



BOARD OF ADJUSTMENT MEETING NOTICE

November 15, 2021

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, December 08, 2021 at 6:00 P.M

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

CASE: PLN-BOA-21110004

OWNER: SPECTRUM INVESTORS LLC

AGENT: ANDREW J SCHEIN, ESQ/LOCHRINE & CHAKAS, P.A.

ADDRESS: 2050 SPECTRUM BOULEVARD

LEGAL DESCRIPTION:

A PORTION OF TRACT "J", COMMERCE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 18, TOGETHER WITH A PORTION OF THAT CERTAIN CANAL EASEMENT IN THE NORTHWEST ONE-QUARTER (NW. PAGE 18, TOGETHER WITH A PORTION OF THAT CERTAIN CANAL EASEMENT IN THE NORTHWEST ONE-QUARTER (NW. 1/4) OF THE SOUTHWEST ONE-QUARTER (S. W. 1/4) OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 42 EAST, RECORDED IN OFFICIAL RECORD BOOK 3223, PAGE 810, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "J", THENCE NORTH 01°30'00" WEST ALONG THE WEST LINE OF SAID TRACT "J" AND THE EAST RIGHT OF WAY LINE OF N.W. 21ST AVENUE AS SHOWN ON SAID COMMERCE PARK PLAT, A DISTANCE OF 504.96 FEET, THENCE NORTH 88.30°00" EAST, A DISTANCE OF 37.50 FEET, THENCE NORTH 07°30'00" WEST, A DISTANCE OF 74.44 FEET; THENCE NORTH 43°32'56" EAST, A DISTANCE OF 21.95 FEET; THENCE NORTH 88.35°51" EAST, A DISTANCE OF 7.97 FEET; THENCE NORTH 01°24'09" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "J" AND THE SOUTH RIGHT OF WAY LINE OF N. W. 49TH STREET, AS SHOWN ON SAID COMMERCE PARK PLAT, THENCE NORTH 88°35'57" EAST, ALONG THE NORTH LINE OF SAID TRACT "J" AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 426.04 FEET, THENCE SOUTH 01°24'09" EAST, ALONG A LINE PARALLEL WITH AND 33.92 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT "J" AND A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 640.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CERTAIN CANAL EASEMENT AND THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 16; THENCE SOUTH 88°35'51" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 479.99 FEET TO THE EAST RIGHT OF WAY LINE OF SAID N.W. 21ST AVENUE AND A SOUTHERLY PROJECTION OF THE WEST LINE OF SAID TRACT "J", THENCE NORTH 07°30'00" WEST ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS "I" AND "J" OF COMMERCE PARK ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT CERTAIN 80 FOOT CANAL EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 3223, PAGE 810 THROUGH 811 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT LYING IN THE SOUTHWEST ONE-QUARTER (S. W. 1/4) OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "I", THENCE NORTH 88°35'51" EAST, ALONG THE NORTH LINE OF SAID TRACT "I", A DISTANCE OF 102.08 FEET, THENCE SOUTH 01°24'09" EAST, ALONG A LINE 702.08 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT "I" AND A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 640.00 FEET, THENCE SOUTH 88°35'51" WEST, ALONG THE SOUTH LINE OF THAT SAID 80 FOOT CANAL EASEMENT, A DISTANCE OF 136.00 FEET, THENCE NORTH 01°24'09" WEST, ALONG A LINE 33.92 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "I", A DISTANCE OF 640.00 FEET, THENCE NORTH 88°35'51" EAST, ALONG THE NORTH LINE OF SAID TRACT "J", A DISTANCE OF 33.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AIP - Airport Industrial Park District

ZONING DISTRICT:

COMMISSION DISTRICT:

1

REQUESTING:

Sec. 47-14.22.A.1 - Minimum design standards. Fences and walls.

1. Requesting a variance to permit a metal picket fence instead of a chain-link fence, where the code requires that metal fences be open-weave chain-link fences.

Sec. 47-14.22.A.5 - Minimum design standards. Fences and walls.

2. Requesting a variance to permit a 6 feet fence within the north setback where ULDR Section 47-14.22.A.5 limits fences within a street-side setback to 3 feet a total increase in height of 3 feet.

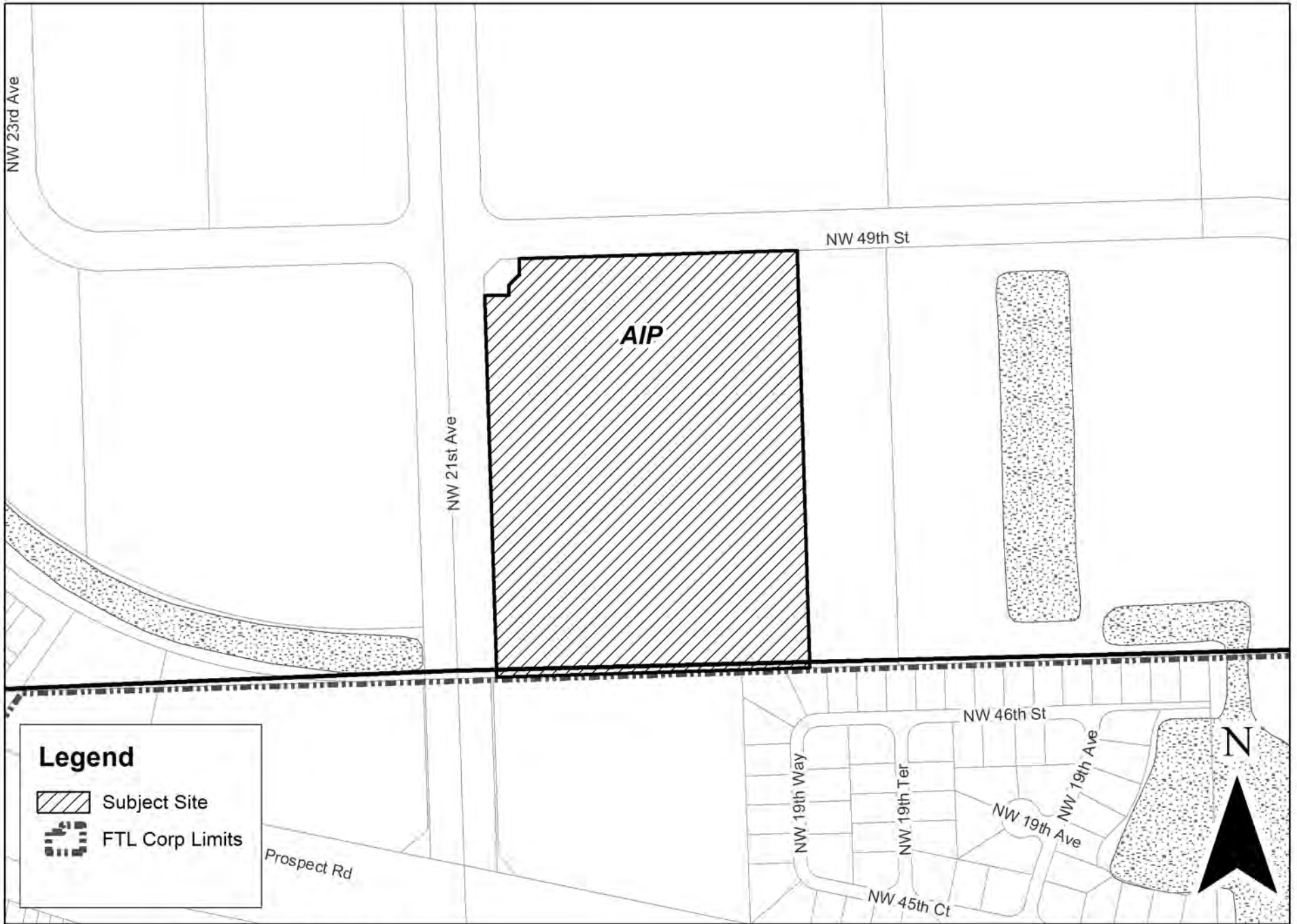
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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

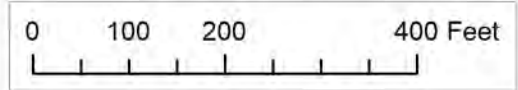
MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

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



PLN-BOA-21110004



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 08, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21110004

REQUESTING: Sec. 47-14.22.A.1 - Minimum design standards. Fences and walls.

