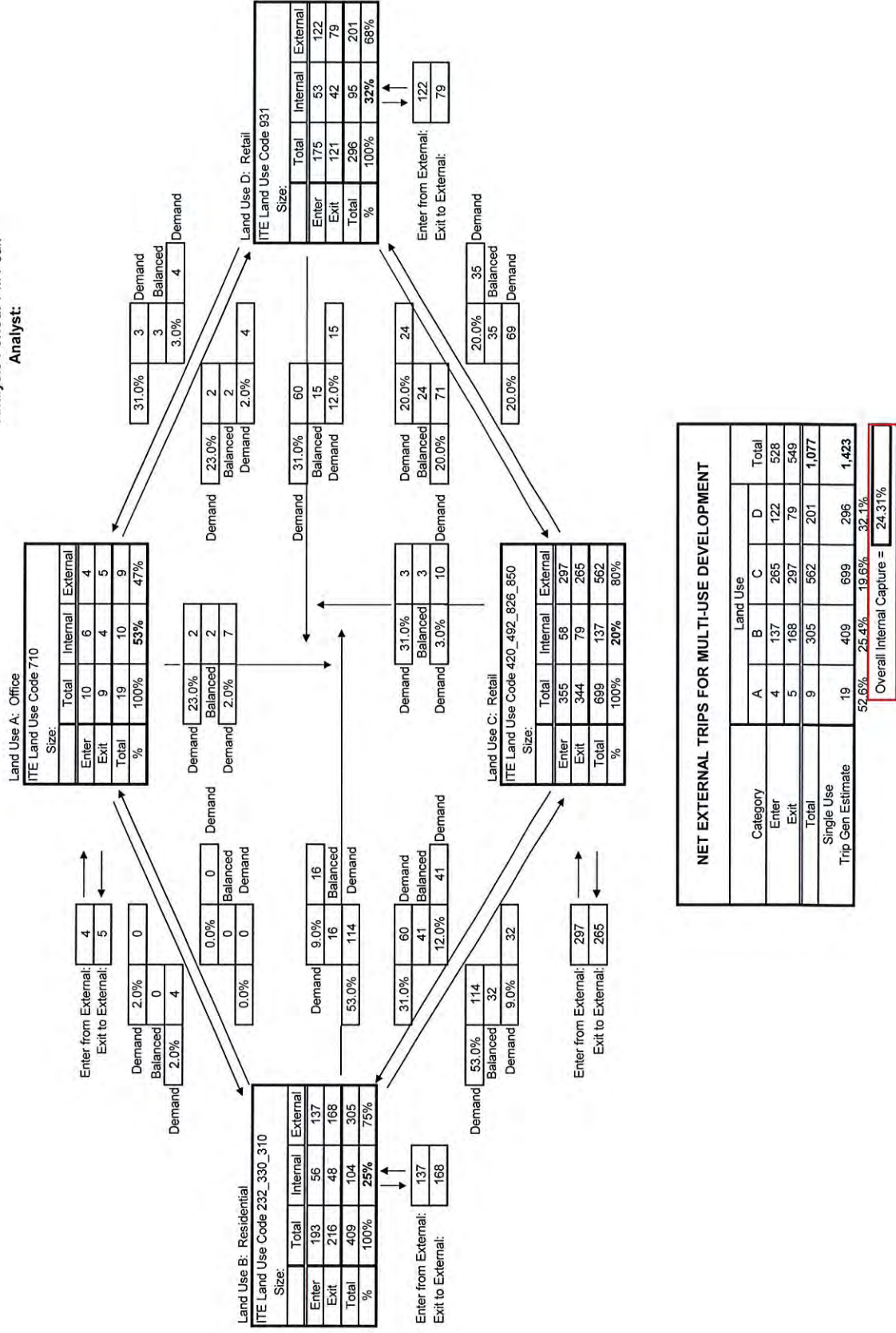
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT					
Category	Land Use				Total
	A	B	C	D	
Enter	6	158	184	95	443
Exit	47	119	217	44	427
Total	53	277	401	139	870
Single Use					
Trip Gen Estimate	67	350	501	204	1,122
	20.9%	20.9%	20.0%	31.9%	
Overall Internal Capture =					22.46%

EXISTING WEEKEND PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS										DIRECTIONAL DISTRIBUTION				GROSS VOLUMES				INTERNAL CAPTURE				EXTERNAL TRIPS				PASS-BY CAPTURE				EXTERNAL TRIPS				MULTIMODAL REDUCTION				NET NEW EXTERNAL TRIPS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
ITE Code	Land Use	ITE Edition	ITE Code	Scale	Units	Percent		In	Out	Total	Percent		IC Trips	In	Out	Total	Percent		PB Trips	In	Out	Total	Percent		Trips	In	Out	Total	Percent		Trips	In	Out	Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			

ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET (Source: Chapter 7, ITE Trip Generation Handbook, June 2004)

Project Number:
Project Name: PROPOSED
Scenario: PM Peak
Analysis Period: PM Peak
Analyst:





1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
DIRECT DIAL: 954.779.1123
EMAIL: NCHAKAS@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

AFFIDAVIT REGARDING
NOTICE REQUIREMENT FOR TRR BAHIA MAR, LLC
INNOVATIVE DEVELOPMENT (ID) REZONING

Before me this day personally appeared Elizabeth Mendez, who being duly sworn, deposes and says:

1. Pursuant to ULDR Sec. 47-37A.5 (Pre-Application Public Outreach), notice of the Pre-Application meeting of June 9, 2015 was provided to property owners within 0.25 mile radius ($\frac{1}{4}$ mile) of the development site. The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addressees and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraiser's Office for all property within the jurisdictional boundaries of the City of Fort Lauderdale located within a 0.25 mile radius ($\frac{1}{4}$ mile) of the property located at **801 S. Atlantic Blvd.** identified with folio number 504212270012, more specifically described as Bahia Mar Plat, B All Bahia Mar Lying W Of Seabreeze Blvd R/W Less Parcel 1 & Less N 80 Of Parcel 34, according to the plat thereof as recorded in Plat Book 35, Page 39 of the Public Records of Broward County, Florida. In addition to the above requirement, as a courtesy, the notice for this meeting was provided to the following neighborhood/civic associations:
 - a. Central Beach Alliance of Fort Lauderdale, Inc.
 - b. Idlewyld Improvement Association, Inc.
 - c. Riviera Isles Homeowners Association, Inc.
 - d. Harbor Beach Property Homeowners Association, Inc.
 - e. Harbor Drive Civic Association.
2. Pursuant to ULDR Sec. 47-24.2.A.3 (Review Process) and 47-27.4.A.2 (Notice Requirements), there are no Officially Recognized Neighborhood Associations within 300' of the development site.



Signature
Elizabeth Mendez

Printed Name

Affidavit Regarding Notice Requirement for TRR Bahia Mar, LLC
Innovative Development (ID) Rezoning
June 23, 2015
Page 2

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 23 day of June, 2015 by Elizabeth Mendez who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of JUNE, 2015.



TATIANA WOLFF
MY COMMISSION # EE 844468
EXPIRES: October 17, 2016
Bonded Thru Budget Notary Services

Tatiana Wolff
Notary Public
TATIANA WOLFF
Typed, printed or stamped name of Notary Public

My Commission Expires:
10/17/16

1209 VENETIAN LLC
1 LAS OLAS CIR #1209
FORT LAUDERDALE FL 33316 1638

1502 VENETIAN LLC
1 LAS OLAS CIR #1502
FORT LAUDERDALE FL 33316

3030 HARBOR DRIVE LLC
%DREW KRISTOL
5201 BLUE LAGOON DR #100
MIAMI FL 33126

512 RIVIERA LLC
%DANIEL A JACOBSON PA
901 S FEDERAL HWY #201
FORT LAUDERDALE FL 33316

550 SEABREEZE DEVELOPMENT LLC
% STAN ROMAN
19501 BISCAYNE BLVD STE 400
AVENTURA FL 33180

642 RIVIERA ISLE LLC
826 MERIDIAN AVE
MIAMI BEACH FL 33139

7-ELEVEN INC
1722 ROUTH ST STE 1000
DALLAS TX 75201

811 POINCIANA DR LLC
811 POINCIANA DR
FORT LAUDERDALE FL 33301 2711

91550095 QUEBEC INC
1 LAS OLAS CIR #110
FORT LAUDERDALE FL 33316

ABUTTING LOT OWNERS
% RIVIERA ISLES HOA INC
2319 N ANDREWS AVE
WILTON MANORS FL 33311

ACHESON,DANIEL M
PO BOX 2763
DEL MAR CA 92014 5763

ACKERMAN,RICHARD &
ACKERMAN,JAMIELEE NICOLE
3055 HARBOR DR #1603
FORT LAUDERDALE FL 33316 2470

ACRON US MANAGEMENT INC
2424 E 21 ST STE 150
TULSA OK 74114 1774

ADAMS,BRIAN W
65 E INDIA ROW #35D
BOSTON MA 02110

ADRIAN & ALISON RUBIN TR
RUBIN,BLAKE TRSTEE
1105 WRACK RD
MEADOWBROOK PA 19046

AHN,MAUREEN &
YOON,WON MOON
11616 MIRROR POND CT
FULTON MD 20759

AKEEL,HADI A &
AKEEL,NAGLAA MOSTAFA
3000 HOLIDAY DR #904
FORT LAUDERDALE FL 33316

AKEEL,HADI &
MOSTAFA-AKEEL,NAGLAA
3000 HOLIDAY DR #804
FORT LAUDERDALE FL 33316

AL KHOURI,TIAGO M
3000 HOLIDAY DR #1506
FORT LAUDERDALE FL 33316

ALBANO,BARRY
30 E 37 ST APT M3
NEW YORK NY 10016

ALFRED & SHARON OLBRYCH REV TR
OLBRYCH,ALFRED & SHARON TRSTEE
479 LAKESIDE DR
MAYFIELD NY 12117

ALIOTTA,JOAN &
DUNION,PATRICIA
66 OAK ST
ALLENDALE NJ 07401 1919

ALLRED,MICHAEL WAYNE
MICHAEL & TIEU DY THI ALLRED TR
1 LAS OLAS CIR #1506
FORT LAUDERDALE FL 33316

ALMASON,NANCY &
LOPEZ,COLLIN
3025 HARBOR DR #6
FORT LAUDERDALE FL 33316

AMATURO,JOSEPH C
WINIFRED AMATURO TR
3055 HARBOR DR UNIT 2201
FORT LAUDERDALE FL 33316 2493

AMBROSE,JOY D EST
931 OAKHILL DR
ELMIRA NY 14905 1435

ANDERSON,MICHELLE B &
ANDERSON,JAMES T
1215 E LAKE DR
FORT LAUDERDALE FL 33316 2401

ANDREW J GROPP LIV TR
DAMICO,DRUSILLA G TRSTEE
64 HILLSIDE DR
ROBBINSVILLE NJ 08691

ANDREWS,ANTHONY T
5122 MOUNTAIN RD
PASADENA MD 21122 6208

ANGELINI,JOHN W & VANESSA
413 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2730

