



BOARD OF ADJUSTMENT MEETING NOTICE

August 25, 2022

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

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

CASE: PLN-BOA-22080004

OWNER: SHOPPES AT RIO VISTA LLC; % KENNETH T BARBER

AGENT: TRACEY DIEHL

ADDRESS: 921 SE 17th STREET, FORT LAUDERDALE, FL 33316

LEGAL DESCRIPTION: PARCEL "A" OF "SIXTEEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE .30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

ZONING DISTRICT: B-1 - BOULEVARD BUSINESS MUNICIPAL

COMMISSION DISTRICT: 4

REQUESTING: Sec. 47-22.3. O. -Shopping center or strip store signs.

Requesting a variance to allow one (1) additional flat wall sign of 76.02 square feet, whereas the code allows two (2) flat wall signs if an office or place of business faces two (2) street fronts or vehicle travel ways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet, whereas the total aggregate area of the three (3) signs will be 244.02 square feet (84.0 +84.0+76.02=244.02).

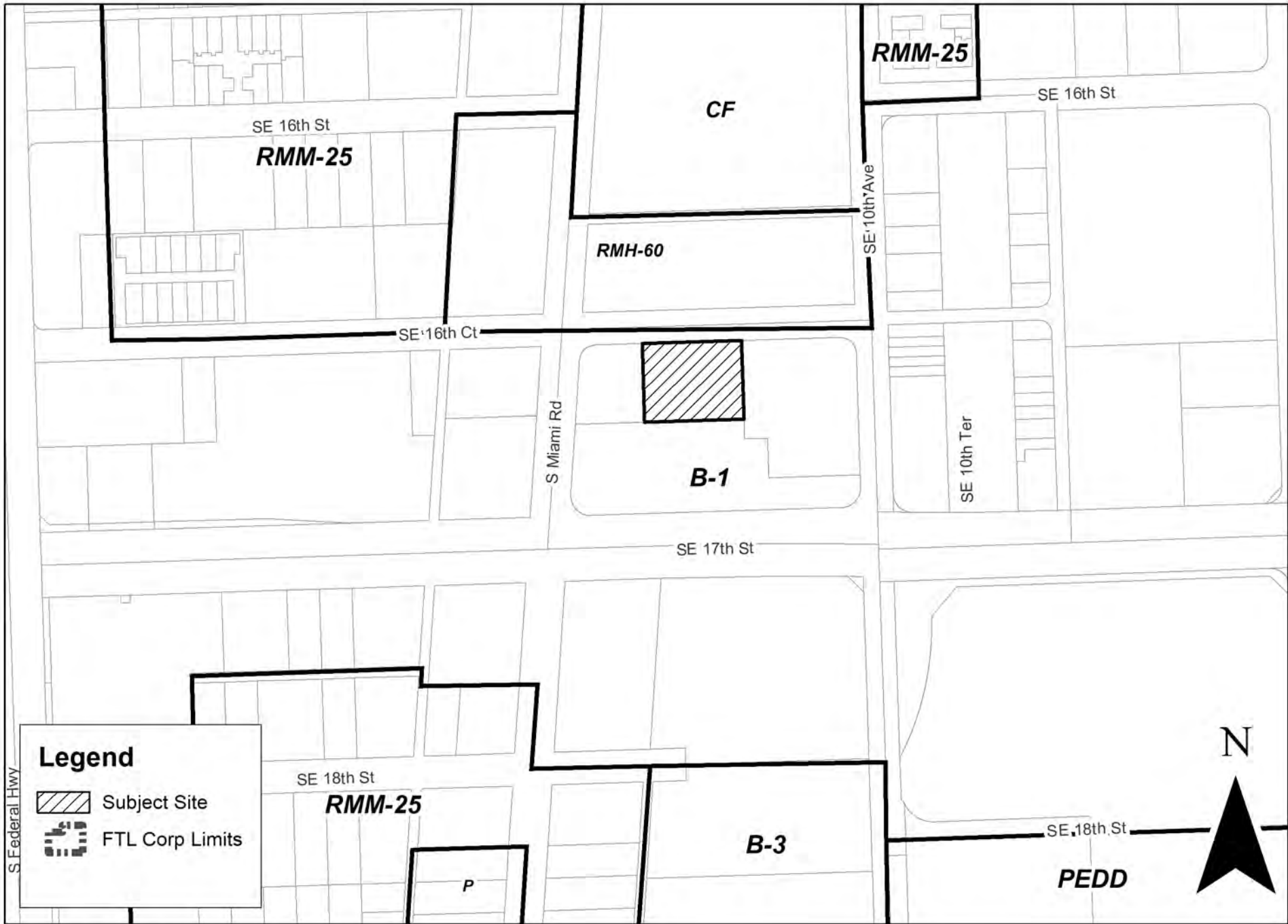
Note: To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

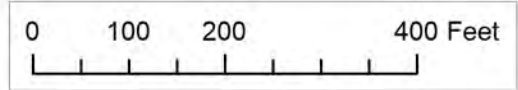
Florida Statutes, Sec. 286.0105

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-22080004

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Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: SEPTEMBER 14, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22080004

Requesting: Sec. 47-22.3.0. -Shopping center or strip store signs.

• Requesting a variance to allow one (1) additional flat wall sign of 76.02 square feet, whereas the code allows two (2) flat wall signs if an office or place of business faces two (2) street fronts or vehicle travel ways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet, whereas the total aggregate area of the three (3) signs will be 244.02 square feet (84.0 +84.0+76.02=244.02).

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

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

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

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



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. 22080004

APPLICANT: TRACEY DIEHL

PROPERTY: 921 SE 17TH STREET

PUBLIC HEARING DATE: SEPTEMBER 14, 2022

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

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

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

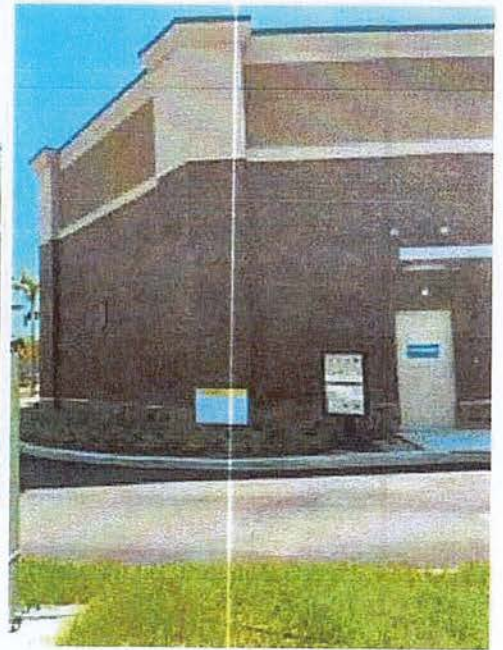
Tracey Diehl
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 15th day of September 2022



Mary J Cox, Notary Public
In and For the State of Ohio
My Commission Expires
October 22, 2023
Fairfield County
Commission #750379

NOTARY PUBLIC
MY COMMISSION EXPIRES: Oct 22, 2023



BOA CASE # PLN-BOA-22080004

Sec. 47-22.3.O - Shopping center or strip store signs.

Shopping center or strip store signs. Shopping center or strip store signs shall be limited to one (1) detached, freestanding sign for each street front as regulated by this section. The maximum number of detached, freestanding signs shall be two (2) for any single lot or plot. Each store, office or place of business shall be permitted no more than one (1) flat sign (excluding freestanding detached signs and eight-inch lettering on awning signs), except when a store, office or place of business faces two (2) street fronts or vehicle travelways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet. All flat signs may only be permitted when associated with the ground floor tenants or for dedicated ground floor entrances for upper level tenants where the structure exceeds one (1) level. No sign shall be permitted at a height greater than four (4) feet above the ground floor level where the structure exceeds one (1) level in a shopping center or strip store.