1. Requesting a variance to permit a metal picket fence instead of a chain-link fence, where the code requires that metal fences be open-weave chain-link fences.

REQUESTING: Sec. 47-14.22.A.5 - Minimum design standards. Fences and walls.

2. Requesting a variance to permit a 6 feet fence within the north setback where ULDR Section 47-14.22.A.5 limits fences within a street-side setback to 3 feet a total increase in height of 3 feet.

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

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

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

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



BOA

DATE: 12/8/2021

AGENDA ITEM: 5

CASE: 5

PLN-BOA-21110004



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

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

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

APPLICATION SUBMITTAL: Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents. To request a meeting to discuss your variance request, please contact Chakila Crawford at chcrawford@fortlauderdale.gov and/or Stephanie Hughey at shughey@fortlauderdale.gov.

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

- Variance/Special Exception/Interpretation (Before): **\$2,200**
- Variance/Special Exception/Interpretation (After): **\$2,800**
- Parking Variance (per space): **\$2,600**
- Variance/Special Exception/Interpretation (Before)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$650**
- Variance/Special Exception/Interpretation (After)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$850**
- Request for Continuance: **\$900**
- Request for Rehearing: **\$300**
- Rehearing before the Board: **\$1,150**

Page 1: BOA - Applicant Information Sheet

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

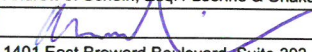
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Spectrum Investors LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner
Address, City, State, Zip	
E-mail Address	
Phone Number	
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	Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
E-mail Address	ASchein@Lochrielaw.com
Phone Number	954-617-8919
Letter of Consent Submitted	Yes

Development / Project Name	Supervisor of Elections
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 2050 Spectrum Boulevard
Legal Description	See survey
Tax ID Folio Numbers (For all parcels in development)	494216150100 and 494216150091
Request / Description of Project	Variance to permit a 6' metal picket fence within the setback
Applicable ULDR Sections	47-14.22.A.1 and 47-14.22.A.5

Current Land Use Designation	Employment Center
Current Zoning Designation	AJP
Current Use of Property	Office
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="text" value="N"/>	40'	92'
Side <input type="text" value="E"/>	30'	51.3'
Side <input type="text" value="W"/>	75'	165.9'
Rear <input type="text" value="S"/>	30'	136'

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

Complete this page and an attached narrative.

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

Variance to permit a metal picket fence instead of a chain-link fence, where ULDR Section 47-14.22.A.1 requires that metal fences be open-weave chain-link fences, and to permit a 6' fence within the north setback where ULDR Section 47-14.22.A.5 limits fences within a street-side setback to 3'.

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

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

See narrative

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

See narrative

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

See narrative

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

See narrative

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

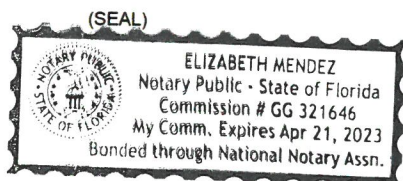
See narrative

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

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

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of November 2021



NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

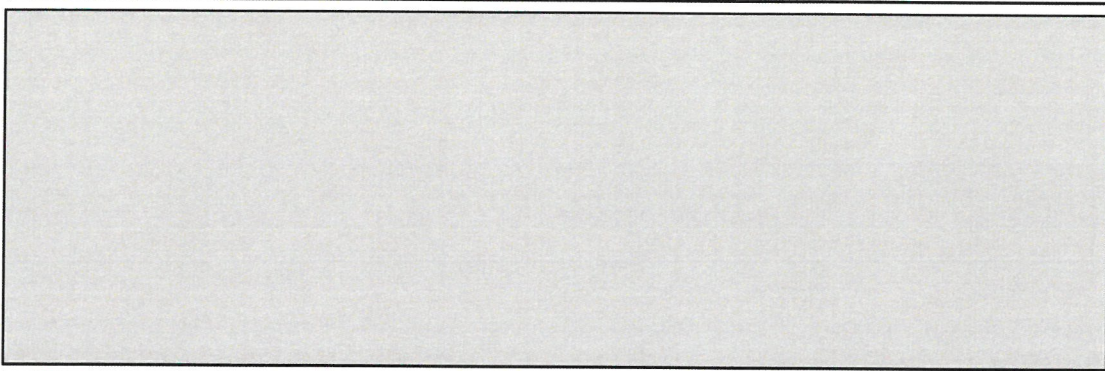
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

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

Note: All copy sets must be clear and legible.

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



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

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

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

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

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

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

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

Affiant

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

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

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

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

B. BUILDING ELEVATIONS (as applicable)

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

Owner: Spectrum Investors LLC
Address: 2050 Spectrum Boulevard (“Property”)
Project: Supervisor of Elections Facility
Request: Variance from ULDR Sections 47-14.22.A.1 and 47-14.22.A.5

Application for Variance

1. General Information and Variance Request

Spectrum Investors LLC (“Owner”) is the owner of the Property. The Property is the future location of the Broward County Supervisor of Elections facility, which is currently being processed through the City’s Development Review Committee, Case No. S21042 (“Project”).

The Project is a new state-of-the-art facility that will consolidate various Supervisor of Elections operations throughout the County into a single building. The Project includes election infrastructure storage areas, ballot processing and tabulation areas, and administrative office uses. Due to the nature of the Project, security is of the utmost importance.

The Project’s security features include a masonry wall on the southern property line, numerous security gates at the entrances of the site and within the parking lot, and high-tech security features within the building itself. Although the interior of the site will be secure, the City’s land development regulations do not permit the Owner to properly secure the perimeter of the Property without a variance.

The Property is located in the AIP zoning district. At this location, the required setback along both street frontages is 40 feet. Within the AIP zoning district, all metal fences must (1) be chain-link fences and (2) must be no taller than 3 feet if located within the setback. Without losing required parking spaces and jeopardizing the additional security measures within the parking lot, the only area to put the perimeter fence is within the 40’ setback.

Owner is requesting a variance to (1) install a metal picket fence instead of a chain-link metal fence, which will improve the security of the perimeter and significantly enhance the view of the Property; and (2) to install a 6’ high fence instead of a 3’ high fence. In addition to the metal picket fence being significantly more aesthetically pleasing than a chain-link fence, the metal picket fence will be harder to climb/bypass than a chain link fence.

2. Code Provisions

ULDR Section 47-14.22.A.1: "...In AIP metal fences shall be of the open-weave chain link type..." (the remaining portion of this section is intentionally omitted)

ULDR Section 47-14.22.A.5: "A fence or landscaping barrier may be constructed in the required setback area from any street, provided that the height of any such fence shall not exceed three (3) feet as measured in accordance with Section 47-2.2.G.2 of the ULDR, Measurements."

3. Variance Criteria

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

RESPONSE: After soliciting and evaluating numerous bids for properties throughout the County, the Property was chosen by Broward County to be the future site of the new Supervisor of Elections facility. This is a special circumstance unique to this Property. The Property cannot reasonably be used for a Supervisor of Elections facility without certain security measures in place, including a perimeter fence. While the City's code allows for a 3' chain-link fence on the perimeter of the Property, a 3' chain-link fence does not provide adequate perimeter security for such a sensitive facility. A taller, more secure fence is needed to reasonably use the Property as a Supervisor of Elections facility.

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

RESPONSE: The Property is located in the AIP zoning district, which mostly consists of office buildings. While security is important for all properties, not all properties and uses need a secure perimeter fence. The Property was carefully chosen by the County for use as a Supervisor of Elections facility, which requires security measures above and beyond what a normal office building would require. This is a special condition that is peculiar to this Property that clearly constitutes a marked exception to other properties in the same zoning district.

- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning

district. It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use to the property;

RESPONSE: This variance is not being requested to allow a more profitable use of the Property; on the contrary, a 6' decorative metal perimeter fence is significantly more expensive (and more aesthetically pleasing) than a 3' chain link fence.

Security is a substantial property right, and the ULDR provides for reasonable access to security measures in most circumstances, e.g. a 6' high fence in a residential zoning district is permitted under the ULDR, and a 6' high fence in a residential zoning district is high enough to provide reasonable security for a residential property. However, the ULDR does not allow for adequate protection and security in all circumstances. A Supervisor of Elections facility cannot be reasonably secured without a perimeter fence, and a 3' high chain-link perimeter fence does not provide enough security.