ANWAR A AZER TR
AZER,ANWAR A TRSTEE
1 LAS OLAS CIR, #302
FORT LAUDERDALE FL 33316

ATLASS,FRANK & SALLY KOPPEIN
715 POINCIANA DR
FORT LAUDERDALE FL 33301 2709

ATTRI DEVELOPMENT LLC
892 METROPOLITAN AVE
BROOKLYN NY 11211 2515

ATWOOD,CRAIG
382 FOREMAN RD
HIGHLANDS NC 28741

AURORA HOLDINGS LLC
3240 MAHONING AVE
WARREN OH 44483

AVERY,GARY R &
TAPIERO,MARTA M
1 LAS OLAS CIR #804
FORT LAUDERDALE FL 33316

AVIATION GSE AMERICA INC
1200 HOLIDAY DR #206
FORT LAUDERDALE FL 33316

AZER, ANWAR & MARILENE
ANWAR & MARILENE AZER REV LIV TR
1 LAS OLAS CR #302
FORT LAUDERDALE FL 33316

BABA,MICHAEL T
3000 HOLIDAY DR #802
FORT LAUDERDALE FL 33316

BADANES,PAUL
3000 HOLIDAY DR #1805
FORT LAUDERDALE FL 33316

BADOLATO,THERESA A
7783 GREAT OAK DR
LAKE WORTH FL 33467

BAER,ELAINE &
BAER,ROBERT M
3055 HARBOR DR # 701
FORT LAUDERDALE FL 33316

BALACICH,MARIO
71 RIVER ST
MONTGOMERY NY 12549

BALBOA CLUB INC
ONE CHERRY LN
RAMSEY NJ 07446

BALLARD,CLAUDIO
1200 HOLIDAY DR #1103
FORT LAUDERDALE FL 33316

BALLARD,GERALD B & EDITH W
7160 CEDAR KNOLL DR
GAINESVILLE FL 30506

BARNETT,JACQUELINE & ANDREW
1236 S OCEAN DR
FORT LAUDERDALE FL 33316

BARON,GARY L &
BILLINGTON,TAYLOR J
1200 HOLIDAY DR #403
FORT LAUDERDALE FL 33316

BARRY,DAVID J
1323 SE 17 ST
FORT LAUDERDALE FL 33316

BARTHOLOMEY,DAVID
3000 HOLIDAY DR UNIT 1703
FORT LAUDERDALE FL 33316

BARTOLUCCI,ALEJANDRO P BOZZO
TORRES,JOSE P MONTES
545 S FT LAUD BEACH BLVD #503
FORT LAUDERDALE FL 33316

BARTON,KENNETH A II & ROSEMARIE
1 LAS OLAS CIR #1417
FORT LAUDERDALE FL 33316

BASSALI,ADEL W & GHADA E
6427 LAKE MEADOWS DR
BURKE VA 22015

BATHA,EDOUARD M & FLORENCE M &
FEDDERSEN,JANE O
710 SE 26 AVE
FORT LAUDERDALE FL 33301 2710

BATTAGLIA,JOAN
106 HILLDALE ROAD
ALBERTSON NY 11507

BAUER FORT LAUDERDALE TR
BAUER,GREGORY W & BETSY TRSTEEES
1316 W MAGNOLIA AVE
SEA GIRT NJ 08750 2312

BEACH BOYS PLAZA INC
% HAMUY
PO BOX 1268
HALLANDALE BEACH FL 33008

BECK,CHRISTOPHER
545 S FT LAUD BEACH BLVD #804
FORT LAUDERDALE FL 33316 1620

BEERMAN,PAUL L
2575 E WASHINGTON BLVD
FORT WAYNE IN 46803

BEETHAM,ANNA
146 S MAIN ST
CADIZ OH 43907 1128

BEHRENS,MICHAEL &
DEIRDRE LAWE
2623 ACACIA CT
FORT LAUDERDALE FL 33301 2715

BEINKE,STEPHEN & DEBORAH
BEINKE FAM LIV TR
637 IDLEWYLD DR
FORT LAUDERDALE FL 33301

BENGOUGH,JULIA &
BENGOUGH,OLIVER
2612 ACACIA CT
FORT LAUDERDALE FL 33301 2716

BENJAMIN,RENEE
4830 S DORCHESTER AVE
CHICAGO IL 60615 2012

BENNETHUM,ROBERT H & MICHELE
A
1 LAS OLAS CIR #1112
FORT LAUDERDALE FL 33316

BENNETT,JOANN &
BENNETT,JOHN
PO BOX 851
SOUTHAMPTON NY 11969

BENNETT,TRACY M
1 LAS OLAS CIR #1004
FORT LAUDERDALE FL 33316 1635

BENSEN,BRUCE &
BENSEN,JOANN
4320 PERGATE LANE
FAIRFAX VA 22033

BERGER,GLENN &
FIORILLO,MICHELLE
6199 NW 31 CT
BOCA RATON FL 33496 3318

BERGIN,KENNETH J
COCCIMIGLIO,JOSEPH
2628 AURELIA PL
FORT LAUDERDALE FL 33301

BERMAN,ROBERT M
118 LOCUST AVE
RED BANK NJ 07701

BERNSTEIN,JAY A &
BERNSTEIN,SANDRA DIANE
13211 VALLEY DR
ROCKVILLE MD 20850 3626

BERRY,JUDY
1 LAS OLAS CIR #413
FORT LAUDERDALE FL 33316

BERTANZETTI,MATTHEW E &
JACOBSON,DANIEL A
2617 ACACIA CT
FORT LAUDERDALE FL 33301 2715

BESTOSO,CATHERINE M
1 LAS OLAS CIR UNIT 201
FORT LAUDERDALE FL 33316

BHAKTA,RAVI D & SUDHA
2572 LUCILLE DR
FORT LAUDERDALE FL 33316

BILLINGS,GEORGE H
419 POINCIANA DR
FORT LAUDERDALE FL 33301

BLACK,STEPHEN M &
BLACK,SUSAN
3000 HOLIDAY DR #1004
FORT LAUDERDALE FL 33316

BLAINE S KUCHEL REVE TR
LUANNE M KUCHEL REV TR
PO BOX 365
OKOBOJI IA 51355

BLANCO,RAMON &
BLANCO,CY RAYMOND
104 MILDRED PKWY
NEW ROCHELLE NY 10804

BLOSS,DOUGLAS J
545 S FT LAUD BEACH BLVD #1203
FORT LAUDERDALE FL 33316

BLISS,RICHARD &
BLISS,CLODAGH
1200 HOLIDAY DR #102
FORT LAUDERDALE FL 33316

BLOCK,SANDRA J
545 S FT LAUD BEACH BLVD #403
FORT LAUDERDALE FL 33316

BODENHAMER,WILLIAM H JR
3840 NE 31 AVE
LIGHTHOUSE POINT FL 33064

BODFORD,CARL ALLEN & BETH ERIN
602 POINCIANA DR
FORT LAUDERDALE FL 33301

BODUR,INA &
BODUR,IHSAN & DANIEL,M
1 LAS OLAS CIR APT 307
FORT LAUDERDALE FL 33316 1608

BOHRMAN,FREDERICK C
FREDERICK C BOHRMAN REV LIV TR
3000 HOLIDAY DR #1802
FORT LAUDERDALE FL 33316

BOULTER,DAVID
1200 HOLIDAY DR #602
FORT LAUDERDALE FL 33316

BOUREKIS,LOUIS G
1612 WOODEDGE RD
SPRINGFIELD OH 45504

BOVE,LAURA
2312 HUNTERS CT
TOMS RIVER NJ 08755

BRENNAN-RUSSO, COLLEEN
3037 HARBOR DR #5
FORT LAUDERDALE FL 33316

BROUTIN, JEANETTE M
3000 HOLIDAY DR APT 1801
FORT LAUDERDALE FL 33316 2449

BROWN, EUGENE
1 LAS OLAS CIR #716
FORT LAUDERDALE FL 33316

BUCCI, JAMES
100 S BIRCH RD APT 2501
FORT LAUDERDALE FL 33316

BURNETTE, LARRY K
LARRY K BURNETTE TR
1 LAS OLAS CIR APT 1501
FORT LAUDERDALE FL 33316 1644

BURNS, JOHN R
1 LAS OLAS CIR UNIT 217
FORT LAUDERDALE FL 33316

BURRILL, BARBARA ANN
52 TALLWOOD DR
SOUTH WINDSOR CT 06074

BURT, ELIZABETH A
1 LAS OLAS CIR #213
FORT LAUDERDALE FL 33316

CAMPBELL, GERALDINE F V
3073 HARBOR DR #13
FORT LAUDERDALE FL 33316 2475

CANO, SOLEDAD &
COSTABEL, DANIEL MENDEZ
3000 HOLIDAY DR #905
FORT LAUDERDALE FL 33316

CARASUSAN, JOSE MARIA ARINO
632 THIRD KEY DR
FORT LAUDERDALE FL 33304

CARLEY, JILL E &
CARLEY, GRANT & CHAKOS, JAN I
1960 INDIAN BOUNDARY RD
CHESTERTON IN 46304 2623

CARRER, MICHEL S & SEVERINA
300 E 54 ST #25 D
NEW YORK NY 10022 5025

CARROLL, JAMES M & ARLENE F
ARLENE F CARROLL TR
1 LAS OLAS CIR #412
FORT LAUDERDALE FL 33316 1608

CARTER, DANIEL J
DANIEL J CARTER LIV TR
3000 HOLIDAY DR APT 1203
FORT LAUDERDALE FL 33316 2492

CARTER, JANE R
JANE R CARTER LIV TR
3000 HOLIDAY DR APT 1202
FORT LAUDERDALE FL 33316 2492

CASPER, JEROME S & JANE S
7665 SWEET HOURS
COLUMBIA MD 21046 2467

CASULLO, ROBERT J & PATRICIA M
5188 BOCA RATON WAY
SYRACUSE NY 13215

CAUDILL, ROBERT M
80-88 LASATER RD
CLEMMONS NC 27012 8441

CAVALIERE, JOSEPH V &
CAVALIERE, SUSAN
PO BOX 11358
FORT LAUDERDALE FL 33339

CAVALLARO, RITA
18 STONEHILL DR
ROCKY HILL CT 06067

CHAPIN, SCOTT T & SUSAN M
CHAPIN FAM LIV TR
545 S FT LAUDERDALE BEACH BLVD
8
FORT LAUDERDALE FL 33316

CHAPMAN, CLIFF B
40 PINNACLE ROAD
ELLINGTON CT 06029

CHARLES R KLEWIN TR
ZEISLER, RICHARD D TRSTEE
1200 HOLIDAY DR #402
FORT LAUDERDALE FL 33316

CHRISTINE E HOLTER REV TR
HOLTER, CHRISTINE E TRSTEE
52 INDIAN CREEK ISLAND RD
MIAMI BEACH FL FL 33154

CIBANTS, OSKAR &
RUCCONICH, FEDORA
10 CEDAR LN
SANDS POINT NY 11050

CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE FL 33301

CLAVIN, TAV &
DACEY-CLAVIN, SUZANNE
326 E 30 ST #2E
NEW YORK NY 10016

CLAYMAN, JUDITH V
JUDITH V CLAYMAN 1991 TR
519 POINCIANA DR
FORT LAUDERDALE FL 33301 2705

CLINE, GIBBONS D
GDC REV LIV TR
14 HARBORAGE ISLE DR
FORT LAUDERDALE FL 33316 2306

COCONUT GROVE 406 LLC
620 SOUTH RIVER LANDING ROAD
EDGEWATER MD 21037

COHEN,ISAAC & RACHEL
1 LAS OLAS CIR APT 509
FORT LAUDERDALE FL 33316 1634

COLACCINO,FRANK
57 THISTLEDOWN
SUFFIELD CT 06078

COMET INVESTMENTS LLC
1 LAS OLAS CIR #904
FORT LAUDERDALE FL 33316

CONRAD KUNZ TR
KUNZ,CONRAD TRSTEE
420 BEACH RD #606
SARASOTA FL 34242

CONSTANCE H LEMPERA DEC OF TR
LEMPERA,CONSTANCE H TRSTEE
3055 HARBOR DR #1402
FORT LAUDERDALE FL 33316

COOMBS,ANGELA B
119 JORDAN TAYLOR LN
HARWOOD MD 20776 2001

COPELAND,THOMAS J
1 LAS OLAS CIR #1116
FORT LAUDERDALE FL 33316

CORDELL,PHILIP K
3477 KEL CREEK COVE
MEMPHIS TN 38122

CORIATY,NABIL T & CARMEN
CORIATY REALTY TR
1 LAS OLAS CIR 1517
FORT LAUDERDALE FL 33316 1644

CORRIGAN,KEVIN M
1 LAS OLAS CIR #315
FORT LAUDERDALE FL 33316

CORTOPASSI,BARBARA &
CORTOPASSI,STEVEN
65 AMAGANSETT DR
MORGANVILLE NJ 07751

CORTOPASSI,STEVEN & BARBARA
65 AMAGANSETT DR
MORGANVILLE NJ 07751

COTLER,ALLA &
COTLER,IGOR
25 IVES RD
HEWLETT NY 11557

COTTON,GEARY W &
COTTON,PATRICIA A
615 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2732