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
BT-MED-22080004		ASPEN DENTAL	Medical Office Business Tax Receipt	236.25		921	SE		17 ST	8/29/2022	In Process
BT-SLP-22080094	DENTIST NEW INT. BUILD OUT OF DENTAL OFFICE- C.O. REQUIRED	TAYLOR,NATHAN M	Professional Business Tax Receipt (State,County,Federal,Registered, etc.)	0		921	SE		17 ST	8/29/2022	Open
ELE-LV-22080023		LOW VOLTAGE	Electrical Low Voltage Permit	0		921	SE		17 ST	8/12/2022	Complete
ELE-LV-22080013	Low Voltage Coax, CAT5	LOW VOLTAGE	Electrical Low Voltage Permit	0		921	SE		17 ST	8/5/2022	Awaiting Client Reply
PLN-BOA-22080004		ASPEN DENTAL	Z- Board of Adjustment (BOA)	0		921	SE		17 ST	8/4/2022	Open
FS-22060022		SHELL SPACE C	Fire Safety Account	0		921	SE		17 ST	6/23/2022	Active
FS-22060021		SHELL SPACE B	Fire Safety Account	0		921	SE		17 ST	6/23/2022	Active
FS-22060020		STARBUCKS COFFEE	Fire Safety Account	0		921	SE		17 ST	6/23/2022	Active
ELE-COM-22040063	ELECTRICAL FOR BLD-SIGN-22020030	ASPEN DENTAL	Electrical Commercial Permit	0		921	SE		17 ST	4/19/2022	Issued
ELE-COM-22040036	ELEXTRICAL FOR BLD-SIGN-22030030	Shoppes at Rio Vista	Electrical Commercial Permit	0		921	SE		17 ST	4/13/2022	Issued
ELE-LV-22040007	LOW VOLTAGE FOR BLD-CALT-21020017	Starbucks	Electrical Low Voltage Permit	0		921	SE		17 ST	4/11/2022	Complete
BLD-SIGN-22030030	MONUMENT SIGN	Shoppes at Rio Vista	Sign Permit	0		921	SE		17 ST	3/24/2022	Issued
BLD-SIGN-22020030	# C -- Install wall signs for Aspen Dental	Aspen Dental Signs	Sign Permit	0		921	SE		17 ST	2/23/2022	Issued
ELE-LV-22020033	Install wireless DMP burglar system Moved drive thru sign circuit to match field conditions.	Starbucks 8806	Electrical Low Voltage Permit	0		921	SE		17 ST	2/15/2022	Void
ELE-COM-21030083.R001		STARBUCKS #8806	Plan Revision	0		921	SE		17 ST	2/9/2022	Complete
PLB-MET-22010016	4 NEW 1 1/2" WATER METERS		Plumbing Meter Install Permit	0		921	SE		17 ST	1/27/2022	Complete
ELE-COM-22010012	ELECTRIC FOR BLD-SIGN-21120026	STARBUCKS	Electrical Commercial Permit	0		921	SE		17 ST	1/6/2022	Complete
	SO1-2 South Elevation - Siren Logo W/DT Wall Sign										
	SO-3 Directional Sign										
	SO-4 Directional Sign										
	SO-5 Drive-Thru Clearance Bar										
	SO-6 DOS with Canopy										
	SO-7 5-Panel Menu Board										
BLD-SIGN-21120026	SO-8 Pre Menu Board New 2 story Building.	Starbucks #8806	Sign Permit	0		921	SE		17 ST	12/21/2021	Complete
FIR-ALARM-21120003	Application is for Fire Alarm Installation	ABC Fine Wine & Spirits #60	Fire Alarm System Permit	0		921	SE		17 ST	12/7/2021	Void
ELE-SERV-21090018	New construction	Shoppes @ Rio Vista	Electrical Services Permit	0		921	SE		17 ST	9/14/2021	Void
PLB-GAS-21040038	MEDICAL GAS (BLD-CALT-20090019)		Plumbing Gas Permit	0		921	SE		17 ST	4/19/2021	Issued
PLB-GAS-21040037	GAS (BLD-CALT-20090019)		Plumbing Gas Permit	0		921	SE		17 ST	4/19/2021	Issued
MEC-HVCHG-21040115	# UNIT C - MECHANICAL (BLD-CALT-20090019)		Mechanical HVAC Changeout Permit	0		921	SE		17 ST	4/19/2021	Issued
PLB-COM-21040035	# UNIT C -- PLUMBING (BLD-CALT-20090019)		Plumbing Commercial Permit	0		921	SE		17 ST	4/19/2021	Issued
ELE-COM-21040059	# UNIT C -- ELECTRICAL (BLD-CALT-20090019)		Electrical Commercial Permit	0		921	SE		17 ST	4/19/2021	Complete
ELE-COM-21030083	SUITE A - ELECTRICAL FOR BLD-RALT-21030151	SUITE A - STARBUCKS #8806	Electrical Commercial Permit	0		921	SE		17 ST	3/30/2021	Complete
ELE-LV-21030048	SUITE #A - INSTALL WIRELESS DMP BURGLAR SYSTEM BLD-RALT-21030151	STARBUCKS #8806	Electrical Low Voltage Permit	0		921	SE		17 ST	3/30/2021	Complete
MEC-HVNEW-21030022	SUITE A - HVAC FOR BLD-RALT-21030151	SUITE A - STARBUCKS #8806	Mechanical HVAC New Install Permit	0		921	SE		17 ST	3/30/2021	Complete
PLB-COM-21030041	SUITE A - PLUMBING FOR BLD-RALT-21030151	SUITE A - STARBUCKS #8806	Plumbing Commercial Permit	0		921	SE		17 ST	3/30/2021	Complete
MEC-COM-21030029	SUITE A - REFRIGERATION ICEMAKER FOR BLD- RALT-21030151	SUITE A - STARBUCKS #8806	Mechanical Commercial Permit	0		921	SE		17 ST	3/30/2021	Complete
BLD-OD-21030003	SUITE #A OUTDOOR DINING FOR BLD-CALT- 21020017	STARBUCKS #8806 - Outdoor Dining	Outdoor Dining	0		921	SE		17 ST	3/25/2021	Complete
BLD-CALT-21020017	CHANGE OF USE: FIRST TIME BUILDOUT - VANILLA BOX TO STARBUCKS #8806		Commercial Alteration Permit	0		921	SE		17 ST	2/15/2021	Complete
PLB-GAS-21010031	GAS BP BLD-CNC-20100006	MULTI TENANT BUILDING B - DARK S	Plumbing Gas Permit	0		921	SE		17 ST	1/27/2021	Complete