The ULDR allows other property owners in the same zoning district to provide security measures that are congruous with their use – an office building does not need a 6' high perimeter fence. However, the use of the Property as a secure government facility is unique, and literal application of the ULDR would deprive the Property owner of the right to provide adequate security for the use.

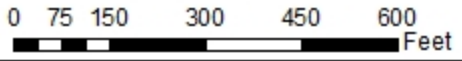
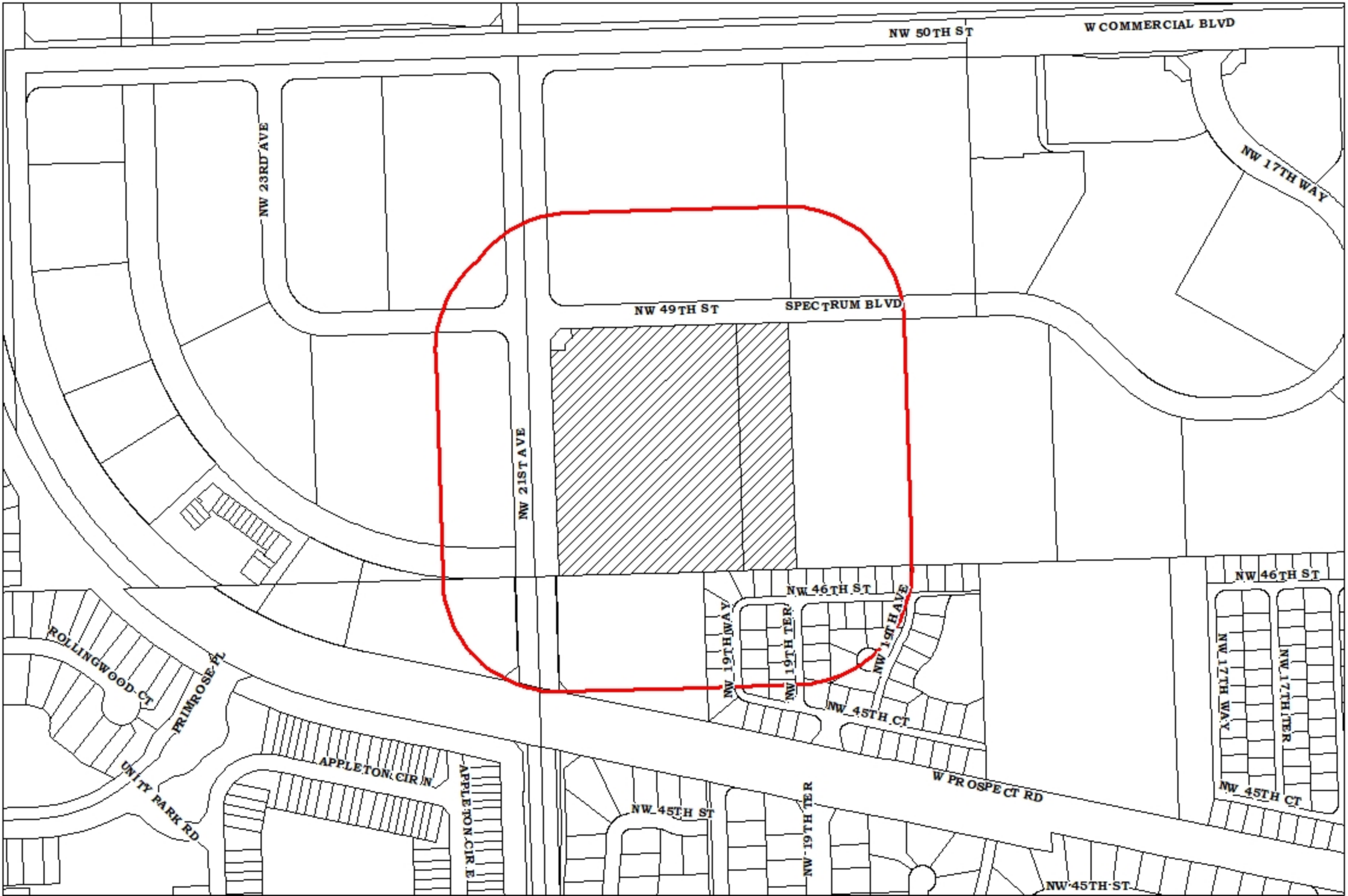
- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result or mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

RESPONSE: The need for increased security measures for a secure government facility is not a hardship that was created by the applicant or their predecessors – it is unfortunately a function of today's election climate and the general inherent security measures that are needed for government facilities.

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

RESPONSE: Although a higher fence would be preferred, a 6' high metal picket fence is the minimum necessary to make the Property's reasonable use as a Supervisor of Elections facility possible. Owner is not requesting a 6' fence around the entire perimeter of the site, only the secure parking areas and the areas surrounding the building as shown in the plan submitted with this application.

Section 47-1.2 of the ULDR states that the ULDR provisions are intended to be adopted for the promotion of health, safety, morals, comfort, prosperity, and general welfare of the community. The granting of this variance is in harmony with the purposes and intent of the ULDR, as it will significantly improve the safety and general welfare of the facility, its employees, and the community at large.



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



2050 SPECTRUM BLVD
DATE OF PRINT: 11/10/2021

EXHIBIT "A"