COX,CHARLES
1 LAS OLAS CIR #913
FORT LAUDERDALE FL 33316 1635

CRANE,THOMAS S & MARY M
545 S FT LAUD BEACH BLVD #1404
FORT LAUDERDALE FL 33316

CRAZY GREGG'S MARINA LLC
301 SEABREEZE BLVD
FORT LAUDERDALE FL 33316

CREDIT SHELTER TR
QUINN,ALISA TRSTEE
46 SCHOOLHOUSE RD
EAST ISLIP NY 11730 3608

CRK TR
ZEISLER,RICHARD D TRSTEE
1200 HOLIDAY DR #402
FORT LAUDERDALE FL 33316

CROHN,RONALD J & JOAN M
RONALD J CROHN LIV TR
1 LAS OLAS CIR #701
FORT LAUDERDALE FL 33316

CROWLEY,PATRICK K
3000 HOLIDAY DR UNIT 1602
FORT LAUDERDALE FL 33316

CRP INSITE CLIPPER LLC
% THE CARLYLE GROUP
1000 PENNSYLVANIA AVE NW #200
WASHINGTON DC 20004 2505

CUMMINGS,JANYTH R & JAMES A
3055 HARBOR DR UNIT 1001
FORT LAUDERDALE FL 33316 2462

DAL BLANCO, ANNERLEY TR
STEADB TRUST
3000 HOLIDAY DR #1102
FORT LAUDERDALE FL 33316

DALY,NANCY A
401 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2730

DAMASZEK,MAREK & MARIA S
9241 SUNRISE LAKES BLVD APT 110
SUNRISE FL 33322 1341

DANA CUP USA INC
1 LAS OLAS CIR UNIT 713
FORT LAUDERDALE FL 33316 1636

DANIELLE,LARRY &
DANIELLE,CATHY
357 IDLEWYLD DR
FORT LAUDERDALE FL 33301

DAVIDGE,WILLIAM H
WILLIAM H DAVIDGE TR
3055 HARBOR DR UNIT 1201
FORT LAUDERDALE FL 33316 2462

DAVIS,JOHN J & ALICIA G
2612 HIBISCUS PL
FORT LAUDERDALE FL 33301 2728

DEAVOURS INVESTMENTS LP
2666 HARMAN PARK CT
DULUTH GA 30097

DECABOOTER,JACQUES C
GRYSPEERT,JEANNINE
3073 HARBOR DR #5
FORT LAUDERDALE FL 33316

DEL BOSQUE,FERNANDO & DINA R
16437 SW 100 TER
MIAMI FL 33196

DELCORE,DENNIS GARY &
FERG,RONALD
344 W 23 ST #5-A
NEW YORK NY 10011

DELUCIA,DENISE
527 WOLF HILL RD
DIX HILLS NY 11746

DESANTIS,LOUISE ANN
LOUISE ANN DESANTIS REV TR
3000 HOLIDAY DR APT 1206
FORT LAUDERDALE FL 33316 2492

DESTOUNIS,STAMATIA V
15 GENESEE ST E
SCOTTSVILLE NY 14546 1311

DEVINCENT,ARTHUR & CONNELLY,JEAN
& DEVINCENT,RICHARD & MANZELLI,A
188 LYMAN ST
WALTHAM MA 02452 5646

DEVLIN,JOHN F
1 LAS OLAS CIR #7K
FORT LAUDERDALE FL 33316

DIAZ,JESUS A &
STEURER-DIAZ,SUSANNE
1 LAS OLAS CIR #915
FORT LAUDERDALE FL 33316 1635

DIGIANO,PAUL R &
DIGIANO,BARBARA J
368 S UNION AVE
CRANFORD NJ 07016

DINEEN,MICHAEL
1100 LOVERING AVE
WILMINGTON DE 19806

DODDS,JOHN T & PRISCILLA
1 LAS OLAS CIR PH 5
FORT LAUDERDALE FL 33316 1644

DODERLEIN,MABEL
520 N OCEAN BLVD APT 10
POMPANO BEACH FL 33062 4600

DOMINICK,ANDREA
3013 HARBOR DR # 5A
FORT LAUDERDALE FL 33316

DONES,SHARON LYNN
1 LAS OLAS CIR #205
FORT LAUDERDALE FL 33316 1633

DOODY,JOHN C
1 LAS OLAS CIR #714
FORT LAUDERDALE FL 33316

DORFMAN,MICHAEL B
1 LAS OLAS CIR APT 609
FORT LAUDERDALE FL 33316 1634

DOWLING,PAUL R
PO BOX 850962
BRAINTREE MA 02185

DOWNING,DAVID L
DAVID L DOWNING TR
545 S FT LAUD BEACH BLVD #1504
FORT LAUDERDALE FL 33316

DOWNING,JAMES M & MARY ANN
PO BOX 194
FILLMORE NY 14735

DPH FAM TR
HUBLER,BRADLEY D TRSTEE
6820 S ARLINGTON AVE
INDIANAPOLIS IN 46237 9722

DURAK,IRENE
1 LAS OLAS CIRCLE #1007
FORT LAUDERDALE FL 33316

DUTOIT,DEAN &
DUTOIT,RITA M
711 RIVIERA DR
FORT LAUDERDALE FL 33301

DYCKERHOFF,DIRK
1 LAS OLAS CIR #1109
FORT LAUDERDALE FL 33316

DYKGRAFF,DAN
1200 HOLIDAY DR #503
FORT LAUDERDALE FL 33316

EBELING,MELISSA A & MICHAEL N
713 RIVIERA DR
FORT LAUDERDALE FL 33301

EDWAB,ROBERT &
EDWAB,SHERRY
4 KINGSTON TER
MORGANVILLE NJ 07751

EDWARD T MCPHEE JR REV LIV TR
MCPHEE,EDWARD T JR TRSTEE
44 BELGIAN CIR
BRISTOL CT 06010

EDWARDS,GREGORY N & MARY HELEN
2623 ALAMANDA CT
FORT LAUDERDALE FL 33301 2717

EGGEMEYER,LESLIE F & TY W
1200 HOLIDAY DR #901
FORT LAUDERDALE FL 33316

ELGIDELY,BAHER F & KAREN J
416 POINCIANA DR
FORT LAUDERDALE FL 33301

ELIZABETH R LIZZADRO TR
LIZZADRO,ELIZABETH R TRSTEE
712 WOODLAND AVE
HINSDALE IL 60521

ELSESSER,CHARLES F JR &
SEGURA,ANA I
648 SE 25 AVE
FORT LAUDERDALE FL 33301 2618

EMERY,GEOFFREY W
1933 PONTIUS AVE
LOS ANGELES CA 90025 5611

EMERY,GEOFFREY W
8423 WILLSHIRE BLVD
BEVERLY HILLS CA 90211

ERTASKIRAN,ROY & SUZANNE
3000 HOLIDAY DR APT 1601
FORT LAUDERDALE FL 33316 2448

EVANGELISTI,MICHAEL V
349 IDLEWYLD DR
FORT LAUDERDALE FL 33301

FAILLA,SAMUEL R &
KUREK,RAYMOND E EST
3000 HOLIDAY DR APT 701
FORT LAUDERDALE FL 33316 2452

FAKHRY,AHMAD & NADA
616 RIVIERA DR
FORT LAUDERDALE FL 33301

FANCY HOUSE LLC
1110 BRICKELL AVE STE 806
MIAMI FL 33131

FEINSTEIN,MICHAEL L
606 RIVIERA DR
FORT LAUDERDALE FL 33301

FEINTUCH,Z & ROSE
639 POINCIANA DR
FORT LAUDERDALE FL 33301 2707

FEIRSTEIN,JANICE
JANICE FEIRSTEIN TR
2616 AURELIA PL
FORT LAUDERDALE FL 33301

FENSTERMACHER,RODNEY &
FENSTERMACHER,JERALYN
2433 STONE HEATH DR
LANCASTER PA 17601

FERRER,MONICA T
PO BOX 4773
FORT LAUDERDALE FL 33338

FERRIGNO,DEBORAH A
13 LADSHAW DR
MADISON CT 06443 3351

FERTIG,CHRISTOPHER R & MARY C
511 POINCIANA DR
FORT LAUDERDALE FL 33301 2705

FIDLOW,HERBERT O & SHEILA W
1 LAS OLAS CIRCLE #902
FORT LAUDERDALE FL 33316 1635

FILIPOVICH,DANNY & LJILJANA
4324 W CHASE
LINCOLNWOOD IL 60712

FIORE,MELODY MUSICK
MELODY MUSICK FIORE REV LIV TR
1 LAS OLAS CIR #407
FORT LAUDERDALE FL 33316

FIORILLO,MICHELLE
6199 NW 31 CT
BOCA RATON FL 33496

FIORIO,MARIA
2600 N NELSON ST
ARLINGTON VA 22207 5032

FIRDMAN,WENDY S
1 LAS OLAS CIR #703
FORT LAUDERDALE FL 33316

FISCHER,GOTTFRIED
1 LAS OLAS CIR #211
FORT LAUDERDALE FL 33316

FISHER,DENNIS J
1 LAS OLAS CIR #116
FORT LAUDERDALE FL 33316 1633

FLANIGAN,PAUL B
PAUL B FLANIGAN TR
605 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2732

FLEMATTI,LOUIS & JANINE
545 S FT LAUD BEACH BLVD #1503
FORT LAUDERDALE FL 33316 1628

FLETCHER,THERESA H
3000 HOLIDAY DR #605
FORT LAUDERDALE FL 33316

FLORIBBEAN PROPERTIES INC
2953 W CYPRESS CREEK #101
FORT LAUDERDALE FL 33309

FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309 3421

FORBES,CAROL A &
FORBES,SCOTT E
1 LAS OLAS CIR #608
FORT LAUDERDALE FL 33316

FORREST,ANDREW
510 SE 5 AVE #1411
FORT LAUDERDALE FL 33301

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY
PO BOX 14250
FORT LAUDERDALE FL 33302