BLD-ROOF-21010072	FIRESTONE TPO ROOFING (FLAT) OVER RIGID INSULATION	Re-Roof Permit	0	921 SE	17 ST	1/12/2021 Complete
BLD-ACC-21010010	DUMPSTER ENCLOSURE FOR SHOPPES OF RIO VISTA -- BP	Accessory Structure Permit	0	921 SE	17 ST	1/12/2021 Complete
BLD-AWN-21010002	AWNINGS	Awning-Canopy Permit	0	921 SE	17 ST	1/12/2021 Complete
FIR-ALARM-20100020		Fire Alarm System Permit	0	921 SE	17 ST	10/28/2020 Void
PLB-COM-20100061		Plumbing Commercial Permit	0	921 SE	17 ST	10/28/2020 Complete
ELE-COM-20100092		Electrical Commercial Permit	0	921 SE	17 ST	10/28/2020 Complete
MEC-COM-20100043		Mechanical Commercial Permit	0	921 SE	17 ST	10/28/2020 Complete
FIR-SSA-20100018		Sprinkler System Aboveground	0	921 SE	17 ST	10/28/2020 Void
MEC-HVNEW-22010014	MULTI TENANT BUILDING B - DARK SHELLS	Mechanical HVAC New Install Permit	0	921 SE	17 ST	10/28/2020 Void
ENG-SITE-20100013	INSTALL 2 10 TON AND 1 EXHAUST FAN	Site Prep and Erosion Control Permit	0	921 SE	17 ST	10/28/2020 Complete
BLD-CNC-20100006	MULTI TENANT BUILDING B - DARK SHELLS	Commercial New Construction Permit	1160	921 SE	17 ST	10/28/2020 Issued
BLD-CALT-20090019	NEW INT. BUILD OUT OF DENTAL OFFICE- C.O. REQUIRED	NEW INT. BUILD OUT OF DENTAL OFF Commercial Alteration Permit	0	921 SE	17 ST	9/21/2020 Issued

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

Table of Contents

Application	2-9
Legal Description	10-12
Property Owners Notice List	13-15
Mailing Labels for Notification	15-20
Tax Map	21-22
Proof of Ownership / Deed	23-35
Property Owner Affidavit	36-37
Narrative	38-41
Color Photos	42-50
Elevation Details	51-57
Drawings	58-64
Property Survey Digital Seal	65-66

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

Application



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

Rev: 4 Revision Date: 05/03/2022 | Print Date: 05/03/2022
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

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

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

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

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

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

Page 1: BOA - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	SHOPPES AT RIO VISTA LLC % KENNETH T BARBER
Property Owner's Signature	<small>If a signed agent letter is provided no signature is required on the application by the owner.</small>
Address, City, State, Zip	460 NW 131 AVE , PLANTATION FLORIDA 33325
E-mail Address	
Phone Number	
Proof of Ownership	<input checked="" type="checkbox"/> <u>Warranty Deed</u> or <input checked="" type="checkbox"/> <u>Tax Record</u>

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

Applicant / Agent's Name	TRACEY DIEHL
Applicant / Agent's Signature	
Address, City, State, Zip	6387 HILLIARD DRIVE, CANAL WINCHESTER, OH 43110
E-mail Address	TRACEY@EXPEDITETHEDIEHL.COM
Phone Number	614-828-8215
Letter of Consent Submitted	ATTACHED AFFIDAVIT

Development / Project Name	ASPEN DENTAL		
Existing / New	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> New	<input type="checkbox"/>
Project Address	Address: 927 SE 17TH STREET (SUITE C)		
Legal Description	<small>SIXTEEN SUBDIVISION 69-30 B POR OF PAR A DESC AS REG AT WLY SW COR OF SAID PAR A N 127.68 E 106.97 N 120.96 E 112.41 S 151 E 35.18 S 60.43 E 142.06 S 19.17 TO P.C. 2.7 & WLY 47.13</small>		
Tax ID Folio Numbers (For all parcels in development)	5042 14 31 0010		
Variance Request (Describe)	SEC 47-22.3.O TO ALLOW FOR 3 WALL SIGNS WHERE ONLY 2 ARE ALLOWED		
Applicable ULDR Sections	SEC 47-22.3.O		

Current Land Use Designation	RETAIL
Current Zoning Designation	B1
Current Use of Property	RETAIL
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"/>		NO CHANGE
Side <input type="text" value="W"/>		NO CHANGE
Side <input type="text" value="E"/>		NO CHANGE
Rear <input type="text" value="W"/>		NO CHANGE

LEGAL

SIXTEEN SUBDIVISION 69-30 B POR OF PAR A DESC AS: BEG AT WLY SW COR OF SAID PAR A, N 107.68, E 106.57, N 120.95, E 152.41, S 151, E 35.18, S 60.83, E 140.06, S 19.17 TO P/C, SLY & WLY 47.13 TO P/T, W 384.53 TO P/C, WLY & NLY 50 TO POB. LESS POR OF SAID PAR A DESC AS: BEG WLY SW COR OF PAR A, N 107.68, E 258.85, S 30, E 35.18, S 60.83, E 140.06, S 19.17 TO P/C, SLY, WLY 47.13, W 384.53 TO P/C, WLY, NLY 50 TO POB AKA: PARCEL C RETAIL BLDG

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a variance and/or permit(s) on behalf of Aspen Dental.

I, SHOPPES AT RIO VISTA, LLC, legal owner of the property listed below certify that I have granted, Aspen Dental, their sign manufacturer Apex Signs and their permit expeditor Therese Diehl owner of Expedite The Diehl LLC, as my duly authorized agent, permission to obtain the variance approval, board of adjustment approvals, sign permits and related documents necessary for the construction (or installation) of signs at the following address:

921 SE 17th St, Ste C, Fort Lauderdale, FL 33316

Address of permit location

I understand that I am authorizing them to apply for necessary board of adjustment variances, sign permits and related building permit documents. This is limited to what is necessary for the sign approval and installation permit projects to be completed.

[Signature] 7/18/2022
Signature of Owner Date

Notary

State of Florida

City/ County of Broward

I, Catherine Dambra, Notary Public in and for the aforesaid State hereby certify that Kenneth T. Barber appeared before me in the State and City/County aforesaid and executed this affidavit on this 18 day of "July" 2022.

Catherine Dambra
Notary Public

My Commission Expires the 27 day of May, 2024.
Date Month year



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

Answer All questions on this page and attach narrative.

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

Sec 47-22.3.O to allow for 3 wall signs where the code only allows for 2.

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

One sign per vehicular travelway for a maximum of 2, whereas this property has three.

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:

This is a strip mall where the end tenant has three elevations that are visible to vehicles

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 attached

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

This is an existing retail space.

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

This is the minimum necessary and within the overall 300 sq. ft. maximum that is allowed.

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

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

Tracey Diehl
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27th day of August, 2022



Mitchell A. McCrady
Notary Public, State of Ohio
My Commission Expires
12-20-2023

Mitchell A. McCrady
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-20-2023

Page 3: Required Documentation & Mail Notice Requirements

-Submit One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prof.accela.com/>). Note: The plans and survey must be digitally signed and sealed when submitting through Lauderbuild. * Mailing envelopes are submitted in person.

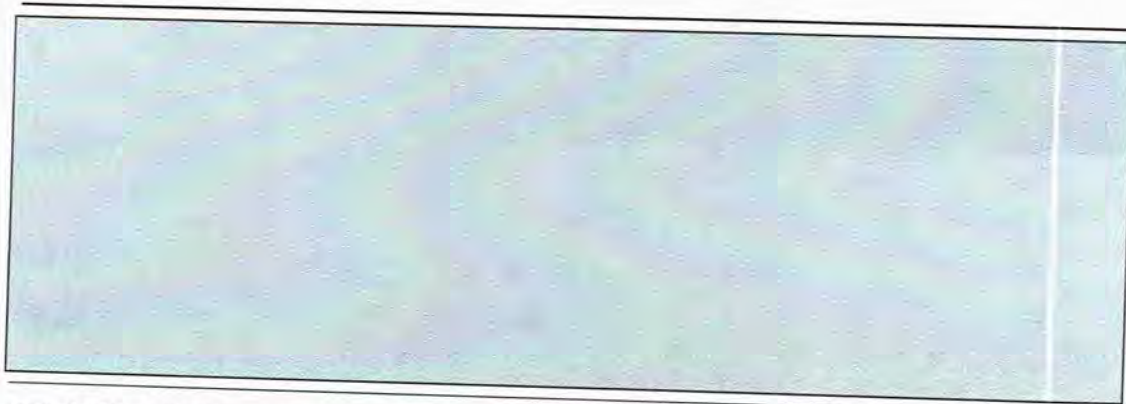
-Submit Fourteen (14) copy sets (stapled) of each item listed below and Plans at half-size scale 11"X17" & One (1) original application submittal.