BETANCES, EDNA & FLORES,
FERNANDO
1913 NW 46 ST
TAMARAC, FL 33309

BUCHANAN, ASHLEY L
1911 NW 46 ST
TAMARAC, FL 33309

COMMERCIAL BLVD REALTY LLC
1401 KINGS HWY 2FL
BROOKLYN, NY 11229

ESPINOZA, MARTHA H/E & RUIZ,
MARIO TEJADA
4574 NW 19 WAY
TAMARAC, FL 33309

GAYLE, JENNY J
4578 NW 19 TER
TAMARAC, FL 33309

HYPERION COMMUNICATIONS OF FL &
% LEVEL 3 TAX DEPT
1025 EL DORADO BLVD
BROOMFIELD, CO 80021

LASORSA, ROBERT II H/E &
LASORSA, TINA J ETAL
1917 NW 46 ST
TAMARAC, FL 33309

MARTINEZ, FELIPE & MARY
4579 NW 19 WAY
TAMARAC, FL 33309

MORRALL, JEFFERY S
4580 NW 19 WAY
TAMARAC, FL 33309

PAUL, GANES H/E & PAUL, MENIA
LAGRANDEUR
4578 NW 19 WAY
TAMARAC, FL 33309

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301

CALIXTE, GAEL & PIERRE, JEAN JR
4580 NW 19 TER
TAMARAC, FL 33309

COSIO, ISRAEL & KRISTINA H/E &
MOHLER, PEGGY
4573 NW 19 TER
TAMARAC, FL 33309

EVANS, SUSAN MARTIN
4571 NW 19 TER
TAMARAC, FL 33309

GOODWILL INDUSTRIES OF BROWARD
INC % BEATRIZ ANAZCO
2121 NW 21 ST
MIAMI, FL 33142

IMMOBILIA USA REALTY LP
14540 JOVETTE-BERNIER ST
*MONTREAL QC, CA H1A 5

MALAVE-MATIAS, JOANNIVETTE
1906 NW 46 ST
TAMARAC, FL 33309

MEOSHI JACKSON
4577 NW 19 TER
TAMARAC, FL 33309

MOURA, ANGELICA &
ZALOBOWSKI, NICHOLAS
1907 NW 46 ST
TAMARAC, FL 33309

PEED, MARLA ANNE
1904 NW 46 ST
TAMARAC, FL 33309

BROWN, ERIC
1915 NW 46 ST
TAMARAC, FL 33309

CHARTER BC TAMARAC PROSPECT LLC
19950 W COUNTRY CLUB DR STE 800
AVENTURA, FL 33180

CRISANTO, GEYNER A H/E &
MOLINA, MAYRA A
4575 NW 19 AVE
TAMARAC, FL 33309

EWE WAREHOUSE INVESTMENTS XXVI
LTD
10165 NW 19 ST
MIAMI, FL 33172

HERRERA, GRACE FAM TR &
LOPEZ, ANA MILENA S TRUSTEE
4450 NW 19 WAY
OAKLAND PARK, FL 33309

JEDREY, ROBERT ALAN &
JEDREY, ROSALIA LILIANA
1906 NW 45 CT
TAMARAC, FL 33309

MARTE, JOSHUA
4575 NW 19 WAY
TAMARAC, FL 33309

MILLER, KURT JOHN
1919 NW 46 ST
TAMARAC, FL 33309

NINETEEN HUNDRED BLDG ASSOC LTD
1900 W COMMERCIAL BLVD STE 200
FORT LAUDERDALE, FL 33309

PITMAN, KENNETH & ELIZABETH
4573 NW 19 WAY
TAMARAC, FL 33309

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

PUBLIC LAND % CITY OF TAMARAC
7525 NW 88 AVE
TAMARAC, FL 33321

RAMIREZ, ARTURO F
4574 NW 19 TER
TAMARAC, FL 33309

RONAN GROUP INC
17601 SW 58 ST
SOUTHWEST RANCHES, FL 33331

RUIZ, JOSE R & AMPARO
4571 NW 19 WAY
TAMARAC, FL 33309

SAGNELLA, GLENN
1905 NW 46 ST
TAMARAC, FL 33309

SAMAROO, JAIMINI D &
MANGAL,RYAN
4577 NW 19 WAY
TAMARAC, FL 33309

SAROSICK, LOURDES
4576 NW 19 TER
TAMARAC, FL 33309

SPECTRUM BUSINESS PARK ASSN INC %
S FLORIDA MGMT SERV
1900 W COMMERCIAL BLVD STE 200
FORT LAUDERDALE, FL 33309

SPECTRUM INVESTORS LLC
1063 HILLSBORO MILE APT 909
HILLSBORO BEACH, FL 33062

SYLVESTER, RITA
10650 NW 30 PL #1A
SUNRISE, FL 33322

XAVIER, KIRA
4579 NW 19 TER
TAMARAC, FL 33309

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY

SHEET INDEX

SHEET 1 - COVER, SURVEY NOTES, CERTIFICATE, LEGAL DESCRIPTION, LEGEND AND ABBREVIATIONS
 SHEET 2 - BOUNDARY SURVEY DETAIL
 SHEET 3 - TOPOGRAPHIC SURVEY DETAIL
 SHEET 4 - STORM DRAINAGE AND SANITARY SEWER AS-BUILTS DETAILS
 SHEET 5 - TREE SURVEY

LEGEND

- ANCHOR
- ← BACK FLOW PREVENTER
- 🚲 BIKE LANE
- BOLLARD
- 📺 CABLE TV BOX
- 🚰 CATCH BASIN
- 📶 COMMUNICATIONS VAULT
- ⊕ CONCRETE LIGHT POLE
- ⊖ CONCRETE POWER POLE
- ⊕ DOUBLE VALVE ASSEMBLY
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC VAULT
- ⊕ ELECTRIC WIRE PULL BOX
- ⊕ FIBER OPTIC VAULT
- 🔗 FIRE DEPARTMENT CONNECTION
- 🔗 FIRE HYDRANT
- 🚩 FLAG POLE
- 📦 GAS BOX
- ⊕ GAS VALVE
- 🚰 GREASE TRAP MANHOLE
- ⊕ GROUND LIGHT
- 🚰 HANDICAP PARKING SPACE
- 📧 MAIL BOX
- 🔗 METAL LIGHT POLE
- 🔗 METAL POST
- 🌴 PALM
- 🌴 PALM CLUSTER
- 🔗 PIPE CONTINUES (STORM/SANITARY)
- 🚰 ROUND LID CATCH BASIN
- 🚰 SANITARY SEWER CLEANOUT
- 🚰 SANITARY SEWER MANHOLE
- 🚰 SEWER VALVE
- 🔗 SIGN ON POST
- 🚰 STORM DRAINAGE MANHOLE
- ① SURVEY CONTROL POINT IDENTIFICATION NUMBER
- 📞 TELEPHONE WIRE PULL BOX
- 🔗 TRANSFORMER ON CONCRETE PAD
- 🌳 SHADE TREE
- 🌳 SHADE TREE CLUSTER
- 🔗 UNKNOWN UTILITY VAULT
- ⊕ UTILITY MARKER
- ⊕ VENT PIPE
- 🚰 WATER METER
- 🚰 WATER VALVE
- 🚰 WATER VAULT
- 🔗 WOOD POWER POLE
- 🚰 YARD DRAIN

ABBREVIATIONS

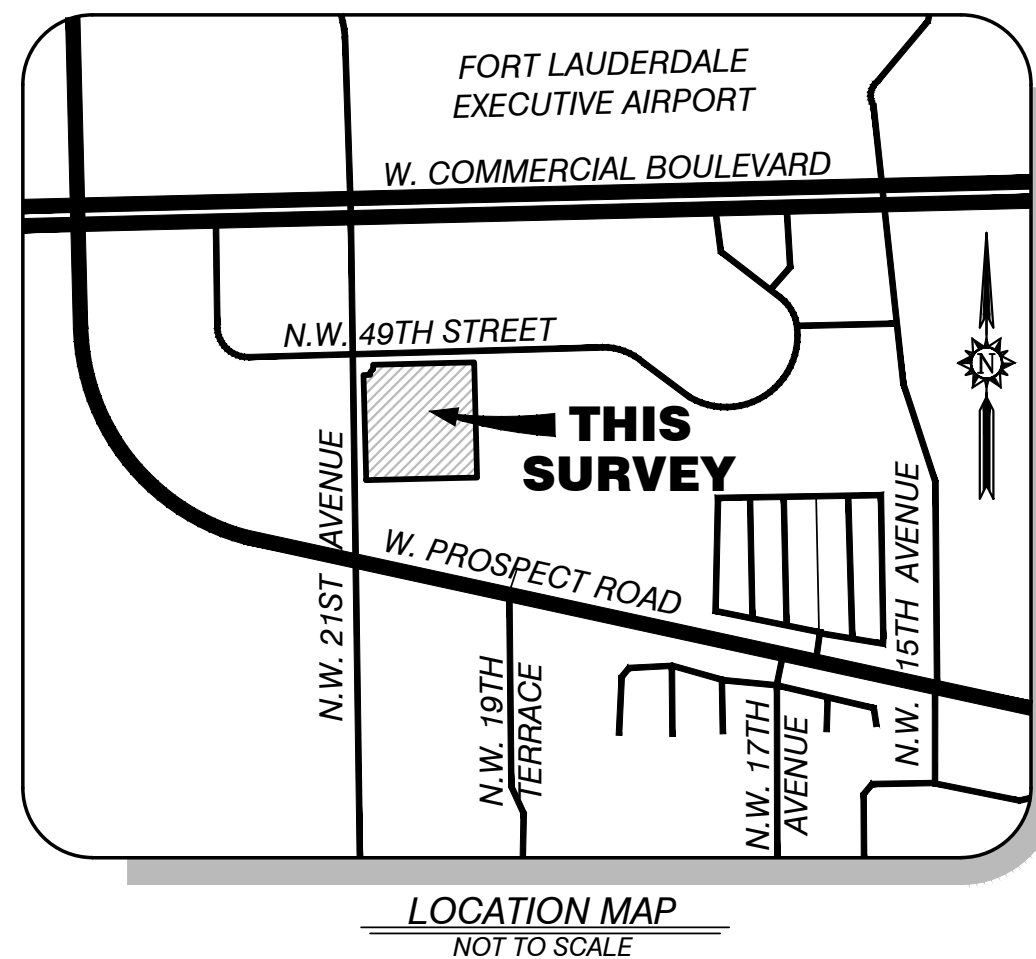
- B.C.R. BROWARD COUNTY RECORDS
- ⊕ CENTER LINE
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- DS-# DRAINAGE STRUCTURE NUMBER
- ELEC. ELECTRIC
- ELEV. ELEVATION
- FND. FOUND
- F.F.E. FINISHED FLOOR ELEVATION
- FPL FLORIDA POWER & LIGHT COMPANY
- IP IRON PIPE WITHOUT SURVEY CAP
- IPC IRON PIPE WITH SURVEY CAP
- IR IRON ROD WITHOUT SURVEY CAP
- IRC IRON ROD WITH SURVEY CAP
- LB LICENSED BUSINESS
- L# BOUNDARY LINE NUMBER
- MHS SANITARY SEWER MANHOLE
- N.S.C. NO SURVEY CAP FOUND
- N/A NOT AVAILABLE
- N/D NAIL & DISC
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRB POLLUTANT RETARDANT BAFFLE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- R.E. ROAD EASEMENT
- R/W RIGHT-OF-WAY
- SAN SANITARY
- S.D.E. STORM DRAINAGE EASEMENT
- SWLK. SIDEWALK
- TRAV.PT. TRAVERSE POINT
- TR# TREE IDENTIFICATION NUMBER
- U.E. UTILITY EASEMENT
- VCP VITRIFIED CLAY PIPE
- ⊕²⁶ SPOT ELEVATION
- (C) DATA BASED ON CALCULATIONS
- (M) DATA BASED ON FIELD MEASUREMENTS
- (P) DATA BASED ON THE PLAT OF RECORD
- (R) DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS

TRAFFIC DIRECTIONAL ARROWS

- ↑ STRAIGHT ARROW
- ↶ LEFT TURN ARROW
- ↷ RIGHT TURN ARROW

LINE TYPES LEGEND

- OHW --- OVERHEAD WIRES
- TOB --- TOP OF BANK
- TOE --- TOE OF SLOPE
- STRM --- STORM DRAINAGE PIPE
- SAN --- SANITARY SEWER PIPE
- X---X--- CHAIN LINK FENCE
- /---/--- NON-VEHICULAR ACCESS LINE



LEGAL DESCRIPTION:

A PORTION OF TRACT "J", COMMERCE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 18, TOGETHER WITH A PORTION OF THAT CERTAIN CANAL EASEMENT IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 42 EAST, RECORDED IN OFFICIAL RECORD BOOK 3223, PAGE 810, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "J", THENCE NORTH 01°30'00" WEST ALONG THE WEST LINE OF SAID TRACT "J" AND THE EAST RIGHT OF WAY LINE OF N.W. 21ST AVENUE AS SHOWN ON SAID COMMERCE PARK PLAT, A DISTANCE OF 504.96 FEET, THENCE NORTH 88°30'00" EAST, A DISTANCE OF 37.50 FEET, THENCE NORTH 07°30'00" WEST, A DISTANCE OF 74.44 FEET; THENCE NORTH 43°32'56" EAST, A DISTANCE OF 21.95 FEET; THENCE NORTH 88°35'51" EAST, A DISTANCE OF 7.97 FEET; THENCE NORTH 01°24'09" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "J" AND THE SOUTH RIGHT OF WAY LINE OF N.W. 49TH STREET, AS SHOWN ON SAID COMMERCE PARK PLAT, THENCE NORTH 88°35'57" EAST, ALONG THE NORTH LINE OF SAID TRACT "J" AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 426.04 FEET, THENCE SOUTH 01°24'09" EAST, ALONG A LINE PARALLEL WITH AND 33.92 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT "J" AND A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 640.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CERTAIN CANAL EASEMENT AND THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 16; THENCE SOUTH 88°35'51" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 479.99 FEET TO THE EAST RIGHT OF WAY LINE OF SAID N.W. 21ST AVENUE AND A SOUTHERLY PROJECTION OF THE WEST LINE OF SAID TRACT "J", THENCE NORTH 07°30'00" WEST ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS "I" AND "J" OF COMMERCE PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT CERTAIN 80 FOOT CANAL EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 3223, PAGE 810 TOGETHER WITH 811 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT LYING IN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "I", THENCE NORTH 88°35'51" EAST, ALONG THE NORTH LINE OF SAID TRACT "I", A DISTANCE OF 102.08 FEET, THENCE SOUTH 01°24'09" EAST, ALONG A LINE 702.08 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT "I" AND A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 640.00 FEET, THENCE SOUTH 88°35'51" WEST, ALONG THE SOUTH LINE OF THAT SAID 80 FOOT CANAL EASEMENT, A DISTANCE OF 136.00 FEET, THENCE NORTH 01°24'09" WEST, ALONG A LINE 33.92 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "I", A DISTANCE OF 640.00 FEET, THENCE NORTH 88°35'51" EAST, ALONG THE NORTH LINE OF SAID TRACT "I", A DISTANCE OF 33.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON IS PER SPECIAL WARRANTY DEED, RECORDED IN INSTRUMENT # 115239941, DATED 08/02/20218, IN THE PUBLIC RECORDS OF BROWARD COUNTY HERE, FLORIDA AND IS NOT BASED ON A TITLE SEARCH.
- THE PROPERTY SHOWN HEREON CONTAINS 9.00 ACRES (391,963 SQUARE FEET), MORE OR LESS.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF COMMERCE PARK, RECORDED IN PLAT BOOK 112, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY. THE PLAT BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, AS NOTED ON SAID PLAT.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM CITY OF FORT LAUDERDALE BENCHMARK NW 315, DESCRIBED AS A PK NAIL IN BRASS DISC STAMPED "CITY OF FT LAUD BM NW 315" SET IN TOP OF CURB NORTH AT THE NORTHWEST CORNER OF W. COMMERCIAL BOULEVARD & NW 21ST AVENUE. ELEVATION = 7.59'
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NFIP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF FORT LAUDERDALE 125105
 - COUNTY NAME: BROWARD
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12011C0366
 - SUFFIX: H
 - FIRM INDEX DATE: 8/18/2014
 - FIRM PANEL EFFECTIVE/REVISED DATE: 8/18/2014
 - FLOOD ZONE: AH
 - BASE FLOOD ELEVATION: EL 'B' (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988)

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.

- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 40 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES, ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIVUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.

CERTIFIED TO:

PGAL

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 6.8.2021

WALTER DE LA ROCHA
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6081
 STATE OF FLORIDA
 STONER & ASSOCIATES, INC. L.B. 6633
 wdelrocho@stonersurveyors.com

NO.	REVISION	DATE	BY:

TEL: (954) 585-0997
 WWW.STONERSURVEYORS.COM

STONER
 SURVEYORS & MAPPERS
 Licensed Business No. 6633
 4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY AND SPECIFIC PURPOSE (TREE) SURVEY A PORTION OF TRACTS "I" & "J" COMMERCE PARK, P.B. 112, PG. 48, B.C.R. AND A PORTION OF THE S.W. 1/4 OF SECTION 16-49-42 2050 SPECTRUM BOULEVARD, FORT LAUDERDALE, FL 33309

LAST DATE OF FIELD SURVEY	06.05.2021
DRAWN: WDLR	
CHECKED: DS/LAS	
BOOK/PAGE(S): 1062/68-63	
DATE: 6.8.21	
BY: DATA COLLECTOR	