FOWLER,CHAKANA
1 LAS OLAS CIR #1407
FORT LAUDERDALE FL 33316

FOX,JOAN F EST &
FOX,CLIFFORD W
2869 SAYBROOKE BLVD
STOW OH 44224

FRANCIOSA,EMILIO &
ARREDONDO,MARIA
1 LAS OLAS CIR #313
FORT LAUDERDALE FL 33316

FRANCIS,MICHAEL &
FRANCIS,COLETTE COOK
1214 SEABREEZE BLVD
FORT LAUDERDALE FL 33316

FRANCO,LISA M
68 ISLA BAHIA DR
FORT LAUDERDALE FL 33316

FRANK STUART HERSHMAN FAM TR
%SEILER SAUTTER ZADEN RIMES
2850 N ANDREWS AVE
FORT LAUDERDALE FL 33311

FRANK,JOSEPH L
3025 HARBOR DR #14
FORT LAUDERDALE FL 33316

FRIEDMAN,ROBERT T
77 ISLA BAHIA DR
FORT LAUDERDALE FL 33316

FRITZ,DUANE E
% CABOT MANAGEMENT
PO BOX 7503
FORT LAUDERDALE FL 33338

FUSARO-KOZLOWSKI,KIMBERLY
3055 HARBOR DR #1002
FORT LAUDERDALE FL 33316

GABRIEL-REGIS,MARGRIET &
REMOND,JEAN-BERNARD
8 PELICAN ISLES
FORT LAUDERDALE FL 33301 1522

GABRIEL,EARL
ROYEARL LEROY GABRIEL LIV TR
1 LAS OLAS CIR #912
FORT LAUDERDALE FL 33316 1635

GABRIEL,SABRY
545 S FT LAUD BEACH BLVD #1603
FORT LAUDERDALE FL 33316

GALLO,PAUL
3000 HOLIDAY DR #1501
FORT LAUDERDALE FL 33316

GAROFALO FAM TR GAROFALO,KENNETH
& LINDA TRSTEE
1247 LAKE FOREST DR
DAVIDSONVILLE MD 21035

GELBMAN,NANCY JAYNE
701 IDLEWYLD DR
FORT LAUDERDALE FL 33301

GELLER,DAVID S & CAROL
425 POINCIANA DR
FORT LAUDERDALE FL 33301 2703

GEOFFREY,JOEL R
3000 HOLIDAY DR APT 402
FORT LAUDERDALE FL 33316 2455

GEORGE & DIANE MCGAVIN FAM TR
MCGAVIN,GEORGE & DIANE TRSTEE
3924 E CEDAR DR
CHANDLER AZ 85249

GEORGE N BLISS TR
BLISS,GEORGE N TRSTEE
132 WATERFALL LN
BIRMINGHAM MI 48009

GERALD F & ANNE L TRAINOR LIV TR
TRAINOR,GERALD & ANNE TRSTEE
6119 BETON CT
GAINESVILLE VA 20155 6675

GERRARD,WILLIAM T
1960 S OCEAN BLVD
MANALAPAN FL 33462

GHATTAS,RAOUF T & MONA A
545 S FT LAUD BEACH BLVD #703
FORT LAUDERDALE FL 33316 1618

GHAZARIANS,CARMEN
3037 HARBOR DR #3
FORT LAUDERDALE FL 33316

GHJ LLC
3086 HARBOR DR
FORT LAUDERDALE FL 33316 2410

GILL,CARL C & DIANE M
10 ISLA BAHIA TER
FORT LAUDERDALE FL 33316 2310

GILLESPIE,WILLIAM EUGENE &
GILLESPIE,LAURENE CIPRIAN
113 ST DUNSTANS RD
BALTIMORE MD 21212

GILLETTE,KARIN & REX K
408 SE 26 AVE
FORT LAUDERDALE FL 33301

GLADSTONE,GERALD J
3000 HOLIDAY DR APT 1006
FORT LAUDERDALE FL 33316 2445

GLASSMAN,HELEN B
HELEN B GLASSMAN REV TR
3055 HARBOR DR UNIT 1101
FORT LAUDERDALE FL 33316 2462

GLEASON,JEREMY
545 S FT LAUD BEACH BLVD #704
FORT LAUDERDALE FL 33316

GLECER,MARIE MADELEINE
MARIE MADELEINE GLECER REV TR
3000 HOLIDAY DR APT 1702
FORT LAUDERDALE FL 33316 2495

GOFRANK,RONALD F
525 POINCIANA DR
FORT LAUDERDALE FL 33301

GOIGITZER,GERALD & FRANCES &
RIZZI,MICHAEL
1261 MANOR DR S
WESTON FL 33326

GOLDENBERG,YACOB & CORRINE
1 LAS OLAS CIR APT 10
FORT LAUDERDALE FL 33316 1604

GOLDMAN,NORMA J
1 LAS OLAS CIR #512
FORT LAUDERDALE FL 33316

GORDON,ROGER
ROGER GORDON TR
1 LAS OLAS CIR APT 617
FORT LAUDERDALE FL 33316 1636

GOZRA,ANTHONY J &
FRATER,LORRAINE F
1 LAS OLAS CIR APT 607
FORT LAUDERDALE FL 33316 1634

GRAVINI,GARY J
3037 HARBOR DRIVE #2
FORT LAUDERDALE FL 33316

GRAY,ROMAN A &
MCCARTHY,EDWARD A TR
3000 HOLIDAY DR APT 501
FORT LAUDERDALE FL 33316 2455

GRECO,GARY &
GRECO,SUZANNE
PO BOX 903
ORANGE CT 06477

GREENBERG,CINDY P
CYNTHIA P GREENBERG REV TR
2615 AURELIA PL
FORT LAUDERDALE FL 33301 2719

GREENSPAN,JOANNA S
JOANNA S GREENSPAN REV TR
1 LAS OLAS CIR UNIT 1203
FORT LAUDERDALE FL 33316 1638

GRELAK,GLENNA
1200 HOLIDAY DR UNIT 706
FORT LAUDERDALE FL 33316

GROSSMAN,CHRISTOPHER
GROSSMAN,LISA KIMBERLEY WARD
362 SE 26 AVE
FORT LAUDERDALE FL 33301 2702

GST OVERFLOW TR
WARD,ROBERT E III TRSTEE
1 LAS OLAS CIR APT 1201
FORT LAUDERDALE FL 33316 1638

GUIDO,ERNEST
17 HARBORAGE ISLE DR
FORT LAUDERDALE FL 33316 2305

GUTMAN,DEBORAH A
1 LAS OLAS CIR APT 903
FORT LAUDERDALE FL 33316

HAEGNESTEN,MARCUS S & KAMURAN G
2601 CLEMATIS PL
FORT LAUDERDALE FL 33301

HALI M WILDE REV TR
WILDE,HALI M TRSTEE
637 POINCIANA DR
FORT LAUDERDALE FL 33301 2707

HALL OF FAME ASSOCIATES
16633 VENTURA BLVD FL 6
ENCINO CA 91436 1826

HALLDIN,ROBERT
3055 HARBOR DR UNIT 1902
FORT LAUDERDALE FL 33316

HALLIDAY,PEARL &
HALLIDAY,WILLIAM
5944 CARLRIDGE DR
CORAL SPRINGS FL 33076

HAMAWY,RAYMONDE F
1237 SEABREEZE BLVD
FORT LAUDERDALE FL 33316 2427

HAMILTON,G E JR
2628 ALAMANDA CT
FORT LAUDERDALE FL 33301 2718

HAMUTH,YUSOOF
2500 BAYVIEW DR
FORT LAUDERDALE FL 33305 1717

HANSEN,CHARLES W
545 S FT LAUD BEACH BLVD #1103
FORT LAUDERDALE FL 33316 1624

HANSEN,LEO & MARIE C
2609 HIBISCUS PL
FORT LAUDERDALE FL 33301 2727

HARBOR BEACH INN 1147 LLC
1147 SEABREEZE BLVD
FORT LAUDERDALE FL 33316

HARBOR BEACH PROPERTY LLC
% THE MACK CO
2115 LINWOOD AVE #110
FORT LEE NJ 07024

HARBOR CLUB OF FT LAUD INC
3073 HARBOR DR
FORT LAUDERDALE FL 33316 2411

HARBOURAGE 902 LLC
2001 SW 20 ST STE 102
FORT LAUDERDALE FL 33315 1827

HARRISON,THEODORE
105 KEYSTONE DR
TELFORD PA 18969

HARVEY,JOHN R
3000 HOLIDAY DR #301
FORT LAUDERDALE FL 33316 2439

HATAB,MARGARET O &
SCHAEFER,ELISABETH HATAB
1 LAS OLAS CIR #706
FORT LAUDERDALE FL 33316

HAVEL,RICHARD R &
HAVEL,CYNTHIA R
3055 HARBOR DR #1203
FORT LAUDERDALE FL 33316

HAVENS,ARNOLD L & JOYCE D &
HAVENS-TURNER,TERRY
3000 HOLIDAY DR #1705
FORT LAUDERDALE FL 33316

HAVENS,JOYCE D &
HAVENS-TURNER,TERRY
3000 HOLIDAY DR APT 1706
FORT LAUDERDALE FL 33316 2449

HAYES,MICHAEL &
DEMAIO,RONALD
2708 NE 35 DR
FORT LAUDERDALE FL 33308 6316

HEINEN,HONG &
HEINEN,THOMAS
35 CHANNEL CTR ST UNIT 23
BOSTON MA 02210 3413

HEISTER,FRANK J JR
3037 HARBOR DR #16
FORT LAUDERDALE FL 33316

HELEN P TRESKA TR
TRESKA,HELEN P TRSTEE
53B JACKSON ST
NEWTON CENTER MA 02459 2511

HELMUS,PATRICIA J
3000 HOLIDAY DR APT 502
FORT LAUDERDALE FL 33316 2456

HENDRICKS,DIANE M
1 ABC PARKWAY
BELOIT WI 53511 4466

HERBERT,KATHLEEN W
HERBERT,KATHLEEN W TRSTEE
PO BOX 1254
DARIEN CT 06820

HERHOLD,FRANK F & MARY JO
2609 ALAMANDA CT
FORT LAUDERDALE FL 33301 2717

HERSKOWITZ,KENNETH &
HERSKOWITZ,ELENA R
705 POINCIANA DR
FORT LAUDERDALE FL 33301 2709

HERSTIK,MICHAEL JAY & KAREN L
615 POINCIANA DR
FORT LAUDERDALE FL 33301 2707

HEYMAN,ANTOINETTE & JOHN
2616 ACACIA CT
FORT LAUDERDALE FL 33301 2716

HIGGINS,DEBORAH &
HIGGINS,GARY
462 OLD POST RD
WYCKOFF NJ 07481

HIGNEY,PETER & TRACEY
631 POINCIANA DR
FORT LAUDERDALE FL 33301

HILMER,JAMES L &
HILMER,ANNE S
621 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2732