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

- Site Plan (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan (if applicable)
- Elevations (if applicable)
- Additional Plan details as needed

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" 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
Zoning & Landscaping Division -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311

- **DISTRIBUTION:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

- To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kgibbs@bcpa.net or call 954-357-5503.

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: TRACEY DIEHL

PROPERTY: 921 SE 17TH STREET

PUBLIC HEARING DATE: SEPTEMBER 14, 2022

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

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

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

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

Legal Description

LEGAL

SIXTEEN SUBDIVISION 69-30 B POR OF PAR A DESC AS: BEG AT WLY SW COR OF SAID PAR A, N 107.68, E 106.57, N 120.95, E 152.41, S 151, E 35.18, S 60.83, E 140.06, S 19.17 TO P/C, SLY & WLY 47.13 TO P/T, W 384.53 TO P/C, WLY & NLY 50 TO POB. LESS POR OF SAID PAR A DESC AS: BEG WLY SW COR OF PAR A, N 107.68, E 258.85, S 30, E 35.18, S 60.83, E 140.06, S 19.17 TO P/C, SLY, WLY 47.13, W 384.53 TO P/C, WLY, NLY 50 TO POB AKA: PARCEL C RETAIL BLDG

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

Property Owners Notice List

FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_U	CITY	STATE	ZIP	ADDRESS_1	LEGAL_LINE	LEGAL_U_1	LEGAL_LI_2	LEGAL_LI_3
50421400260	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309	14-50-42	N 50 OF NE1/4 OF SW1/4 OF SEC	14-50-42, TOG WITH A POR NE1/4
50421403210	ECLIPSE DECATLON RE HARBOR BCH	LLC % FORMATION CAPITAL ASSET	3500 LENOX RD NE #510	ATLANTA	GA	30326	ATLANTA	GA30326	ADD LAUDERDALE CORR PL 2-15 D	ADD LAUDERDALE CORR PL 2-15 D	LOT 1 TO 6 & E1/2 VAC ALLEY ABUT
50421403230	WESTMINSTER GREY IRREV TR	MCINTYRE,WILLIAM	3033 NE 32 AVE	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308	ADD LAUDERDALE CORR PL 2-15 D	ADD LAUDERDALE CORR PL 2-15 D	LOT 1 & 2 BLK 15
50421403230	17TH STREET PROPERTIES LLC		7401 WILES RD STE 106	CORAL SPRINGS	FL	33067	CORAL SPRINGS	FL33067	EVERGLADE LAND SALES CO FIRST	ADD LAUDERDALE CORR PL 2-15 D	LOT 3 TO 5 BLK 15
50421403250	BOCA 2300 LLC		1200 N FEDERAL HWY STE 200	BOCA RATON	FL	33432	BOCA RATON	FL33432	EVERGLADE LAND SALES CO FIRST	ADD LAUDERDALE CORR PL 2-15 D	LOT 7 TO 11 & W 7.5 OF ABUT VAC
504214130010	SMALLWOODS 13 LLC		1001 SE 17 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	LAUDERDALE HARBORS SHOPPING		15 ALLEY DESC IN OR 13617/828
504214130011	SMALLWOODS 13 LLC		1001 SE 17 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	LAUDERDALE HARBORS SHOPPING		
504214130012	SMALLWOODS 13 LLC		1001 SE 17 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	LAUDERDALE HARBORS SHOPPING		
504214130013	SMALLWOODS 13 LLC		1001 SE 17 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	LAUDERDALE HARBORS SHOPPING		
504214130014	SMALLWOODS 13 LLC		1001 SE 17 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	LAUDERDALE HARBORS SHOPPING		
504214130015	SMALLWOODS 13 LLC		1001 SE 17 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	LAUDERDALE HARBORS SHOPPING		
504214130020	17TH HOLDINGS LLC		1035 SE 17 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	LAUDERDALE HARBORS SHOPPING		
504214130023	MANULLA-II INC		2031 WATERS EDGE	POMPANO BEACH	FL	33062	POMPANO BEACH	FL33062	LAUDERDALE HARBORS SHOPPING		
504214130024	BRUCE L BARTOS TR	BARTOS,BRUCE L TRSTEE	1311 W LAKE DR	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	LAUDERDALE HARBORS SHOPPING		
504214130026	BRUCE BARTOS TR	BARTOS,BRUCE L TRS	1311 W LAKE DR	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	LAUDERDALE HARBORS SHOPPING		
504214130070	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	LAUDERDALE HARBORS SHOPPING		
504214180010	SCHOOL BOARD OF BROWARD COUNTY	ATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	HARBORDALE 41-9 B	PARCEL A	
504214180020	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	HARBORDALE 41-9 B	ALL ROADS R/W PER SAID PLAT	
504214310011	SHOPPES AT RIO VISTA LLC	% KENNETH T BARBER	460 NW 131 AVE	PLANTATION	FL	33325	PLANTATION	FL33325	SIXTEEN SUBDIVISION 69-30 B	POR OF PAR A DESC AS: BEG AT WLY	SW COR OF SAID PAR A, N 107.68,
504214310012	SHOPPES AT RIO VISTA LLC	% KENNETH T BARBER	460 NW 131 AVE	PLANTATION	FL	33325	PLANTATION	FL33325	SIXTEEN SUBDIVISION 69-30 B	POR OF PAR A DESC AS: BEG AT WLY	SW COR OF SAID PAR A, N 107.68,
504214310020	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	SIXTEEN SUBDIVISION 69-30 B	THROUGHFARES DEDICATED PER	PLAT 69-30 B
504214310030	SHOPPES AT RIO VISTA LLC	% KENNETH T BARBER	460 NW 131 AVE	PLANTATION	FL	33325	PLANTATION	FL33325	SIXTEEN SUBDIVISION 69-30 B	POR OF PAR A DESC AS: BEG AT ELY	NE COR OF SAID PAR A, S 186.83,
504214310040	SHOPPES AT RIO VISTA LLC	% KENNETH T BARBER	460 NW 131 AVE	PLANTATION	FL	33325	PLANTATION	FL33325	SIXTEEN SUBDIVISION 69-30 B	POR OF PAR A DESC AS: BEG AT NLY	NW COR OF SAID PAR A, E 72.09,
504214350010	17 FLL HOLDINGS LLC	%DOBLEMEIER,MINA	910 SE 17 ST #400	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	BARNETT BANK OF PORT EVERGLADES	86-14 B	PARCEL A & E 7.5 OF ABUT VAC 15
504214350020	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	BARNETT BANK OF PORT EVERGLADES	86-14 B	R/W5 DEDICATED TO THE PUBLIC PER
504214400010	GUPTA,ABHISHEK		19062 PARK RIDGE ST	SOUTHWEST RANCHES	FL	33332	SOUTHWEST RANCHES	FL33332	RUNAWAY BAY CONDO	PER CDO BK/Pg: 6172/382	
504214400020	BLAYLOCK,TERRI S		142 DOVE LAKE DR	TAVERNIER	FL	33070	TAVERNIER	FL33070	RUNAWAY BAY CONDO	UNIT 102	
504214400030	ARMSTRONG,KATHERINE R H/E	CATALANO,STEPHEN J	1625 SE 10 AVE #103	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 103	
504214400040	DETELIICH,TIMOTHY J		1625 SE 10 AVE #201	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 201	
504214400050	LILLEY,CLAUDETE WERLE		1625 SE 10 AVE #202	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 202	