SEAL

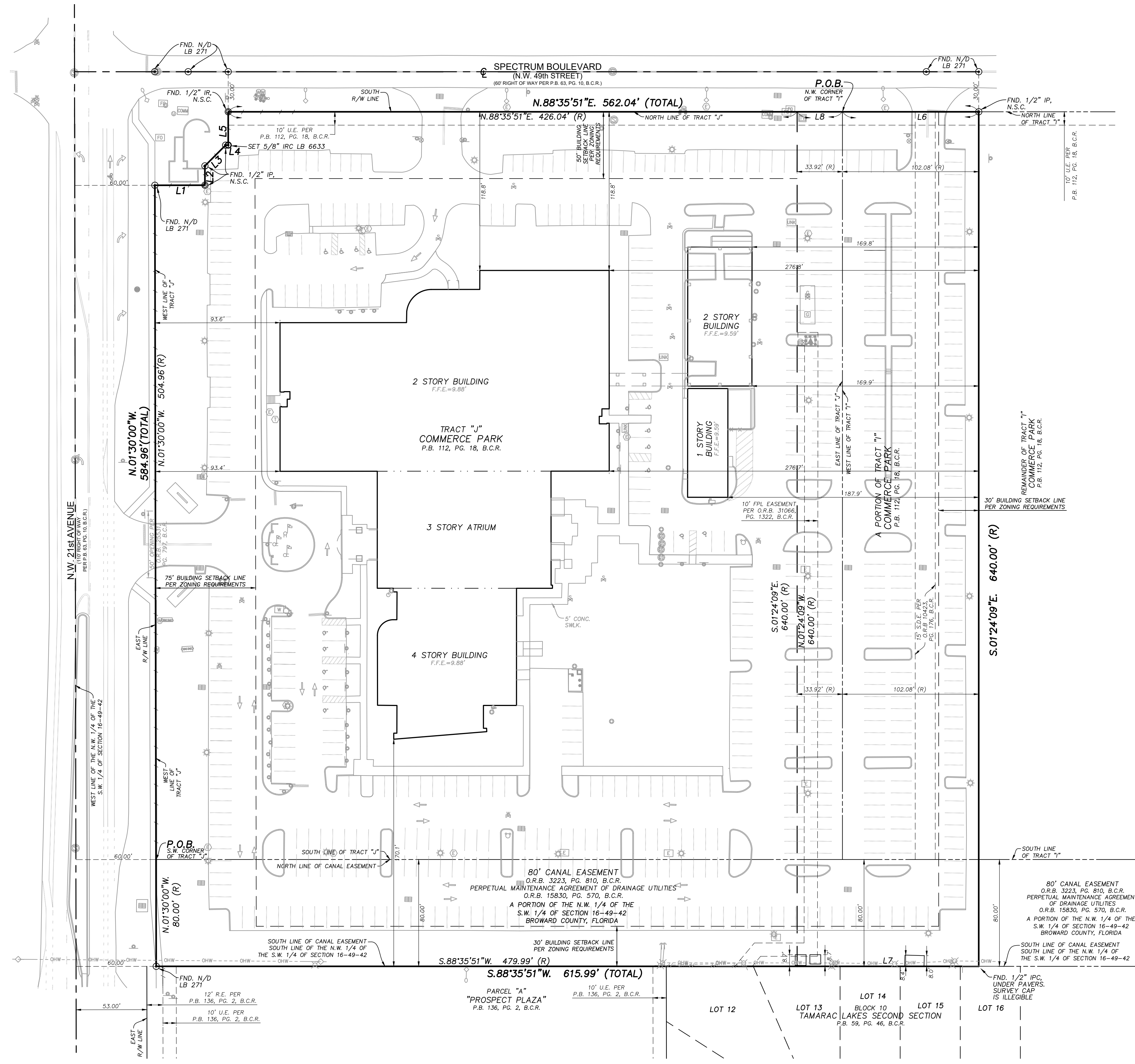
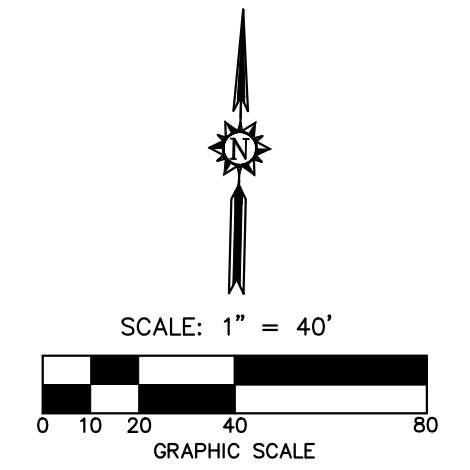
PROJECT
 21-9212

SHEET NO.
 1 OF 5



SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY

BOUNDARY SURVEY DETAIL



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.88°30'00"E.	37.50'
L2	N.01°30'00"W.	14.44'
L3	N.43°32'56"E.	21.95'
L4	N.88°35'51"E.	1.97'
L5	N.01°24'09"W.	25.00'
L6	N.88°35'51"E.	102.08'
L7	S.88°35'51"W.	136.00'
L8	N.88°35'51"E.	33.92'

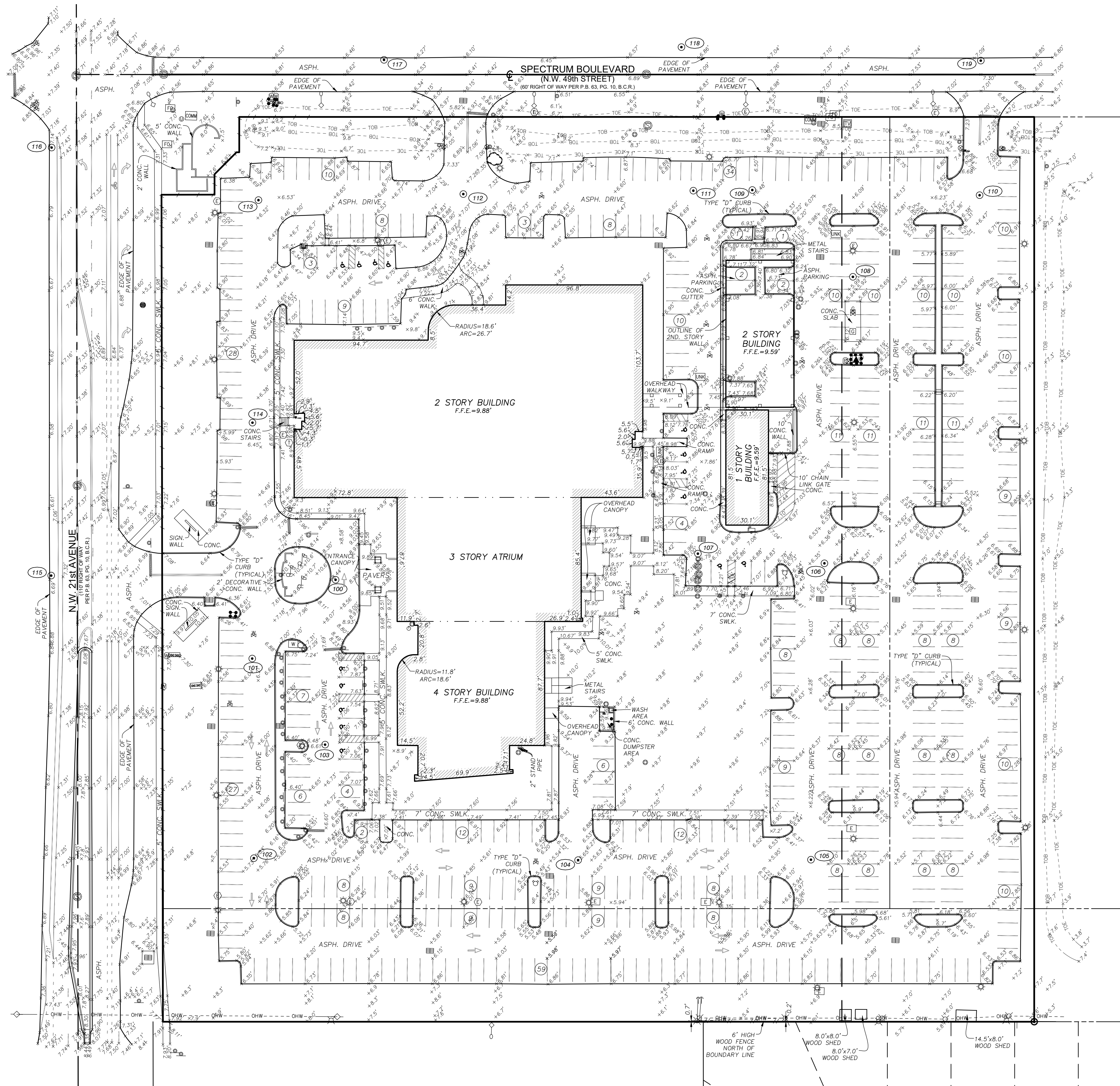
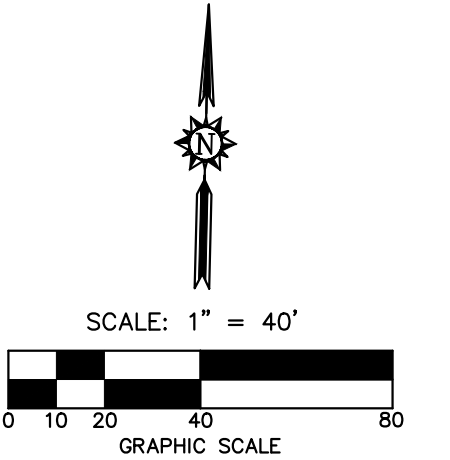
TEL: (954) 585-0997 WWW.STONERSURVEYS.COM	STONER SURVEYORS & MAPPERS Licensed Business No. 6633 4341 S.W. 62nd Avenue, Davie, Florida 33314	SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY A PORTION OF TRACTS "I" & "J" COMMERCE PARK, P.B. 112, PG. 48, B.C.R. AND A PORTION OF THE S.W. 1/4 OF SECTION 16-49-42 2050 SPECTRUM BOULEVARD, FORT LAUDERDALE, FL 33309	LAST DATE OF FIELD SURVEY: 06.05.2021 DRAWN: WDLR CHECKED: JDS/JAS BOOK/PAGES: 88-72 1062/88-1 & DATA COLLECTOR	WALTER DE LA ROCHA PROFESSIONAL SURVEYOR AND MAPPER NO. 6081 STATE OF FLORIDA	PROJECT 21-9212 SHEET NO. 2 OF 5
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ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY

TOPOGRAPHIC SURVEY DETAIL



ON-SITE BENCHMARKS

POINT	ELEVATION	DESCRIPTION
100	8.56	SET N/D STAMPED "TRAV.PT. LB 6633"
101	6.41	SET N/D STAMPED "TRAV.PT. LB 6633"
102	5.84	SET N/D STAMPED "TRAV.PT. LB 6633"
103	6.73	SET N/D STAMPED "TRAV.PT. LB 6633"
104	5.68	SET N/D STAMPED "TRAV.PT. LB 6633"
105	5.94	SET N/D STAMPED "TRAV.PT. LB 6633"
106	6.33	SET N/D STAMPED "TRAV.PT. LB 6633"
107	6.65	SET N/D STAMPED "TRAV.PT. LB 6633"
108	5.91	SET N/D STAMPED "TRAV.PT. LB 6633"
109	6.52	SET N/D STAMPED "TRAV.PT. LB 6633"
110	6.62	SET N/D STAMPED "TRAV.PT. LB 6633"
111	6.68	SET N/D STAMPED "TRAV.PT. LB 6633"
112	7.18	SET N/D STAMPED "TRAV.PT. LB 6633"
113	6.49	SET N/D STAMPED "TRAV.PT. LB 6633"
114	6.33	SET N/D STAMPED "TRAV.PT. LB 6633"
115	6.79	SET N/D STAMPED "TRAV.PT. LB 6633"
116	7.25	SET N/D STAMPED "TRAV.PT. LB 6633"
117	6.40	SET N/D STAMPED "TRAV.PT. LB 6633"
118	6.56	SET N/D STAMPED "TRAV.PT. LB 6633"
119	7.13	SET N/D STAMPED "TRAV.PT. LB 6633"

NO.	REVISION	DATE	BY

TEL: (954) 585-0997
www.stonersurveyors.com

STONER
SURVEYORS & MAPPERS
Licensed Business No. 6633

4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY AND SPECIFIC PURPOSE (TREE) SURVEY A PORTION OF TRACTS "I" & "J" COMMERCE PARK, P.B. 112, PG. 48, B.C.R. AND A PORTION OF THE S.W. 1/4 OF SECTION 16-49-42 2050 SPECTRUM BOULEVARD, FORT LAUDERDALE, FL 33309

LAST DATE OF FIELD SURVEY: 06/05/2021
 DRAFTER: WDLR
 CHECKED: JDS/LAS
 BOOK/PAGES: 68-72
 1062/188-1
 & DATA COLLECTOR

WALTER DE LA ROCHA
 PROFESSIONAL SURVEYOR
 AND MAPPER NO. 6081
 STATE OF FLORIDA

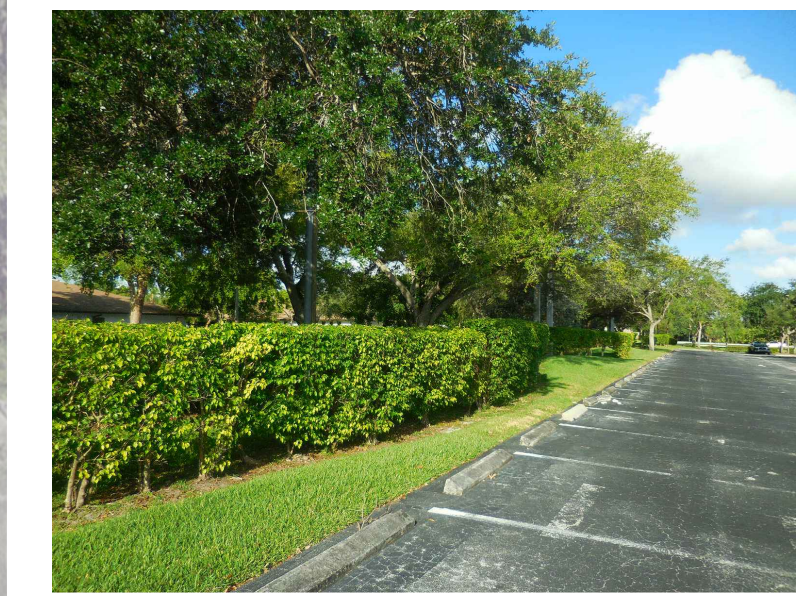
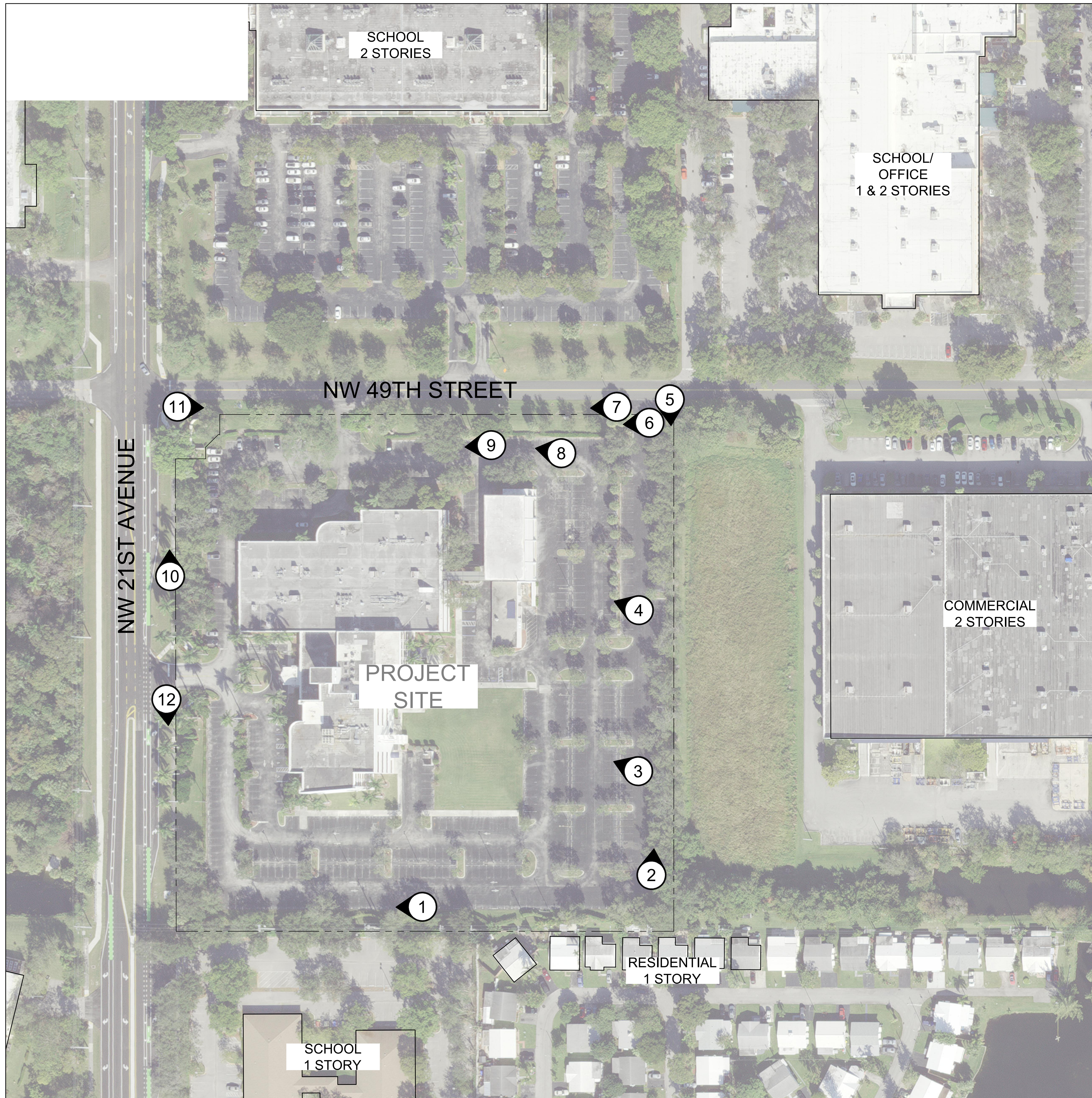
PROJECT
 21-9212