HIRSCH,LELAND
HIRSCH FAM PER RES TR
16 HARBORAGE ISLE DR
FORT LAUDERDALE FL 33316

HKM ASSOCIATES LLC
1 LAS OLAS CIR SUITE 301
FORT LAUDERDALE FL 33316

HOLBROOK,SIMON
1200 HOLIDAY DR APT 307
FORT LAUDERDALE FL 33316 2480

HOLDER,JAMES &
GENSINGER,JOHN
1 LAS OLAS CIR #507
FORT LAUDERDALE FL 33316

HOLTZHEUSER,CHRIS J & MICHELE A
69 ISLA BAHIA DR
FORT LAUDERDALE FL 33316 2329

HORN,STUART H
672 N WASHINGTON ST
AFTON WY 83110 9770

HORST,RICHARD J
3055 HARBOR DR #703
FORT LAUDERDALE FL 33316

HOWES,ELIZABETH JANE
3073 HARBOR DR UNIT 20
FORT LAUDERDALE FL 33316 2476

HOWREN,PATTY &
HOWREN,TERRY
387 MARTIN RD SE
CATERSVILLE GA 30120

HOYT,ERIC G &
HOYT,LILLIAN M
601 POINCIANA DR
FORT LAUDERDALE FL 33301 2707

HRUSKA,COLLEEN E &
HRUSKA,JAMES L JR
6959 FIELDSTONE DR
BURR RIDGE IL 60527 5295

HUNTER REV TR
286 SHORE DR
CAMANO ISLAND WA 98282 6675

HYATT,R STEPHEN & PAIGE F
2623 AURELIA PL
FORT LAUDERDALE FL 33301 2719

HYNES,JEFFREY &
ROMITA,VITO
1200 HOLIDAY DR # 104
FORT LAUDERDALE FL 33316

ILLINI ASSOCIATION, INC
545 S FT LAUD BEACH BLVD #301
FORT LAUDERDALE FL 33316

IMAGINATION PROPERTIES 84
ISLA BAHIA LLC
1777 SE 15 ST STE 215
FORT LAUDERDALE FL 33316

INDEPENDENCE LAND HOLDINGS INC
680 PASSAIC AVE
CLIFTON NJ 07012

INTERVEST-SOUTHEAST HOUSE LTD
1133 EAST 33 PLACE
TULSA OK 74105

ISLA BAHIA 75 LLC
515 E LAS OLAS BLVD #1000
FORT LAUDERDALE FL 33301

ITSKOVICH,DAVID & KARINA L
614 POINCIANA DR
FORT LAUDERDALE FL 33301

JACKSON,KENNETH
1 LAS OLAS CIR UNIT 204
FORT LAUDERDALE FL 33316

JAMES A DOUGHERTY TR
DOUGHERTY,JAMES A TRSTEE
1501 LINCOLN AVE EAST
EAST SAINT LOUIS IL 62204 1041

JAMES E BALL JR REV TR
BALL,JAMES E JR TRSTEE
5100 SW 170 AVE
SOUTHWEST RANCHES FL 33331

JANE C CATLIN TR
CATLIN,JANE C TRSTEE
3500 TRILLUM XING APT 5020
COLOMBUS OH 43235 7998

JARDUS,WILLIAM MICHAEL
1200 HOLIDAY DR #604
FORT LAUDERDALE FL 33316

JAWOF 515 SEABREEZE LLC
3835 NW 2 AVE STE 200
BOCA RATON FL 33431 5859

JOHNSON RESORT
PROPERTIES INC
PO BOX 14250
JACKSON WY 83002

JOHNSON,JERRY O
JOJ LIV TR
999 SE 25 AVE
FORT LAUDERDALE FL 33301 2670

JOHNSON,MILDRED C
1 LAS OLAS CIR APT 214
FORT LAUDERDALE FL 33316

JONES,MALLORY E &
JONES,SHERRY M
636 SE 25 AVE
FORT LAUDERDALE FL 33301 2618

JONES,STEPHEN R &
JONES,LUDMILLA LOTOCKA
1035 S BAY SHORE DR
VIRGINA BEACH VA 23451

JORDAN,THOMAS F & ANDREA K
412 SE 26 AVE
FORT LAUDERDALE FL 33301 2704

JOSEPH,BRUCE
58 HUMMINGBIRD DR
ROSLYN NY 11576

JURGEN, RONALD K
1 LAS OLAS CIR # 1508
FORT LAUDERDALE FL 33316 1644

KAGAN, ROBERT L &
BARNETT, BONNIE
3055 HARBOR DR #2101
FORT LAUDERDALE FL 33316 2470

KALAVAR, SHESHAGIRI R & KUSUM A R
6015 WHITE FLINT DR
FREDERICK MD 21702

KALENDER, BURCIN M &
KALENDER, KRISTEL L
1102 S MONROE ST
ARLINGTON VA 22204

KALINSKY, JEFFREY
3500 PEACHTREE RD NE STE A3
ATLANTA GA 30326

KATHLEEN WINIFRED HERBERT TR
HERBERT, KATHLEEN W TRSTEE
3013 HARBOR DR #5-B
FORT LAUDERDALE FL 33316 2435

KEEBY, JAMES & CAROLINE
1 LAS OLAS CIR #1101
FORT LAUDERDALE FL 33316 1637

KELLER, CHAD &
KELLER, CYNTHIA
528 LEXINGTON LANDING DR
ST CHARLES MO 63303

KELLEY, EDWARD P
14 MOUNTAIN LAURELS DR #302
NASHUA NH 03062

KHALIL, FAWZY
6540 SW 181 LN
SOUTHWEST RANCHES FL 33331

KIETZER, JON N
1 LAS OLAS CIR UNIT 109
FORT LAUDERDALE FL 33316

KILIAN, DANIEL L & JANET D
1 LAS OLAS CIR APT 1110
FORT LAUDERDALE FL 33316 1637

KILMAURS HOLDINGS LTD
% KEVIN NEWMAN
2830 NE 55 ST THE LANDINGS
FORT LAUDERDALE FL 33308

KIRKENDALL, GARY JACQUELINE V
KIRKENDALL TR
1 LAS OLAS CIR #816
FORT LAUDERDALE FL 33316

KISS, JOHN
JOHN & ROSALIA KISS REV LIV TR
1 LAS OLAS CIR APT 215
FORT LAUDERDALE FL 33316 1633

KLEIN FAMILY PRTNR LP
13004 MASONVIEW CT
ST LOUIS MO 63141 8569

KLING, KIRSTEN A
% THOMAS KANEDA
18546 SE VILLAGE CIR
JUPITER FL 33469 1724

KNIGHT & TAYLOR LLC
1 LAS OLAS CIR #514
FORT LAUDERDALE FL 33316 1634

KOCH, CHARLES J
155 LAKEHURST DR
CLEVELAND OH 44108

KOSZOWSKI, KENNETH & KYLE E
1 LAS OLAS CIR #1215
FORT LAUDERDALE FL 33316

KOUKLA FAM HOLDINGS LLC
1200 HOLIDAY DR #308
FORT LAUDERDALE FL 33316

KRAMER, NANCY &
MARKOVITZ, JOSEPH
1200 HOLIDAY DR #207
FORT LAUDERDALE FL 33316

KRAMM, ROBERT L JR & SONIA Y
1281 S OCEAN DR
FORT LAUDERDALE FL 33316 2417

KRASNEY, STUART & LYNN, JOSEPHINE
KRASNEY/LYNN FAM TR
625 POINCIANA DR
FORT LAUDERDALE FL 33301 2707

KRAUS, CAROL A
96 FOREST RD
FANWOOD NJ 07023 1305

KRAUSE, KATHRYN & ROY
509 IDLEWYLD DR
FORT LAUDERDALE FL 33301

KROHN, JEANETTE
JEANETTE KROHN REV LIV TR
2617 AURELIA PL
FORT LAUDERDALE FL 33301

KSL FLORIDA REALTY LLC
1200 HOLIDAY DR #202
FORT LAUDERDALE FL 33316

KURLANDER, ROSALIE M & CRAIG M
ROSALIE KURLANDER TRUST
1 LAS OLAS CIR #1412
FORT LAUDERDALE FL 33316

LA TORTUGA 1200 LLC
% MERCANTIL COMMERCEBANK TR CO
220 ALHAMBRA CIR 11 FL
CORAL GABLES FL 33134

LADEIRA,CARLOS
11677 NW 3 DR
CORAL SPRINGS FL 33071 5021

LAIR,NANCY & ARTHUR
1 LAS OLAS CIR UNIT 1402
FORT LAUDERDALE FL 33316 1638

LAMOTHE,STEPHEN P & WINIFRED G
1200 HOLIDAY DR UNIT 303
FORT LAUDERDALE FL 33316 2479

LAND TR NO 1
MULLER,CHARLES E II TRSTEE
7385 GALLOWAY RD STE 200
MIAMI FL 33173

LANDECHE,BRIAN J
2624 ALAMANDA CT
FORT LAUDERDALE FL 33301 2718

LARKIN,PAUL ADAMS & MARGOT M
2613 ACACIA CT
FORT LAUDERDALE FL 33301 2715

LARSON,LINDA &
HOSKINS,ROBERT
3000 HOLIDAY DR UNIT 305
FORT LAUDERDALE FL 33316 2439

LAS OLAS BIGHT INC
PO BOX 62209
VIRGINIA BEACH VA 23466

LAS OLAS OVERSEAS INVEST LLC
301 ARTHUR GODFREY RD STE 500
MIAMI BEACH FL 33140

LATORRE,JAMES & LISA
20 ORCHARD LN
DUXBURY MA 02332

LAURO,MARK
1 LAS OLAS CIR #715
FORT LAUDERDALE FL 33316 1636

LAYNE,GARFIELD R &
LAYNE,RHONDA E
393 GROVE ST
UPPER MONTCLAIR NJ 07043

LEDEZMA,RENIER &
MCGOVERN,PAUL & GLADYS
3000 HOLIDAY DR #805
FORT LAUDERDALE FL 33316

LEE,ETHAN H & SHANNON L
1 LAS OLAS CIR #710
FORT LAUDERDALE FL 33316 1636

LEE,KELLY E &
LEE,JOHN J III
1 LAS OLAS CIR APT 810
FORT LAUDERDALE FL 33316 1636

LEFORT DES YLOUSES,ANTOINE
% SCHULTZ IN #1402
545 S FT LAUD BEACH BLVD #1704
FORT LAUDERDALE FL 33316

LEHMANN,LANCE J &
LEHMANN,LILIANA R
13 HARBORAGE
FORT LAUDERDALE FL 33316 2305

LEMYRE,MARTIN &