504214400060	HILAIRE,WISLANDE		1625 SE 10 AVE #203	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 203	
504214400070	PEREZ,FREDDY A & LILIANA		35 MYRTLE AVE	NUTLEY	NJ	07110	NUTLEY	NJ07110	RUNAWAY BAY CONDO	UNIT 204	
504214400080	OLFESA,LLC		1229 PEREGRINE WAY	WESTON	FL	33327	WESTON	FL33327	RUNAWAY BAY CONDO	UNIT 205	
504214400090	RAMPONI,MARCELA A		1229 PEREGRINE WAY	WESTON	FL	33327	WESTON	FL33327	RUNAWAY BAY CONDO	UNIT 206	
504214400100	ESPINOLA,AMY		1625 SE 10 AVE #207	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 207	
504214400110	KOSTOFF,MICHAEL G		1625 SE 10 AVE #208	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 208	
504214400120	BONDAR,ALEXANDRU RAZVAN		1625 SE 10 AVE #209	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 209	
504214400130	WYNTER,LIESL Y		1625 SE 10 AVE #210	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 210	
504214400140	ZAMORA,JUAN CARLOS	FRONTADO,MARIANA	1625 SE 10 AVE UNIT 301	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 301	
504214400150	ATKINSON,ALISA		1719 SE 14 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 302	
504214400160	MONTENEGRO DA SILVA,MICHELE		1625 SE 10 AVE #303	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 303	
504214400170	SEPUVEDA,CARLOS A		1625 SE 10 AVE #304	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 304	
504214400180	WENDELIN FAM REV TR	WENDELIN,ZACHARY P TRS ETAL	10874 HAWKS VISTA ST	PLANTATION	FL	33324	PLANTATION	FL33324	RUNAWAY BAY CONDO	UNIT 305	
504214400190	KALFMAN,AARON		1625 SE 10 AVE APT 306	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 306	
504214400200	FAGGYAS,ZSUZSANNA		1625 SE 10 AVE #307	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 307	
504214400210	TOUHEY,ELAINE H		1625 SE 10 AVE APT 308	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 308	
504214400220	DAVIS,RAY		1625 SE 10 AVE #309	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 309	
504214400230	EHRING,GUY	VANDERSTARRE,MARIET	1625 SE 10 AVE #310	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 310	
504214400240	COPELAND,JERRY LEE		1625 SE 10 AVE APT 401	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 401	
504214400250	STERRENBURG,LOUIS J		33601 E 1300 NORTH RD	CHATSWORTH	IL	60921	CHATSWORTH	IL60921	RUNAWAY BAY CONDO	UNIT 402	
504214400260	SANDOR,CYNTHIA L		2595 SW 105 TER	DAVIE	FL	33324	DAVIE	FL33324	RUNAWAY BAY CONDO	UNIT 403	
504214400270	WHOOLEY REV LIV TR	WHOOLEY,J A & WHOOLEY,J TRS	501 MIRASOL CIR #116	CELEBRATION	FL	34747	CELEBRATION	FL34747	RUNAWAY BAY CONDO	UNIT 404	
504214400280	BOHONYI,J ROBERT		305 MERCER ST	HIGHTSTOWN	NJ	08520	HIGHTSTOWN	NJ08520	RUNAWAY BAY CONDO	UNIT 405	
504214400290	MAGDADS LLC		1625 SE 10 AVE #406	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 406	
504214400300	MEAR,JOHN R		1625 SE 10 AVE #407	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 407	
504214400310	BENEDICT,CAROL A		1625 SE 10 AVE #408	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 408	
504214400320	COOPE,BLANCA EST		1625 SE 10 AVE UNIT 409	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 409	
504214400330	MORRIS,RACHEL & GERAINT H		619 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315	RUNAWAY BAY CONDO	UNIT 410	
504214400340	LOSTUMBO,STEPHEN A		2731 NE 15 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 501	
504214400350	KORST,KATHRYN ANNE	KORST,JOHN R	1625 SE 10 AVE #502	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 502	
504214400360	SIMONSEN,NICOLE		1625 SE 10 AVE #503	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 503	
504214400370	HUBBARD,BARBARA G		1625 SE 10 AVE APT 504	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 504	
504214400380	WALTERS,RICHARD L	WALTERS,ROBERTA L	PO BOX 409	BOYCE	VA	22620	BOYCE	VA22620	RUNAWAY BAY CONDO	UNIT 505	
504214400390	MCCULLERS,RENEE		1811A MIDDLE RIVER DR	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305	RUNAWAY BAY CONDO	UNIT 506	
504214400400	BUNDY,JOSEPH MARK & LINDA KING		1625 SE 10 AVE APT 507	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 507	
504214400410	HILAIRE GROUP LLC	HILAIRE,WISLANDE	350 NW 40 ST	POMPANO BEACH	FL	33064	POMPANO BEACH	FL33064	RUNAWAY BAY CONDO	UNIT 508	
504214400420	BATIN,LEONARDO & MARIANNE O		1625 SE 10 AVE APT 509	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 509	
504214400430	PHILLIPS,GENE AUTRY & MARGARET M		1625 SE 10 AVE APT 510	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 510	
504214400440	PRATT,RYAN D		1625 SE 10 AVE #601	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 601	
504214400450	BENEDICT,RICHARD		1625 SE 10 AVE UNIT 602	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 602	
504214400460	SHOLDER,VIVIAN H	VIVIAN H SHOLDER REV LIV TR	1625 SE 10 AVE #603	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 603	
504214400470	SCHNEIDER,SCOTT		1625 SE 10 AVE #604	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 604	
504214400480	DIAZ,ZULEYMA		1625 SE 10 AVE APT 605	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 605	
504214400490	TUCKER,GRAHAM		1625 SE 10 AVE APT 606	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 606	
504214400500	TROVATO,JEFFREY	UDODJ,IRYNA	1625 SE 10 AVE #607	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 607	
504214400510	LONGSTAFF,LAURALEE		2215 SW 11 PLACE	BOCA RATON	FL	33486	BOCA RATON	FL33486	RUNAWAY BAY CONDO	UNIT 608	
504214400520	FRANCO,MILLIE		1625 SE 10 AVE #609	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 609	
504214400530	KOACH,KAREN O		1625 SE 10 AVE UNIT 610	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 610	
504214400540	701 RUNAWAY LLC		1915 NE 45 ST #203	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308	RUNAWAY BAY CONDO	UNIT 701	
504214400550	MANDERS,ALEXA JADE		1625 SE 10 AVE #702	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 702	
504214400560	LARINO ORECCHIO REV LIV TR	ORECCHIO,LARINA TRS	1323 SE 17 ST #677	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 703	
504214400570	RESTREPO GUSTAVO & EDWINA		18001 EDWON VIEW TER #10	ASHTON	MD	20861	ASHTON	MD20861	RUNAWAY BAY CONDO		