SHEET NO.
 3 OF 5



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

R:\Landscape\2012\12-0085-003-01 BC SOE Drawings\12-0085-003-01-CSP.dwg [CSP-2] Sep 02, 2021 11:40am SPEAVLER



VIEW 1



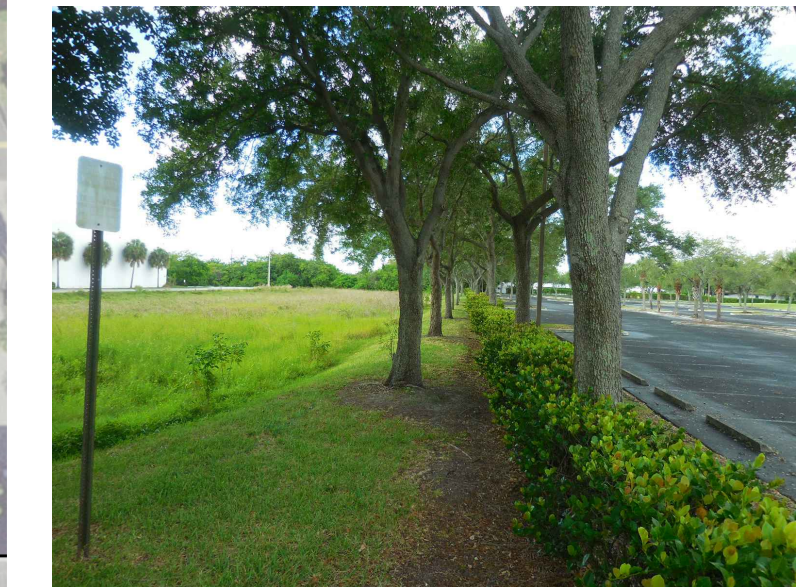
VIEW 2



VIEW 3



VIEW 4



VIEW 5



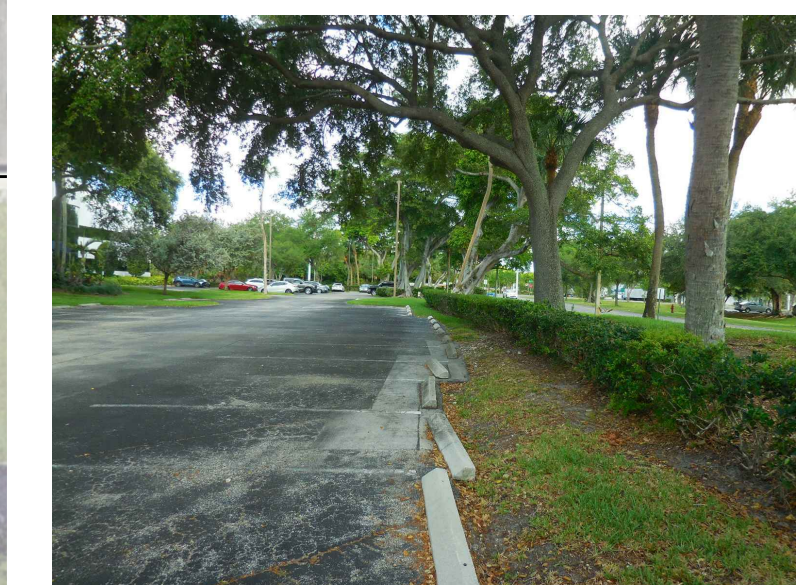
VIEW 6



VIEW 7



VIEW 8



VIEW 9



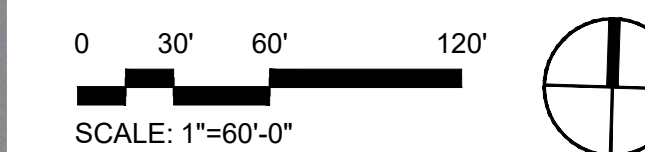
VIEW 10



VIEW 11



VIEW 12



DATE:	09/10/21
SCALE:	
DESIGN BY:	SWP
DRAWN BY:	SWP
CHECKED BY:	JLR
APPROVED BY:	SWP

CRAVEN - THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 35663 N.W. 5360 STREET, FORT LAUDERDALE, FLORIDA, 33309
 FAX: (954) 739-6409 TEL: (954) 739-6400
 FLORIDA LICENSED ENGINEERS, SURVEYORS & MAPPING BUSINESS NO. 771
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C20014
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BROWARD COUNTY
 SUPERVISOR OF ELECTIONS
 2050 SPECTRUM BLVD, FORT LAUDERDALE
 PREPARED FOR:
 SPECTRUM INVESTORS, LLC.
 CONTEXT SITE PHOTOS

Scott W. Peavler
 Florida R.L.A. No. 6666976
 September 2, 2021
 PROJECT NO.
 12-0085-003-01
 CSP-2
 SHEET 2 OF

Sec. 47-14.22.A.1 - Minimum design standards. Fences and walls.

Fences and walls located in the GAA and AIP districts and not otherwise required in accordance with the city's buffer-yard regulations, shall be constructed of concrete, masonry or metal according to the requirements of [Section 47-19.5](#) of the ULDR, Fences, Walls and Hedges. In AIP metal fences shall be of the open-weave chain link type. In GAA and AIP, whenever an open-weave chain link fence is constructed there shall be an abutting hedge that will screen the fence from the street abutting the property.

Sec. 47-14.22.A.5 - Minimum design standards. Fences and walls.

A fence or landscaping barrier may be constructed in the required setback area from any street, provided that the height of any such fence shall not exceed three (3) feet as measured in accordance with Section 47-2.2.G.2 of the ULDR, Measurements.



Site Address	2050 SPECTRUM BOULEVARD, FORT LAUDERDALE FL 33309-3008	ID #	4942 16 15 0100
Property Owner	SPECTRUM INVESTORS LLC	Millage	0312
Mailing Address	1063 HILLSBORO MILE APT 909 HILLSBORO BEACH FL 33062-2165	Use	18
Abbr Legal Description	COMMERCE PARK 112-18 B POR OF TR J & PT OF CANAL EASE DESC AS BEG SW COR OF SAID TR J, NLY 504.96,ELY 37.50,NLY 14.44, NE 21.95,ELY 1.97,NLY 25,ELY 426.04,SLY 640 TO S/L OF CANAL EASEMENT,WLY 479.99,NLY 80 TO POB		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$2,516,070	\$7,023,400	\$9,539,470	\$9,539,470	
2021	\$2,516,070	\$7,023,400	\$9,539,470	\$9,539,470	\$255,424.89
2020	\$2,516,070	\$7,023,400	\$9,539,470	\$9,539,470	\$254,490.97

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$9,539,470	\$9,539,470	\$9,539,470	\$9,539,470
Portability	0	0	0	0
Assessed/SOH	\$9,539,470	\$9,539,470	\$9,539,470	\$9,539,470
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$9,539,470	\$9,539,470	\$9,539,470	\$9,539,470

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/30/2018	SW*-E	\$11,525,000	115239941	\$8.25	266,646	SF
10/1/1988	WD		15852 / 573	\$359,370	0.88	AC
				Adj. Bldg. S.F. (Card, Sketch)		136155
				Eff./Act. Year Built: 1990/1989		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
136155						304979		



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

Detail by Entity Name

Florida Limited Liability Company
SPECTRUM INVESTORS, LLC

Filing Information

Document Number	L16000166860
FEI/EIN Number	N/A
Date Filed	09/06/2016
Effective Date	09/07/2016
State	FL
Status	ACTIVE

Principal Address

1063 HILLSBORO MILE
UNIT 909
HILLSBORO BEACH, FL 33062

Mailing Address

1063 HILLSBORO MILE
UNIT 909
HILLSBORO BEACH, FL 33062

Registered Agent Name & Address

GROSS, SHELDON
1063 HILLSBORO MILE
UNIT 909
HILLSBORO BEACH, FL 33062

Authorized Person(s) Detail

Name & Address

Title MGR

GROSS, SHELDON
1063 HILLSBORO MILE, UNIT 909
HILLSBORO BEACH, FL 33062

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/29/2020
2021	04/28/2021

Document Images

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