SIMARD,JOCELYNE
3000 HOLIDAY DR #503
FORT LAUDERDALE FL 33316

LEONARD,J MICHAEL JR & SUSAN
7411 WOOD MEADOW DR
CINCINNATI OH 45243

LEVITT,JASON &
LEVITT,MANUELA ELENA
374 WATCHUNG AVE
BLOOMFIELD NJ 07003

LEWIS,ROBERT & BARBARA PANTON
3055 HARBOR DR UNIT 803
FORT LAUDERDALE FL 33316 2458

LILA C FERZACCA TR
FERZACCA,LILIA C TRSTEE
1 LAS OLAS CIR #1214
FORT LAUDERDALE FL 33316

LOBDELL,JON A & BEVERLY S
JON A & BEVERLY S LOBDELL REV TR
81 ISLA BAHIA DR
FORT LAUDERDALE FL 33316 2329

LODA GEORGE RICKER LIV TR BEVERLY L
RICKER LIV TR
885 CARLTON RIDGE NE
ATLANTA GA 30342

LOGUE,DOUGLAS
MKIERSCH,BARBARA M
1 LAS OLAS CIR APT 1017
FORT LAUDERDALE FL 33316

LOMBARDI,ANGELA M
3043 HARBOR DR APT 10
FORT LAUDERDALE FL 33316 2454

LONG,CINDY L
3025 HARBOR DR APT 21
FORT LAUDERDALE FL 33316 2413

LOPEZ,BRANDON &
ALMASON,NANCY
3025 HARBOR DR #3
FORT LAUDERDALE FL 33304

LORENC,ELEANOR V
LORENC,ELEAVOR V TRSTEE
3000 HOLIDAY DR #1803
FORT LAUDERDALE FL 33316

LOVERN,CATHY D
2612 ALAMANDA CT
FORT LAUDERDALE FL 33301 2718

LOVERN,ROBERT W & SALLY
ROBERT W LOVERN FAM RES TR
629 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2735

LOVING,AUBREY EUGENE &
LOVING,ANGELA J
3055 HARBOR DR UNIT 1803
FORT LAUDERDALE FL 33316 2470

LOVING,GENE & ANGELA
3055 HARBOR DR UNIT 1802
FORT LAUDERDALE FL 33316

MACAULAY,DOUG &
MACAULAY,KIM
PO BOX 787
NEW VERNON NJ 07976

MAGAC,JOHN M
2600 ALAMANDA CT
FORT LAUDERDALE FL 33301

MAGDEN,DAVID
545 S FT LAUDERDALE BCH BLVD 904
FORT LAUDERDALE FL 33316

MAGGIORE,PAUL J
721 IDLEWYLD REALTY TR
721 IDLEWYLD DR
FORT LAUDERDALE FL 33301

MAHANEY,LOIS C
LOIS C MAHANEY REV TR
3000 HOLIDAY DR PH 2
FORT LAUDERDALE FL 33316 2491

MAHONEY,BARBARA
700 POINCIANA DR
FORT LAUDERDALE FL 33301

MAIN,SCOTT TY
725 RIVIERA DR
FORT LAUDERDALE FL 33301 2619

MALONEY,BRIAN
135 W 4 ST APT 1E
NEW YORK NY 10012 1085

MANCINI,JOHN A
2617 ALAMANDA CT
FORT LAUDERDALE FL 33301 2717

MANDALAP,GAYATHRI &
MANDALAP,VENKATAKRISHNA
166 PENN LYLE RD
PRINCETON JUNCTION NJ 08550

MANELAS,JOHN T JR
2100 S OCEAN LN APT 2501
FORT LAUDERDALE FL 33316

MARAGNI,CAROLINE M &
POLESE,SAMUEL D
1408 CLINTON ST APT 202
HOBOKEN NJ 07030 3324

MARCUS W MCPHEE REV TR
MCPHEE,MARCUS W TRSTEE
72 WHIPPOORWILL LN
BRISTOL CT 06010

MARCUS,JEREMY
630 SE 25 AVE
FORT LAUDERDALE FL 33301

MARGARET WEISSMAN REV TR
WEISSMAN,DENNIS W & MARGATE TRS
6386 DOCKSER TER
FALLS CHURCH VA 22041 1305

MARIANO,STEVEN M
414 RIVIERA ISLE
FORT LAUDERDALE FL 33301

MARJENHOFF,KIM A
800 POINCIANA DR
FORT LAUDERDALE FL 33301 2712

MAROONE,MICHAEL E & MONICA L
909 POINCIANA DR
FORT LAUDERDALE FL 33301

MARSH,KERRY M & MICHELE C
517 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2731

MARSHALL,FRANCINE &
TALIK,JAMES A
1 LAS OLAS CIR UNIT 105
FORT LAUDERDALE FL 33316 1633

MARTIN,JONATHAN &
SARGENT,GREGORY O
1609 FAIRFIELD BEACH RD
FAIRFIELD CT 06824

MARTIN,MARION T
MARION T MARTIN REV TR
12 HARBORAGE ISLE DR
FORT LAUDERDALE FL 33316 2306

MARTIN,TIMOTHY M & DEBBIE LYNN
1200 HOLIDAY DR #601
FORT LAUDERDALE FL 33316

MARTINELLI,JEROME & ANITA
1 LAS OLAS CIR APT 402
FORT LAUDERDALE FL 33316

MARY JO LUBY REV TR
LUBY,MARY JO TRSTEE
708 SE 25 AVE
FORT LAUDERDALE FL 33301

MARY SUSAN SULLIVAN TR
SULLIVAN,MARY SUSAN TRSTEE
5 OAK BROOK CLUB DR #P1S
OAK BROOK IL 60523

MASI,ALBERT N &
MASI,WENDY S
3055 HARBOR DR UNIT 1801
FORT LAUDERDALE FL 33316

MASSAD,MARY-ANN &
MURPHY,JONANTHAN C
1 LAS OLAS CIR #411
FORT LAUDERDALE FL 33316

MASSEY,ALLYSON &
MASSEY,WILLIAM
2600 ACACIA CT
FORT LAUDERDALE FL 33301 2716

MASTICE,FRANK & LEONIRA
16 FORT ROYAL ISLE
FORT LAUDERDALE FL 33308

MATHER,JAMES V &
LACOSTA,KAREN H
35 MORNINGSIDE DR S
WESTPORT CT 06880 5412

MATTHEWS,CAROL A & JOHN D
803 WOODLAND DR
GREENSBORO NC 27408 5616

MATUSZEWSKI,JAMES & SHARON
933 PLEASURE DR
FLANDERS NY 11901

MAURER,THOMAS F &
OSTERBERG FAMILY TR
2611 CLEMATIS PL
FORT LAUDERDALE FL 33301 2721

MAY,GREGORY S &
ROUNTREE,LINDA M
745 E MORNINGSIDE DR NE
ATLANTA GA 30324

MAYA MARCA 801 LAND TR
EZAVIN,RENEE TRSTEE
3000 HOLIDAY DR UNIT 801
FORT LAUDERDALE FL 33316 2444

MAYA MARCA CONDOMINIUM
APARTMENTS INC
7100 W COMMERCIAL BLVD STE 107
LAUDERHILL FL 33319

MAYA MARCA TR
ARGENTO,DALE & ARGENTO,M TRSTEE
3000 HOLIDAY DR #703
FORT LAUDERDALE FL 33316

MCARDLE,EDWARD T & ROSEMARIE
1 LAS OLAS CIR UNIT 301
FORT LAUDERDALE FL 33316 1633

MCCABE,WILLIAM R
1200 TICES LANE
EAST BRUNSWICK NJ 08816

MCCORMICK,CATERINA N
CATERINA N MCCORMICK REV TR
11 HARBORAGE ISLE DR
FORT LAUDERDALE FL 33316 2305

MCEWEN,RALPH WINSTON
1205 SEABREEZE BLVD
FORT LAUDERDALE FL 33316

MCGINN,RUTHANN
RUTHANN MCGINN TR
1200 HOLIDAY DRIVE #203
FORT LAUDERDALE FL 33316

MCKELVEY,STEPHEN A
1 LAS OLAS CIR #207
FORT LAUDERDALE FL 33316

MCKELVEY,STEPHEN A &
PARK-MCKELVEY,JIWON
1 LAS OLAS CIR 1009
FORT LAUDERDALE FL 33316

MCPMAHON,JOHN &
HENDRY,MARK
3000 HOLIDAY DR APT 1405
FORT LAUDERDALE FL 33316 2469

MCPHEE,BARBARA
46 E HYERDALE DR
GOSHEN CT 06756 1820

MCQUILLAN,SHARON &
MEARES,KEN
3055 HARBOR DR #1901
FORT LAUDERDALE FL 33316

MCWILLIAM,STEPHEN B
3000 HOLIDAY DR APT 1401
FORT LAUDERDALE FL 33316 2492

MD UNION CORP
ATT: ELICE MALDONADO
8 ISLA BAHIA TER
FORT LAUDERDALE FL 33316

MEDALIE,DONALD B &
MEDALIE,JO ANN K
3055 HARBOR DR #801
FORT LAUDERDALE FL 33316 2458

MEDALIE,GREG &
DONALD MEDALIE REV LIV TR
1 LAS OLAS CIR #803
FORT LAUDERDALE FL 33316

MEHRDAD FARJADIAN REV LIV TR
FARJADIAN,MEHRDAD TRSTEE
620 UNIVERSITY DR
ALLEN TX 75013

MEISTER,FLORIAN
2734 E OAKLAND PARK BLVD #107
OAKLAND PARK FL 33306

MEISTER,KURT C &
MARSHALL,ROBERT C
119 MONTAUK BLVD E
HAMPTON NY 11937

MERIDA,CARLOS & MYRA M
3000 HOLIDAY DR APT 1402
FORT LAUDERDALE FL 33316

MESSING,HOWARD R & JEAN ANN
2200 S OCEAN LANE APT 2510
FORT LAUDERDALE FL 33316 3833

MILANO,MARTIN
PO BOX 10804
NEWBOURGH NY 12552

MILANO,PASQUALE
401 POINCIANA DR
FORT LAUDERDALE FL 33301

MILGRAM,DAVID
3000 HOLIDAY DR # 304
FORT LAUDERDALE FL 33316

MILLER,JACK DAVID
1 LAS OLAS CIR UNIT 911
FORT LAUDERDALE FL 33316 1635

MINIACI,ALBERT J & BEATRIZ
375 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2729