504214BC0660	BARROCAS,CARLOS A	1625 SE 10 AVE #803	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 803	PER CDO BK/PG: 6172/382
504214BC0670	MAO,JUN	10753 SW 14 PL	DAVIE	FL	33324	DAVIE	FL33324	RUNAWAY BAY CONDO	UNIT 804	PER CDO BK/PG: 6172/382
504214BC0680	MARTIN,DAVID C	1625 SE 10 AVE #805	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 805	PER CDO BK/PG: 6172/382
504214BC0690	SPARACINO,CHRISTOPHER J	1625 SE 10 AVE #806	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 806	PER CDO BK/PG: 6172/382
504214BC0700	ROZENBLAD,CARLO RODNEY	1625 SE 10 AVE #807	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 807	PER CDO BK/PG: 6172/382
504214BC0710	ANGLADE,ROBERT	1625 SE 10 AVE #808	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 808	PER CDO BK/PG: 6172/382
504214BC0720	GOTTUS,DEBORAH ANN	1625 SE 10 AVE UNIT 809	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 809	PER CDO BK/PG: 6172/382
504214BC0730	FELDMAN,JENNIFER	1625 SE 10 AVE #1003	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 810	PER CDO BK/PG: 6172/382
504214BC0740	BYRNES,JOSEPH P	1625 SE 10 AVE #901	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 901	PER CDO BK/PG: 6172/382
504214BC0750	MADER,EUGENIO NORBERTO	2901 BELMAR ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304	RUNAWAY BAY CONDO	UNIT 902	PER CDO BK/PG: 6172/382
504214BC0760	RAYMOND,RONALD A	1819 SE 17 ST # 805	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 903	PER CDO BK/PG: 6172/382
504214BC0770	MORRIS,WAYNE T	1625 SE 10 AVE #904	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 904	PER CDO BK/PG: 6172/382
504214BC0780	SILVER,CONNIE	1625 SE 10 AVE #905	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 905	PER CDO BK/PG: 6172/382
504214BC0790	BOLTON,DOUGLAS	2119 SE 10 AVE #911	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 906	PER CDO BK/PG: 6172/382
504214BC0800	MULLEN,PAUL	1625 SE 10 AVE #907	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 907	PER CDO BK/PG: 6172/382
504214BC0810	MORGAN,JENNIFER H	1625 SE 10 AVE UNIT 908	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 908	PER CDO BK/PG: 6172/382
504214BC0820	SCHOREN,FELICIA A	1625 SE 10 AVE APT 909	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 909	PER CDO BK/PG: 6172/382
504214BC0830	ROBERTS,MARK & DAWN	1625 SE 10 AVE UNIT 910	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 910	PER CDO BK/PG: 6172/382
504214BC0840	RESTREPO,DIANA H/E	1625 SE 10 AVE UNIT 1001	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 1001	PER CDO BK/PG: 6172/382
504214BC0850	MACKIE,FRANKLIN & DEBORA	3036 CARDINAL DR	AUGUSTA	GA	30909	AUGUSTA	GA30909	RUNAWAY BAY CONDO	UNIT 1002	PER CDO BK/PG: 6172/382
504214BC0860	PAHL,GWENDOLYN H	1625 SE 10 AVE #1003	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 1003	PER CDO BK/PG: 6172/382
504214BC0870	GONCE BRIDGEMAN REV TR	410 SMITH MILL RD	NEWARK	DE	19711	NEWARK	DE19711	RUNAWAY BAY CONDO	UNIT 1004	PER CDO BK/PG: 6172/382
504214BC0880	MURPHY,JOSEPH P	1625 SE 10 AVE UNIT 1005	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 1005	PER CDO BK/PG: 6172/382
504214BC0890	ERNWAY LLC	4897 ANCIENT MARBLE DR	SARASOTA	FL	34240	SARASOTA	FL34240	RUNAWAY BAY CONDO	UNIT 1006	PER CDO BK/PG: 6172/382
504214BC0900	GRAHAM,ROBERT & NADEJDA	40 WINGRA AVE	RUTHERFORD	NJ	07070	RUTHERFORD	NJ07070	RUNAWAY BAY CONDO	UNIT 1007	PER CDO BK/PG: 6172/382
504214BC0910	O'CONNOR,DAVID A	1625 SE 10 AVE #1008	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 1008	PER CDO BK/PG: 6172/382
504214BC0920	WALDO,JOHN S	7900 SW 53 PL	MIAMI	FL	33143	MIAMI	FL33143	RUNAWAY BAY CONDO	UNIT 1009	PER CDO BK/PG: 6172/382
504214BC0930	MEMIOGLU,AYDIN	1625 SE 10 AVE #1010	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316	RUNAWAY BAY CONDO	UNIT 1010	PER CDO BK/PG: 6172/382