MOLCHAN,ANDREW M & KATHLEEN
ANDREW & KATHLEEN
MOLCHAN REV TR
2620 ALAMANDA CT
FORT LAUDERDALE FL 33301 2718

MOOREHEAD,MELODIE K
2616 CLEMATIS PL
FORT LAUDERDALE FL 33301 2722

MORAIN,DIANE
2827 SW 30 ST
DES MOINES IA 50321 1410

MORGAN,TERRY G
1 LAS OLAS CIR APT 1008
FORT LAUDERDALE FL 33316 1637

MORLOCK,MARC E
PO BOX 2102
ANNAPOLIS MD 21404 2102

MORRIS,GEORGE & JANAN
701 POINCIANA DR
FORT LAUDERDALE FL 33301

MOSCATELLO,CONCETTA &
MOSCATELLO,FIorentino
2525 WINDGATE RD
BEETHEL PARK PA 15102

MOSS,KIM R
3000 HOLIDAY DR UNIT 1001
FORT LAUDERDALE FL 33316 2445

MOWREY,VICTORIA A
VICTORIA A MOWREY REV LIV TR
1 LAS OLAS CIR #107
FORT LAUDERDALE FL 33316 1633

MULLIGAN,J A & ANNE
PO BOX 1261
KANKAKEE IL 60901 1261

MURPHY,WILLIAM M & UNA
800 SE 25 AVE
FORT LAUDERDALE FL 33301 2622

MUVDI,SANDRA D &
MUVDI,DIANA L & MUVDI, ROBERTO T
1 LAS OLAS CIR #209
FORT LAUDERDALE FL 33316 1633

MYERS,BOYD D
3723 HUMMER RD
ANNANDALE VA 22003 1505

NAJDA,ELIZABETH
2626 N LAKEVIEW AVE #1201
CHICAGO IL 60614

NANCY LEGAULT LIV TR
LEGAULT-BARFIELD,NANCY TRSTEE
1 LAS OLAS CIR #517
FORT LAUDERDALE FL 33316

NAOUMOVITCH,KATHLEEN ANN
5374 OCEAN VIEW BLVD
LA CANADA FLINTRIDGE CA 91011

NAP HOLIDAY DRIVE LLC
401 E LAS OLAS BLVD STE 130
FT LAUDERDALE FL 33301 2477

NATEGHI,MIR M & SEKINAH
BRAUN,ANTHONY & NATEGHI,MARYAM
4149 BLUFF HARBOR WAY
WELLINGTON FL 33449

NATIONSTAR MTG LLC
% OCWEN LOAN SERVICING LLC
1661 WORTHINGTON RD #100
WEST PALM BEACH FL 33409

NEHRIG,RALPH L & *
HARSH,M ANN
3073 HARBOR DR #9
FORT LAUDERDALE FL 33316

NESBIT,THOMAS G JR
3037 HARBOR DR #1
FORT LAUDERDALE FL 33316

NEWTON,JOHN P
1 LAS OLAS CIRCLE #PH 3
FORT LAUDERDALE FL 33316 1644

NICHOLSON,KEITH
1 LAS OLAS CIR #614
FORT LAUDERDALE FL 33316 1634

NORD,PETER W
757 SE 17 ST #717
FORT LAUDERDALE FL 33316

NOYES,MICHAEL O
95 INTERVALE RD UNIT 12
STAMFORD CT 06905 1342

OBERDORF,PETER SCOTT &
OBERDORF,SARA V
3000 HOLIDAY DR # 1606
FORT LAUDERDALE FL 33316

OLDFISH LLC
400 N ANDREWS AVE
FORT LAUDERDALE FL 33301

OLDMAN FAM TR
OLDMAN,WILLIAM TRSTEE
1 LAS OLAS CIR #401
FORT LAUDERDALE FL 33316

OLIVER,JANE B
PO BOX 502134
ST THOMAS VI 00805

ORLANDO GROVES LLC
76 ISLA BAHIA DR
FORT LAUDERDALE FL 33316 2331

OTC PARTNERS LLC
627 POINCIANA DR
FORT LAUDERDALE FL 33301

OWEN,RICHARD JR & KAREN
RICHARD D JR & KAREN OWEN REV TR
2621 CLEMATIS PL
FORT LAUDERDALE FL 33301

PACHA INVESTMENTS INC
1 LAS OLAS CIRCLE #704
FORT LAUDERDALE FL 33316 1636

PADOVA,ANDREW &
PADOVA,JOHN
1 LAS OLAS CIR #216
FORT LAUDERDALE FL 33316

PANE,MICHAEL P &
CAPPELLO,ROBERT M
843 BLOOMFIELD ST
HOBOKEN NJ 07030 5009

PAOLI,LISA M
LISA M PAOLI REV LIV TR
1 LAS OLAS CIR #1206
FORT LAUDERDALE FL 33316

PARENT,BRENT C & TIFFANY M
3055 HARBOR DR UNIT 1003
FORT LAUDERDALE FL 33316

PARKINSON,KENNETH H
2604 ALAMANDA CT
FORT LAUDERDALE FL 33301

PARRILLO,ROBERT JOHN &
ACKERMAN,ELIZABETH MARY
1 LAS OLAS CIR #PH 1
FORT LAUDERDALE FL 33316

PATEL,CHANDRAKANT M &
PATEL,NALINIBEN C
3055 HARBOR DR #1102
FORT LAUDERDALE FL 33316

PATEL,SURYAKANT M &
HARBOURAGE PATEL REALTY TR
3055 HARBOR DR #1501
FORT LAUDERDALE FL 33316

PAUL J DUHAIME LIV TR
DUHAIME,PAUL J TRSTEE
130 KENWOOD RD
GOSSE POINTE FARMS MI 48236

PAUL M COFONI REV LIV TR
COFONI,PAUL M TRSTEE
2 KETTLE CLOSE # 41
WESTERLY RI 02891 3697

PEARSON,NALDA P
528 RIVIERA DR
FORT LAUDERDALE FL 33301

PEOPLES,DOROTHY M
2940 DEL LAWS RD
BEAR DE 19701

PHF OCEANFRONT LP
% FILLMORE CAPITAL PARTNERS
FOUR EMBARCADERO CENTER #710
SAN FRANCISCO CA 94111

PINS,JUD
7100 S HONORS DR
SIOUX FALLS SD 57108

PINS,JUDSON PATRICK
1 LAS OLAS CIR #603
FORT LAUDERDALE FL 33316 1634

PITTENGER,MONA TRSTEE
MONA PITTENGER REV LIV TR
3055 HARBOR DR #1401
FORT LAUDERDALE FL 33316

PONTO CRITICO INC
1 LAS OLAS CIR #1411
FORT LAUDERDALE FL 33316

PONTORNO,ROSE &
PONTORNO,PAUL
2549 MERCEDES DR
FORT LAUDERDALE FL 33316

POPOVICH,PREDRAG L & MILICA
6630 N SPOKANE AVE
LINCOLNWOOD IL 60712

POWERS,MARIBETH
2608 DATURA CT
FORT LAUDERDALE FL 33301 2724

POZZUOLI,EDWARD J & GEORGINA
2613 DATURA CT
FORT LAUDERDALE FL 33301

PRANEVICIUS,JOSEPH
8424 SANTA MONICA BLVD STE A
W HOLLYWOOD CA 90069 4267

PREAS,GEORGE R JR
1 LAS OLAS CIR # 705
FORT LAUDERDALE FL 33316

PRICE,WAYNE C
3000 HOLIDAY DR # 1204
FORT LAUDERDALE FL 33316

PROPIS,DIANE
DIANE PROPIS REV LIV TR
1 LAS OLAS CIR #210
FORT LAUDERDALE FL 33316 1633

PRUITT,FREDERIC JOSEPH E
PRUITT REV TR
545 S FT LAUD BEACH BLVD #1701
FORT LAUDERDALE FL 33316

PSLS PROPERTIES LLC
624 SE 25 AVE
FT LAUDERDALE FL 33301 2618

PUBLIC LAND
% CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE FL 33301

PURCELL,JEFFREY &
PURCELL,YOANY
1200 HOLIDAY DR # 702
FORT LAUDERDALE FL 33316

QUINZANI,SILVIA REGINA
1200 HOLIDAY DR APT 103
FORT LAUDERDALE FL 33316 2479

QUIRK,GREGORY J
1742 CHURCH ST
HOLBROOK NY 11741 5918

RAIMONDI,MARK W
3037 HARBOR DR #8
FORT LAUDERDALE FL 33316

RAJ HOTELS LLC
1158 PEREGRINE WAY
WESTON FL 33327

RAMIREZ,JULIANA
3410 SADDLEBROOK LN
WESTON FL 33331 3000

RANKIN,REBECCA J
2511 LAGUNA TER
FORT LAUDERDALE FL 33316

RAY CECCONI REV TR
CECCONI,RAY TRSTEE
% J MEAGHER
1374 SE 14 ST
FORT LAUDERDALE FL 33316 2119

RAYMOND,LEO J JR
1200 HOLIDAY DR UNIT 202
FORT LAUDERDALE FL 33316

RAYNIYA PARTNERS LIMITED
1 LAS OLAS CIR #1413
FORT LAUDERDALE FL 33316 1644

REED,LARRY D
1460 VICTORIA RD
POPLAR BLUFF MO 63901

REISS,MATTHEW J &
REISS,JENNIFER M
807 POINCIANA DR
FORT LAUDERDALE FL 33301 2711

REKEM USA INC
809 IDLEWYLD DR
FORT LAUDERDALE FL 33301

REYNOLDS,QUENTIN & MICHAELA R
PO BOX 404
BELLPORT NY 11713 0404

RFH 1206 LLC
2100 S ANDREWS AVE
FORT LAUDERDALE FL 33316

RICHARD E SMITH REV TR
SMITH,RICHARD E TRSTEE
1 LAS OLAS CIR #PH2
FORT LAUDERDALE FL 33316

RIELLY,PHILIP
83 ISLA BAHIA DR
FT LAUDERDALE FL 33316 2329

RILEY,JAMES B & JENNY B
15 HARBORAGE ISLE DR
FORT LAUDERDALE FL 33316 2305

RIVIERA RESORT CLUB DEV INC
3001 HARBOR DR
FORT LAUDERDALE FL 33316

ROBERT R PARRISH JR REV TR
PARRISH,ROBERT R JR TRSTEE
702 PEARL AVE
JOPLIN MO 64801

ROBERTSON,WILLIAM H JR &
ROBERTSON,KARLA D
1 LAS OLAS CIR APT 1010
FORT LAUDERDALE FL 33316

ROESSEL,EDELTRAUD
1 LAS OLAS CIR #516
FORT LAUDERDALE FL 33316

RONALD J CROHN LIV TR
JOAN M CROHN LIV TR
1 LAS OLAS CIR #701
FORT LAUDERDALE FL 33316

ROSENBERG,HAROLD K
HAROLD K ROSENBERG TR
1 LAS OLAS CIR #501
FORT LAUDERDALE FL 33316 1634

ROTONDO,JOEL
77 SOUTH WHEELING RD
WHEELING IL 60090

ROYALTY PIZZA SYSTEMS INC
3000 NE 19 ST
FORT LAUDERDALE FL 33305 1802

ROZELLE,HARRY W JR
NORTH LAKE TR
627 POINCIANA DR
FORT LAUDERDALE FL 33301

RUBINO,MARY A
3000 HOLIDAY DR #901
FORT LAUDERDALE FL 33316

RUDDY,JOHN
JOHN RUDDY REV LIV TR
360 POINCIANA DR
FORT LAUDERDALE FL 33301 2702

RUPNARAIN,MONIQUE &
RUPNARAIN,BERNARD
24 ESMOND AVE
MELVILLE NY 11747

SADAR,KENNETH
1 LAS OLAS CIR APT 117
FORT LAUDERDALE FL 33316 1633

SAHNI,HARSHA R &
SAHNI,RANA S
781 SYCAMORE AVE
TINTON FALLS NJ 07701 4921

SANCHEZ,FERNANDO
1 LAS OLAS CIR # 1213
FORT LAUDERDALE FL 33316

SANDA,LOUISE & PAR
624 RIVIERA DR
FORT LAUDERDALE FL 33301 2618

SANDERS,STEVEN G
STEVEN G SANDERS REV TR
1212 E LAKE DR
FORT LAUDERDALE FL 33316

SANFELIPPO,MICHAEL L
1 LAS OLAS CIR #1403-1405
FORT LAUDERDALE FL 33316 1604

SANSON,CHRISTOPHER JAMES
2608 ALAMANDA COURT
FORT LAUDERDALE FL 33301

SARRIS,THOMAS C &
SARRIS,FRANK C
1901 ARMY NAVY DR
ARLINGTON VA 22202 1635

SATLIN,PHOEBE &
SATLIN,SHELDON
1 LAS OLAS CIR #508
FORT LAUDERDALE FL 33316 1634

SAUNDERS,JEFFREY &
SAUNDERS,JILL
35 DWARSKILL LN
NORWOOD NJ 07648

SCALISE,ANTHONY J & PATRICIA J
ANTHONY J SCALISE REV TR
2629 AURELIA PL
FORT LAUDERDALE FL 33301 2719

SCHAFER,ERNEST
1 LAS OLAS CIR #1208
FORT LAUDERDALE FL 33316

SCHAUS,VALERIE
78 JERRY DANIELS RD
MARLBOROUGH CT 06447

SCHENKER,DON & SARA
1 LAS OLAS CIR # 506
FORT LAUDERDALE FL 33316

SCHNEIBLE,PAUL W
1200 HOLIDAY DR #404
FORT LAUDERDALE FL 33316

SCHNEIDER,RICHARD & DIANE
TRSTEE RFS FLORIDA REALTY TR
3055 HARBOR DR #2102
FORT LAUDERDALE FL 33316

SCHROEDER,THOMAS L
RALPH F SCHROEDER REV TR
1 LAS OLAS CIR #408
FORT LAUDERDALE FL 33316

SCHULTS,JONATHAN &
IPEKCI,OMER NEVZAT
545 S FT LAUD BEACH BLVD #1402
FORT LAUDERDALE FL 33316 1627

SCHUSTER,LOIS DUPRE
506 SOUTHWIND CT
CHAMPION PA 15622

SCHWARTZ,MICHAEL & PHYLLIS &
HENNING,STEFANIE ETAL
1 LAS OLAS CIR #1106
FORT LAUDERDALE FL 33316

SCOTT,DAVID M
1 LAS OLAS CIR UNIT 1014
FORT LAUDERDALE FL 33316

SCOTT,JOE H JR
801 IDLEWYLD DR
FORT LAUDERDALE FL 33301

SEABREEZE SOUTH LLC
PO BOX 535
RICHFIELD OH 44286

SELDEN,ANGELA K
67 ISLA BAHIA DR
FORT LAUDERDALE FL 33316

SEVEN RIVERS LLC
845 UNITED NATIONS PLAZA #9D
NEW YORK NY 10017

SHAMPAIN,RICHARD H
PO BOX 7658
DALLAS TX 75209

SHERMAN,RICHARD A SR
1 LAS OLAS CIR # 802
FORT LAUDERDALE FL 33316 1636

SHIRLEY V YOUNG TR
YOUNG,SHIRLEY V TRSTEE
3025 HARBOR DR # 1
FORT LAUDERDALE FL 33316

SIEBERT,JOAN B &
SIEBERT,JOHN A
2711 W 76 ST
PRAIRIE VILLAGE KS 66208

SIMPSON,DOUGLAS B
545 S FT LAUD BCH BLVD #401
FORT LAUDERDALE FL 33316

SIMS,MARILYN
MARILYN P SIMS REV LIV TR
3006 COVERED BRIDGE WAY
JOLIET IL 60435

SIOTKAS,DOUKAS B
652 SE 25 AVE
FORT LAUDERDALE FL 33301

SIPKA,LJUBOMIR
545 S FT LAUD BEACH BLVD #1104
FORT LAUDERDALE FL 33316

SJW RENTAL LLC
1133 E 33 PL
TULSA OK 74105

SLAUGHTER,HAROLD THEODORE
1013 ROXLEIGH RD
TOWSON MD 21286 1536

SMITH,CHARLES T IV
SMITH,JONATHAN
21 DUNBARTON RD
QUINCY MA 02170

SMITH,IRVIN F &
SMITH,JOAN B
545 S FT LAUD BEACH BLVD #604
FORT LAUDERDALE FL 33316 1641

SMITH,RANDOLPH C JR & SHIRLEY G
1 LAS OLAS CIR APT 901
FORT LAUDERDALE FL 33316 1635

SMITH,TIMOTHY RAY
100 WESTON ESTATE WAY
CARY NC 27513

SNOVER,KARLA SUE EQLE
SNOVER,RAIFE EST
PO BOX 7574
FORT LAUDERDALE FL 33338 7574

SONIGO,JEAN-LUC & LUCETTE
245-61 63 AVE
DOUGLASTON NY 11362

SOPHIA ENTERPRISES INC
235 S FORT LAUDERDALE BCH BLVD
FORT LAUDERDALE FL 33316

SOUTHEAST HOSPITALITY CORP
1180 SEABREEZE BLVD
FORT LAUDERDALE FL 33316

SOUTHERN WATER FRONT
PROPERTIES LLC
35 TECHNOLOGY DR
WARREN NJ 07059

SPARACIO,CELIA
1 LAS OLAS CIR #717
FORT LAUDERDALE FL 33316 1636

SPECTOR,ROBERT L &
SPECTOR,ELLEN JOAN
1243 SEABREEZE BLVD
FORT LAUDERDALE FL 33316 2427

SPIEGEL,JAMES B &
BROWN,MICHAEL W
1 LAS OLAS CIR #702
FORT LAUDERDALE FL 33316

ST PIERRE,ROSAIRE
PO BOX 926
ENOSBURG FALLS VT 05450 0926

STALEY,LOUIS JACK
640 SE 26 AVE
FORT LAUDERDALE FL 33301

STAMBAUGH,JOHN S &
KNIGHT,CHARLES D
3055 HARBOR DR UNIT 1503
FORT LAUDERDALE FL 33316

STATZER,LOUIS & TRACEY
641 POINCIANA DR
FORT LAUDERDALE FL 33301

STEELE OCEANSIDE PROPERTY INC
% SOPHIA ENTERPRISES INC
235 S FORT LAUDERDALE BCH BLVD
FORT LAUDERDALE FL 33316

STEELE,JOHN M
725 POINCIANA DR
FORT LAUDERDALE FL 33301 2709

STEFFEL,MARILYN A &
STEFFEL,BERNARD G
3000 HOLIDAY DR #1701
FORT LAUDERDALE FL 33316

STOLACK,MITCHELL
545 S FT LAUD BEACH BLVD #603
FORT LAUDERDALE FL 33316

STRATFORD,LEONARD J &
STRATFORD,ERIKA PINA ANNA
3000 HOLIDAY DR #705
FORT LAUDERDALE FL 33316

STRAUB,JEREMY MICHAEL
STRAUB,MAUREEN MICHELLE
2609 DATURA CT
FORT LAUDERDALE FL 33301 2723

STRAUS,SONJA
SONJA B STRAUS REV LIV TR
3055 HARBOR DRIVE UNIT 702
FORT LAUDERDALE FL 33316 2458

STROMQUIST,MIKAEL & SUSANNE
8670 CANYON XING
LANTANA TX 76226 5533

STURGIS,GREGORY & MINDY F
407 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2730