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

Mail Notification Documents Labels

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

ECLIPSE DECATHLON RE HARBOR BCH
LLC % FORMATION CAPITAL ASSET
3500 LENOX RD NE #510
ATLANTA, GA 30326

WESTMINSTER GREY IRREV TR
MCINTYRE, WILLIAM
3033 NE 32 AVE
FORT LAUDERDALE, FL 33308

17TH STREET PROPERTIES LLC
7401 WILES RD STE 106
CORAL SPRINGS, FL 33067

BOCA 2300 LLC
1200 N FEDERAL HWY STE 200
BOCA RATON, FL 33432

SMALLWOODS 13 LLC
1001 SE 17 ST
FORT LAUDERDALE, FL 33316

SMALLWOODS 13 LLC
1001 SE 17 ST
FORT LAUDERDALE, FL 33316

SMALLWOODS 13 LLC
1001 SE 17 ST
FORT LAUDERDALE, FL 33316

SMALLWOODS 13 LLC
1001 SE 17 ST
FORT LAUDERDALE, FL 33316

SMALLWOODS 13 LLC
1001 SE 17 ST
FORT LAUDERDALE, FL 33316

SMALLWOODS 13 LLC
1001 SE 17 ST
FORT LAUDERDALE, FL 33316

17TH HOLDINGS LLC
1035 SE 17 ST
FORT LAUDERDALE, FL 33316

MANULLA-II INC
2031 WATERS EDGE
POMPANO BEACH, FL 33062

BRUCE L BARTOS TR
BARTOS, BRUCE L TRSTEE
1311 W LAKE DR
FORT LAUDERDALE, FL 33316

BRUCE BARTOS TR
BARTOS, BRUCE L TRS
1311 W LAKE DR
FORT LAUDERDALE, FL 33316

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

SCHOOL BOARD OF BROWARD COUNTY
ATTN: FACILITY MANAGEMENT
600 SE 3 AVE
FORT LAUDERDALE, FL 33301

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

SHOPPES AT RIO VISTA LLC
% KENNETH T BARBER
460 NW 131 AVE
PLANTATION, FL 33325

SHOPPES AT RIO VISTA LLC
% KENNETH T BARBER
460 NW 131 AVE
PLANTATION, FL 33325

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

SHOPPES AT RIO VISTA LLC
% KENNETH T BARBER
460 NW 131 AVE
PLANTATION, FL 33325

SHOPPES AT RIO VISTA LLC
% KENNETH T BARBER
460 NW 131 AVE
PLANTATION, FL 33325

17 FLL HOLDINGS LLC
% DOBLMEIER, MINA
910 SE 17 ST #400
FORT LAUDERDALE, FL 33316

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

GUPTA, ABHISHEK
19062 PARK RIDGE ST
SOUTHWEST RANCHES, FL 33332

BLAYLOCK, TERRI S
142 DOVE LAKE DR
TAVERNIER, FL 33070

ARMSTRONG, KATHERINE R H/E
CATALANO, STEPHEN J
1625 SE 10 AVE #103
FORT LAUDERDALE, FL 33316

DETELICH, TIMOTHY J
1625 SE 10 AVE #201
FORT LAUDERDALE, FL 33316

LILLEY, CLAUDETE WERLE
1625 SE 10 AVE #202
FORT LAUDERDALE, FL 33316

HILAIRE,WISLANDE
1625 SE 10 AVE #203
FORT LAUDERDALE, FL 33316

PEREZ,FREDDY A & LILIANA
35 MYRTLE AVE
NUTLEY, NJ 07110

OLFESA LLC
1229 PEREGRINE WAY
WESTON, FL 33327

RAMPONI,MARCELA A
1229 PEREGRINE WAY
WESTON, FL 33327

ESPINOLA,AMY
1625 SE 10 AVE #207
FORT LAUDERDALE, FL 33316

KOSTOFF,MICHAEL G
1625 SE 10 AVE #208
FORT LAUDERDALE, FL 33316

BONDAR,ALEXANDRU RAZVAN
1625 SE 10 AVE #209
FORT LAUDERDALE, FL 33316

WYNTER,LIESL Y
1625 SE 10 AVE #210
FORT LAUDERDALE, FL 33316

ZAMORA,JUAN CARLOS
FRONTADO,MARIANA
1625 SE 10 AVE UNIT 301
FORT LAUDERDALE, FL 33316

ATKINSON,ALISA
1719 SE 14 ST
FORT LAUDERDALE, FL 33316

MONTENEGRO DA SILVA,MICHELLE
1625 SE 10 AVE #303
FORT LAUDERDALE, FL 33316

SEPULVEDA,CARLOS A
1625 SE 10 AVE #304
FORT LAUDERDALE, FL 33316

WENDELIN FAM REV TR
WENDELIN,ZACHARY P TRS ETAL
10874 HAWKS VISTA ST
PLANTATION, FL 33324

KAUFMAN,AARON
1625 SE 10 AVE APT 306
FORT LAUDERDALE, FL 33316

FAGGYAS,ZSUZSANNA
1625 SE 10 AVE #307
FORT LAUDERDALE, FL 33316

TOUHEY,ROBERT J
TOUHEY,ELAINE H
1625 SE 10 AVE APT 308
FORT LAUDERDALE, FL 33316

DAVIS,RAY
1625 SE 10 AVE #309
FORT LAUDERDALE, FL 33316

EHRING,GUY
VANDERSTARRE,MARIET
1625 SE 10 AVE #310
FORT LAUDERDALE, FL 33316

COPELAND,JERRY LEE
1625 SE 10 AVE APT 401
FORT LAUDERDALE, FL 33316

STERRENBURG,LOUIS J
33601 E 1300 NORTH RD
CHATSWORTH, IL 60921

SANDOR,CYNTHIA L
2595 SW 105 TER
DAVIE, FL 33324

WHOOLEY REV LIV TR
WHOOLEY,J A & WHOOLEY,J TRS
501 MIRASOL CIR #116
CELEBRATION, FL 34747

BOHONYI,J ROBERT
305 MERCER ST
HIGHTSTOWN, NJ 08520

MAGDADS LLC
1625 SE 10 AVE #406
FORT LAUDERDALE, FL 33316

MEAR,JOHN R
1625 SE 10 AVE #407
FORT LAUDERDALE, FL 33316

BENEDICT,CAROL A
1625 SE 10 AVE #408
FORT LAUDERDALE, FL 33316

COOPE,BLANCA EST
1625 SE 10 AVE UNIT 409
FORT LAUDERDALE, FL 33316

MORRIS,RACHEL & GERAINT H
619 SW 19 ST
FORT LAUDERDALE, FL 33315

LOSTUMBO,STEPHEN A
2731 NE 15 ST
FORT LAUDERDALE, FL 33316

KORST,KATHRYN ANNE
KORST,JOHN R
1625 SE 10 AVE #502
FORT LAUDERDALE, FL 33316

SIMONSEN,NICOLE
1625 SE 10 AVE #503