STUTE,HANS G &
STUTE,ILONA
1 LAS OLAS CIR APT 502
FORT LAUDERDALE FL 33316 1634

SUBCON LLC
1 LAS OLAS CIR UNIT 1404
FORT LAUDERDALE FL 33316

SUGAMELE,JOSEPH J & DEBORAH A
PO BOX 311
MASSAPEQUA NY 11758

SUROVEK,HELEN C
608 POINCIANA DR
FORT LAUDERDALE FL 33301 2708

SUSAN G FALLON LIV TR
FALLON,SUSAN G TRSTEE
505 IDLEWYLD DR
FORT LAUDERDALE FL 33301

SWEETMAN,EDWIN JR
310 CALVIN CT
WYCKOFF NJ 07481 2217

T&B 1101 PROPERTY
MANAGEMENT LLC
1200 HOLIDAY DR #1101
FORT LAUDERDALE FL 33316

TAGGART BAKER PROPERTIES LLC
1200 HOLIDAY DR #1101
FORT LAUDERDALE FL 33316

TALLARICO,FRANK M
19 THE HELM
EAST ISLIP NY 11730

TAMBURELLI,VINCENT J &
LYLE,DARREN
3000 HOLIDAY DR APT 1704
FORT LAUDERDALE FL 33316 2495

TAPPER,RONALD N
3055 HARBOR DR UNIT 603
FORT LAUDERDALE FL 33316 2458

TARZIAN,RICHARD & SLAVKA
300 1 AVE
BELMAR NJ 07719

TASCA,DAVID
23 HI VIEW DR
HOPE RI 02831 1834

TAVONE,JOHN H
JOHN H TAVONE REV TR
3055 HARBOR DR UNIT 1502
FORT LAUDERDALE FL 33316

TAYLOR,GERALD H
TAYLOR,GERALD H TRSTEE
1 E LAS OLAS CIRCLE #1002
FORT LAUDERDALE FL 33316 1635

TAYLOR,HARLAN & PATRICIA
1 LAS OLAS CIR UNIT 610
FORT LAUDERDALE FL 33316

TEW,WILLIAM M & BILLIE L
2395 STINNETT RD
HUNTINGTOWN MD 20639 8780

THE HARBORAGE ASSOC INC
21 HARBORAGE
FORT LAUDERDALE FL 33316 2305

THE RUTH AND TOM WANASEK
FAMILY LIMITED PARTNERSHIP LTD
9813 ST ANNES DR
PLANO TX 75025

THEODORE R LAWTHOR JR IRREV TR
LAMB,SUZANNE TRSTEE
824 RAMPART DR
ST LOUIS MO 63122

THOMAS,ALFRED &
THOMAS,PHYLLIS
649 IDLEWYLD DR
FORT LAUDERDALE FL 33301

THOMAS,JAMES F & BARBARA JEAN
619 POINCIANA DR
FORT LAUDERDALE FL 33301 2707

THORNE,ELLMORE G & ELLEN J
1 LAS OLAS CIR UNIT 1511
FORT LAUDERDALE FL 33316

THREADGILL,JOHN ARTHUR
JOHN ARTHUR THREADGILL LIV TR
1 LAS OLAS CIR #1513
FORT LAUDERDALE FL 33316

TIITF/STATE OF FLORIDA
% HALL OF FAME ASSOCIATES
16633 VENTURA BLVD FL 6
ENCINO CA 91436 1826

TONEY,MARK E &
HARTIGAN,DANIEL J
600 RIVIERA DR
FORT LAUDERDALE FL 33301

TOOMEY,HELEN M
HELEN M TOOMEY TR
3037 HARBOR DR 13
FORT LAUDERDALE FL 33316

TOSYALI,KEMAL
3025 HARBOR DR UNIT 15
FORT LAUDERDALE FL 33316

TOYKARLI,AYGEN
545 S FT LAUD BEACH BLVD #1401
FORT LAUDERDALE FL 33316 1627

TREGLIA,ANTHONY
2606 ACACIA COURT REV TR
2606 ACACIA CT
FORT LAUDERDALE FL 33301

TREMRON INVESTMENTS INC
2885 ST CLAIR ST
JACKSONVILLE FL 32254

TRES GURIAS LLC
9825 MARINA BLVD #100
BOCA RATON FL 33428

TRESCA,HELEN
66 MAIN ST
MILLIS MA 02054

TRESCA,JOHN
66 MAIN ST
MILLIS MA 02054

TRESCA,ROBERT
66 MAIN ST
MILLIS MA 02054

TSOTAKOS,LOUIS
3416 WATERVIEW WAY
BELMAR NJ 07719

TSUNG,STANLEY H S &
CHEN,JOSEPHINE E
8400 NW 25 ST STE 128
DORAL FL 33122

TURNER,BEVERLY
BEVERLY TURNER TR
724 SE 25 AVE
FORT LAUDERDALE FL 33301

UNIESMAR LLC
1 LAS OLAS BLVD #606
FORT LAUDERDALE FL 33316

UNITED STATES OF AMERICA
% FLA INLAND NAVIGATION DISTRICT
1314 MARCINSKI RD
JUPITER FL 33477

URBAN,LOUIS &
GALVEZ,ARTURO
3000 HOLIDAY DR UNIT 306
FORT LAUDERDALE FL 33316 2439

VAN DER VEER,IRMGARD L
1 LAS OLAS CIR APT 106
FORT LAUDERDALE FL 33316 1633

VAN KEMPEMA,DIRK A
545 S FT LAUD BEACH BLVD #601
FORT LAUDERDALE FL 33316

VAN WYCK,ROY J & JOAN
1218 E LAKE DR
FORT LAUDERDALE FL 33316 2402

VELEDA,MANUEL
1 LAS OLAS CIR UNIT 1415
FORT LAUDERDALE FL 33316 1644

VENETIAN 709 LLC
369 EDGEWATER RD
PASADENA MD 21122

VENETIAN CONDO INC
1 LAS OLAS CIR
FORT LAUDERDALE FL 33316 1604

VERONICA HOPKINS TR
PO BOX 285
ISLESBORO ME 04848 0285

VIA MARINA INC
% ANN W PYLE
517 LAUREL OAK DR
SEWICKLEY PA 15143

VICTOR R KOPIDLANSKY REV TR
KOPIDLANSKY,V R & D M TRSTEEES
494 WASHINGTON CT
FORT MYERS BEACH FL 33931 3734

VILLARROEL,JAMES G
1200 HOLIDAY DR #105
FORT LAUDERDALE FL 33316

VINES,LANNY S &
VINES,VALERIE L
3013 HARBOR DR #B-4
FORT LAUDERDALE FL 33316

VIZIER,ALAIN
1 LAS OLAS CIR #615
FORT LAUDERDALE FL 33316

VOKE,RICHARD A
3920 MYSTIC VALLEY PKWY #222
MEDFORD MA 02155

VOLTZ,CHARLES F &
MURPHY,KATE A
2613 ALAMANDA CT
FORT LAUDERDALE FL 33301 2717

VONHAGEN,ROBERT &
VONHAGEN,CONSTANCE
7 BARCLAY ST
HUNTINGTON STATION NY 11746
2618

VOTTERO,JOYCE K
521 RUSSELL AVE
WYCKOFF NJ 07481

VRECHEK,JOSEPH
JOSEPH D VRECHEK III REV TR
515 IDLEWYLD DR
FORT LAUDERDALE FL 33301 2731

WADMAN,JOHN P
PO BOX 51241
JACKSONVILLE BEACH FL 32240 1241

WALKER,ARLENE &
SPIES,MARK & SPIES,ROBERT
16 PEPPER RIDGE RD
PEPPER PIKE OH 44124

WALKER,STEPHEN S &
HOOKS,KAREN L
628 RIVIERA ISLE
FORT LAUDERDALE FL 33301 2618

WALLACE,RICHARD A &
MORALES,DENISE
712 SE 25 AVE
FORT LAUDERDALE FL 33301

WALTER A KLEIN JR FAM TR
KLEIN FAMILY PARTNERSHIP
849 STONE BRIDGE SPRINGS DR
CHESTERFIELD MO 63005

WARD,JO ANN M &
HUDSPETH REAL EST INVESTMENTS
3055 HARBOR DR #601
FORT LAUDERDALE FL 33316

WASSERMAN,JEROME &
TAPPER,MARIA S
1 LAS OLAS CIR #1505
FORT LAUDERDALE FL 33316

WATSON FAM TR
SALISBURY,DEBORAH A TRSTEES
1200 HOLIDAY DR UNIT 405
FORT LAUDERDALE FL 33316

WEBB,DAVID &
MCLAUGHLIN,WALTER LYNN
3055 HARBOR DR #903
FORT LAUDERDALE FL 33316

WEED,WILLIAM J &
WEED,KATHY P
1 LAS OLAS CIR UNIT 406
FORT LAUDERDALE FL 33316 1608

WEGMAN,MYLES S
2990 TYNEWICK WALK NE
ROSWELL GA 30075

WEGMAN,MYLES S
3013 HARBOR DR
FORT LAUDERDALE FL 33316 2424

WEINSTEIN,PAUL M
2611 HIBISCUS PL
FORT LAUDERDALE FL 33301 2727

WEISLETTEN,PER & VERA
WEISLETTEN FAMILY REV LIV TR
1 LAS OLAS CIR UNIT 1104
FORT LAUDERDALE FL 33316 1637

WELCH,WILLIAM & SHERRY
1 LAS OLAS CIR #1113
FORT LAUDERDALE FL 33316

WELLING,MICHAEL
509 POINCIANA DR
FORT LAUDERDALE FL 33301

WELTY,LILIANE M
3073 HARBOR DR #15
FORT LAUDERDALE FL 33316

WENDT,GARY C & ROSEMARIE
3055 HARBOR DR #1701
FORT LAUDERDALE FL 33316

WENDT,GARY C &
WENDT,ROSEMARIE
3055 HARBOR DR #1702
FORT LAUDERDALE FL 33316

WENKSTERN,LAURA LOUISE
717 RIVIERA DR
FORT LAUDERDALE FL 33301

WENSBERG,WENCHE &
PREAS,KELLY
1 LAS OLAS CIR #1202
FORT LAUDERDALE FL 33316

WEST,CHARLES E JR
80 ISLA BAHIA DR
FORT LAUDERDALE FL 33316

WHITE FAMILY TR
MALONEY,JAMES H TRSTEE
104 N OAK ST
FALLS CHURCH VA 22046

WHITE,LAWRENCE G
1810 NATIONAL RD A2-302
WHEELING WV 26003

WIESCHENBERG,LUTZ CARL
1 LAS OLAS CIR APT 815
FORT LAUDERDALE FL 33316 1635

WIESCHENBERG,PETER H
PETER H WIESCHENBERG REV LIV TR
1 LAS OLAS CIR #1515
FORT LAUDERDALE FL 33316

WILDER,DUANE
1 LAS OLAS CIR #510
FORT LAUDERDALE FL 33316 1634

WILLENS FAM TR
WILLENS,RONALD H TRSTEE
16474 BROOKFIELD ESTATES WAY
DELRAY BEACH FL 33446

WILLIAM & URSULA LLOYD REV TR
LLOYD,WILLIAM & URSULA TRSTEE
1 LAS OLAS CIR #305
FORT LAUDERDALE FL 33316

WILLIAMS,CAROLYN L EST
1416 MAIN AVE
SHEBOYGAN WI 53083 4753

WILLIAMS,RAY & SUSAN
3073 HARBOR DR #10
FORT LAUDERDALE FL 33316

WILLIAMS,SUSAN DIANE
1217 E 29 ST
TULSA OK 74114

WINSLOW,KENELM &
WINSLOW,VIRGINIA
3073 HARBOR DR #6
FORT LAUDERDALE FL 33316

WINTERROWD,GERRY W
GERRY W WINTERROWD REV TR
1 LAS OLAS CIR #909
FORT LAUDERDALE FL 33316 1635

WISE,ALFRED B
3043 HARBOR DR APT 6
FORT LAUDERDALE FL 33316 2454

WISMER,GERALD BRUCE
PO BOX 1659
POMPANO BEACH FL 33061

WOLFE,JOAN
3073 HARBOR DR #11
FORT LAUDERDALE FL 33316

WOLFE,PAUL A & AMBER F
349 N BEDFORD ST
EAST BRIDGEWATER MA 02333

WOLFE,PHILIP W
2072 SW 13 TER
BOYNTON BEACH FL 33426

WOLFE,SAMUEL &
ANDERSON,ROBERT L
431 W 37 ST APT 11A
NEW YORK NY 10018 2118

WOOD,DALE L & DIANA L
4016 W 109 AVE
CROWN POINT IN 46307 3622

WOODBURY,CAROLYN J
1 LAS OLAS CIR APT 1401
FORT LAUDERDALE FL 33316 1638

WOODHOUSE,CURTIS J & MARLA N
3000 HOLIDAY DR APT 906
FORT LAUDERDALE FL 33316 2445

XANDRA PACHENCE REV TR
PACHENCE,XANDRA TRSTEE
17 COUNTRY CLUB LN
SUGARLOAF PA 18249 3713

YLOUSES,ANTOINE LEFORT DES
545 S FT LAUD BEACH BLVD #1501
FORT LAUDERDALE FL 33316 1628

YOLDAS,DANIELLE P
2614 CLEMATIS PL
FORT LAUDERDALE FL 33301 2722

ZALEWSKI,LESTER
545 S FT LAUD BEACH BLVD #801
FORT LAUDERDALE FL 33316

ZIMMERMAN,PAUL R
524 POINCIANA DR
FORT LAUDERDALE FL 33301

ZURI,KAREN
1 LAS OLAS CIR APT 405
FORT LAUDERDALE FL 33316 1608

GILBERT,GARY PAUL &
GUEST-GILBERT,NANCY
114 CALGARY GARDENS
*WOODBIDGE ON CA L4L 8 B3

REID,SHELLEY &
REID,STEPHEN F
304-3420 PEMBINA HWY
*WINNIPEG MB CA R3V 0 A3

BETTAN,LAZARO GENEVIEVE &
BETTAN,LAZARO GENEVIEVE
390 GLEVGARRY AVE
*VILLE MT ROYAL QC CA H3R 1 A8

DERMARKAR,MONA
289 COROT
*VERDUN QC CA H3E 1 K8

LIMA FAM TR
PH8-2 CHEDINGTON PL
*TORONTO ON CA M4N 3 R5

LIMA FAMILY TR
CLAPPERTON,CHRISTOPHER J TRSTEE
2 CHEDINGTON PL PH 9B
*TORONTO ON CA M4N 3 R5

PETER & ANNE E FEATHER LIV TR
FEATHER,PETER & ANNE E TRSTEE
115 AIRDRIE RD
*TORONTO ON CA M4G 1 M6

STARK,NATALIE &
STARK,PETER & STARK,RICHARD
902-660 SHEPPARD AV E
*TORONTO ON CA M2K 3 E5

TIERNEY,MICHAEL
17 BIRCHCROFT RD
*TORONTO ON CA M9A 2 L5

WEKERLE FAM 2011 TR
WEKERLE,M A & REMORTEL,M TRSTEE
287 FOREST RILL ROAD
*TORONTO ON CA M5P 2 N3

ARSENAULT,RAYMOND &
ARSENAULT,SHIRLEY
58 KIRK DR
*THORNHILL ON CA L3T 3 L1

POISSON,NORMAND &
TURCOTTE,MARIE JOSEE
1905 MCINTOSH
*ST BRUNO QC CA J3V 6 A4

KOTSOPOULOS,SOFIA
26 CRAIGLEE DR
*SCARBOROUGH ON CA M1N 2 L8

ROCCA,MARINELLA
VIA LUTEZIA 8
*ROME IT 00198

SCOTTO,DAVE
138 ELGIN MILLS RD WEST
*RICHMOND HILL ON CA L4C 4 M2

BOULANGER,ANDRE &
TETU,MARIE
1220 BRIAND AVE #111
*QUEBEC QC CA G1R 5 X2

GRONDIN,PIERRE
902-650 WILFRID-LAURIER AVE
*QUEBEC QC CA G1R 2 L4

LAFLAMME,DAVID
854 RUE DE L ESCARBOUCLE
*QUEBEC QC CA G2L 3 A5

ROBITAILLE,CELINE
2380 RUE NARCISSE PERODEAU
*QUEBEC QC CA G1T 2 J5

BEACH,JAMES GARY
225 LISGAR ST
*OTTAWA ON CA K2P 0 C6

GALPERIN,BORIS &
GALPERIN,BALBINA DE MERLO
5 MYLESVIEW PL
*NORTH YORK ON CA M2N 2 M7

NESRALLAH,SIMON N & HEATHER
304-240 KENNEVALE DR
*NEPEAN ON CA K2J 6 B6

LABBAD,NAGUI & MAGDA &
LABBAD,ANDREW J & LABBAD,SANDRA
2260 SHERIDAN ROAD
*MOUNT ROYAL QC CA H3P 2 N8

PUBLOW,PATRIZIA
4352 WELLSBOROUGH PL
*MISSISSAUGA ON CA L5M 3 J4

EJEIL,YASMINE
1933 OZLAS LE DUT
*LONGUEUIL QC CA J4N 1 P6

URSA,TED & IVKA
10 STRATH HUMBER CRT
*ETOBICOKE ON CA M9A 4 C7

KORISHCH,ANNA G &
KORISHCH,LARISA A
6A VERESCHAGIN ST #312
*EKATERINBURG RU 62014 4

CICO,GERTRUDE & CICO,JULIE M &
BAYNHAM,MARGARET
9 AVON WICK GATE
*DON MILLS ON CA M3A 2 M5

GINGRAS,MATHIEU
607 6E AVENUE
*DE L'AEROPORT QC CA G2Q 2 T4

KAMEL,NABIL & NADIA
3166 LAKESHORE RD
*BURLINGTON ON CA L7N 1 A4

FRED BOULOS LIV TR
BOULOS,FRED TRSTEE
270 FLEET DR
*BEACONSFIELD QC CA H9W 2 K7

GALARDO,LOUISA &
REED,WESLEY
14 LAKESHORE RD
*BEACONSFIELD QC CA H9W 4 H3

ORAVECZ,JOSEPH A & HELEN T
158 DON HILLOCK DR #12-13
*AURORA ON CA L4G 0 H6

WIEDERKEHR,ARTHUR & MYRTHA E
PO BOX 51CH
*1211 GENEVA 20 CH

PELLAUX,LOUIS VICTOR &
PELLAUX,BRIGITTE DIND
CH BEAU-RIVAGE 25
*1006 LAUSANNE CH

GROCCIA FAMILY TRUST
% PRECISE PARKLINK INC
100 FLORAL PKWY
*TORONTO ON CA M6L 2 C5

Central Beach Alliance
c/o John Weaver, President
101 S., Fort Lauderdale Beach Blvd.
#1704
Fort Lauderdale, FL 33316

Idlewyld Improvement Association
c/o Mary Fertig
511 Poinciana Drive
Fort Lauderdale, FL 33301

Riviera Isles Improvement Association
c/o RMS Accounting
2319 N. Andrews Avenue
Wilton Manors, FL 33311

Annette Ross, President
Harbor Beach Property Homeowners
Association, Inc.
c/o: Rupp Associates
1322 SE 17th Street
Fort Lauderdale, FL 33316

Harbor Drive Civic Association, Inc.
888 SE 3rd Avenue, Suite 501
Fort Lauderdale, FL 33316