FORT LAUDERDALE, FL 33316

HUBBARD,BARBARA G
1625 SE 10 AVE APT 504
FORT LAUDERDALE, FL 33316

WALTERS,RICHARD L
WALTERS,ROBERTA L
PO BOX 409
BOYCE, VA 22620

MCCULLERS,RENEE
1811A MIDDLE RIVER DR
FORT LAUDERDALE, FL 33305

BUNDY,JOSEPH MARK & LINDA KING
1625 SE 10 AVE APT 507
FORT LAUDERDALE, FL 33316

HILAIRE GROUP LLC
HILAIRE,WISLANDE
350 NW 40 ST
POMPAÑO BEACH, FL 33064

BATIN,LEONARDO & MARIANNE O
1625 SE 10 AVE APT 509
FORT LAUDERDALE, FL 33316

PHILLIPS,GENE AUTRY & MARGARET M
1625 SE 10 AVE APT 510
FORT LAUDERDALE, FL 33316

PRATT,RYAN D
1625 SE 10 AVE #601
FORT LAUDERDALE, FL 33316

BENEDICT,RICHARD
1625 SE 10 AVE UNIT 602
FORT LAUDERDALE, FL 33316

SHOLDER,VIVIAN H
VIVIAN H SHOLDER REV LIV TR
1625 SE 10 AVE #603
FORT LAUDERDALE, FL 33316

SCHNEIDER,SCOTT
1625 SE 10 AVE #604
FORT LAUDERDALE, FL 33316

DIAZ,ZULEYMA
1625 SE 10 AVE APT 605
FORT LAUDERDALE, FL 33316

TUCKER,GRAHAM
1625 SE 10 AVE APT 606
FORT LAUDERDALE, FL 33316

TROVATO,JEFFREY
UDOD,IRYNA
1625 SE 10 AVE #607
FORT LAUDERDALE, FL 33316

LONGSTAFF,LAURALEE
2215 SW 11 PLACE
BOCA RATON, FL 33486

FRANCO,MILLIE
1625 SE 10 AVE #609
FORT LAUDERDALE, FL 33316

KOACH,KAREN O
1625 SE 10 AVE UNIT 610
FORT LAUDERDALE, FL 33316

701 RUNAWAY LLC
1915 NE 45 ST #203
FORT LAUDERDALE, FL 33308

MANDERS,ALEXA JADE
1625 SE 10 AVE #702
FORT LAUDERDALE, FL 33316

LARINO ORECCHIO REV LIV TR
ORECCHIO,LARINA TRS
1323 SE 17 ST #677
FORT LAUDERDALE, FL 33316

RESTREPO,GUSTAVO & EDWINA
18001 EDNOR VIEW TER #10
ASHTON, MD 20861

705 RUNAWAY LLC
1915 NE 45 ST #203
FORT LAUDERDALE, FL 33308

THORSSON,GARY D
1625 SE 10 AVE #706
FORT LAUDERDALE, FL 33316

S&S 1111 LLC
2737 E OAKLAND PARK BLVD #203
FORT LAUDERDALE, FL 33306

CARYLE-LYNNE ROBERTS REV TR
918 S RIO VISTA BLVD
FORT LAUDERDALE, FL 33316

MURICO,ANTHONY
1625 SE 10 AVE #709
FORT LAUDERDALE, FL 33316

MULLINS,PETER
TRAINER,BLAIR
1625 SE 10 AVE #710
FORT LAUDERDALE, FL 33316

ANGLADE,ALISON
ANGLADE,ROBERT
PO BOX F42586
*FREEPORT, BS

OSPINA,CLAUDIA V
1625 SE 10 AVE APT 802
FORT LAUDERDALE, FL 33316

BARROCAS,CARLOS A
1625 SE 10 AVE #803
FORT LAUDERDALE, FL 33316

MAO,JUN
10753 SW 14 PL
DAVIE, FL 33324

MARTIN,DAVID C
1625 SE 10 AVE #805
FORT LAUDERDALE, FL 33316

SPARACINO,CHRISTOPHER J
1625 SE 10 AVE #806
FORT LAUDERDALE, FL 33316

ROZENBLAD,CARLO RODNEY
1625 SE 10 AVE #807
FORT LAUDERDALE, FL 33316

ANGLADE,ROBERT
1625 SE 10 AVE #808
FORT LAUDERDALE, FL 33316

GOTTUS,DEBORAH ANN
1625 SE 10 AVE UNIT 809
FORT LAUDERDALE, FL 33316

FELDMAN,JENNIFER
1625 SE 10 AVE #1003
FORT LAUDERDALE, FL 33316

BYRNES,JOSEPH P
1625 SE 10 AVE #901
FORT LAUDERDALE, FL 33316

MADER,EUGENIO NORBERTO
2901 BELMAR ST
FORT LAUDERDALE, FL 33304

RAYMOND,RONALD A
1819 SE 17 ST # 805
FORT LAUDERDALE, FL 33316

MORRIS,WAYNE T
WAYNE T MORRIS REV TR
1625 SE 10 AVE #904
FORT LAUDERDALE, FL 33316

SILVER,CONNIE
CONNIE SILVER REV TR
1625 SE 10 AVE #905
FORT LAUDERDALE, FL 33316

BOLTON,DOUGLAS
ELIAS,DEIDRE
2119 SE 10 AVE #911
FORT LAUDERDALE, FL 33316

MULLEN,PAUL
ANSAY,ELIZABETH
1625 SE 10 AVE #907
FORT LAUDERDALE, FL 33316

MORGAN,JENNIFER H
1625 SE 10 AVE UNIT 908
FORT LAUDERDALE, FL 33316

SCHOREN,FELICIA A
1625 SE 10 AVE APT 909
FORT LAUDERDALE, FL 33316

ROBERTS,MARK & DAWN
1625 SE 10 AVE UNIT 910
FORT LAUDERDALE, FL 33316

RESTREPO,DIANA H/E
RESTREPO,GUSTAVO
1625 SE 10 AVE UNIT 1001
FORT LAUDERDALE, FL 33316

MACKIE,FRANKLIN & DEBORA
3036 CARDINAL DR
AUGUSTA, GA 30909

PAHL,GWENDOLYN H
1625 SE 10 AVE #1003
FORT LAUDERDALE, FL 33316

GONCE BRIDGEMAN REV TR
BRIDGEMAN,MICHAEL I TRS ETAL
410 SMITH MILL RD
NEWARK, DE 19711

MURPHY,JOSEPH P
1625 SE 10 AVE UNIT 1005
FORT LAUDERDALE, FL 33316

ERNWAY LLC
4897 ANCIENT MARBLE DR
SARASOTA, FL 34240

GRAHAM,ROBERT & NADEJDA
40 WINGRA AVE
RUTHERFORD, NJ 07070

O'CONNOR,DAVID A
1625 SE 10 AVE #1008
FORT LAUDERDALE, FL 33316

WALDO,JOHN S
REITZ,JUDITH E
7900 SW 53 PL
MIAMI, FL 33143

MEMIOGLU,AYDIN
1625 SE 10 AVE #1010
FORT LAUDERDALE, FL 33316

Aspen Dental

921 SE 17th Street

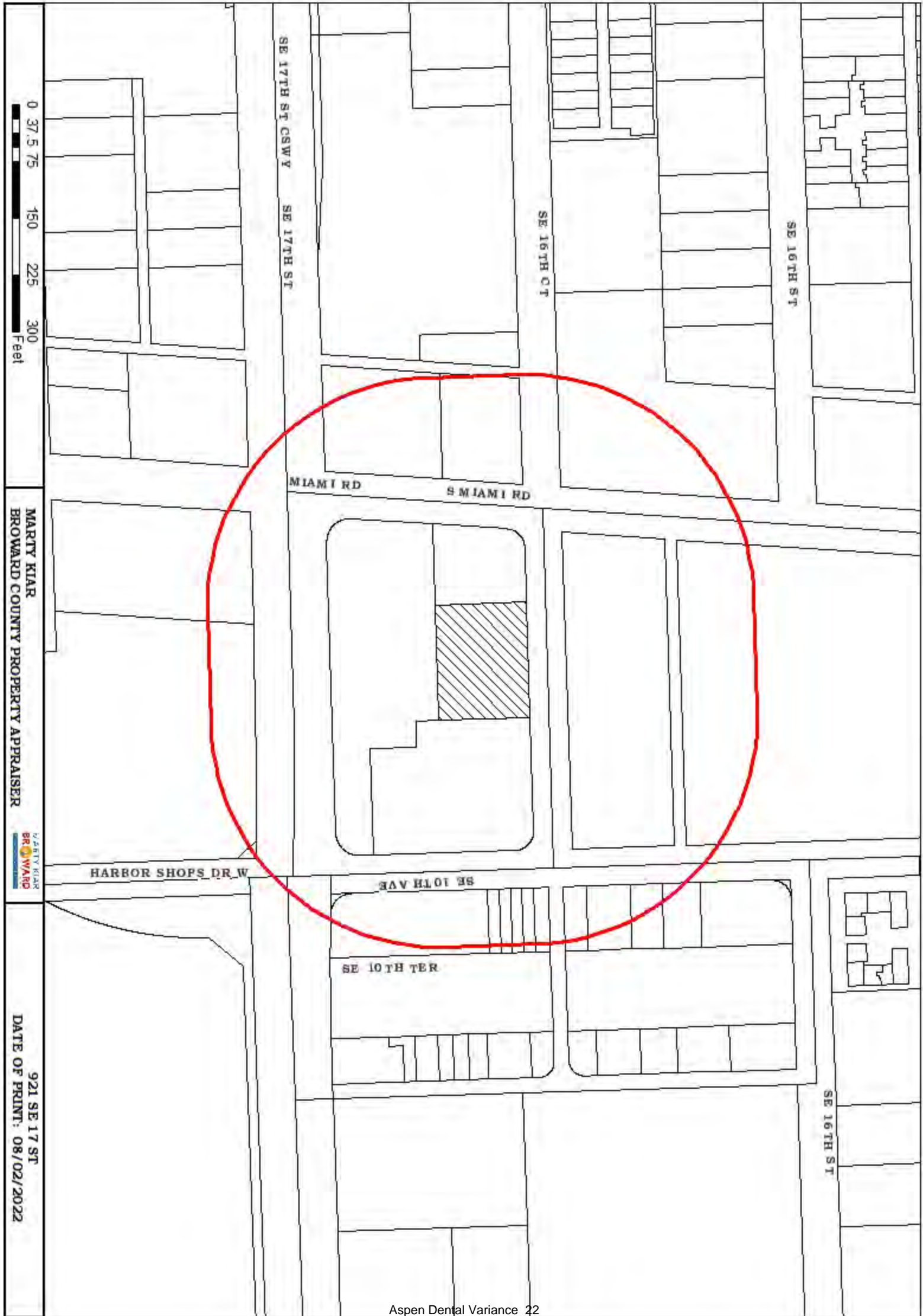
Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

Tax Map



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



921 SE 17 ST
DATE OF PRINT: 08/02/2022

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

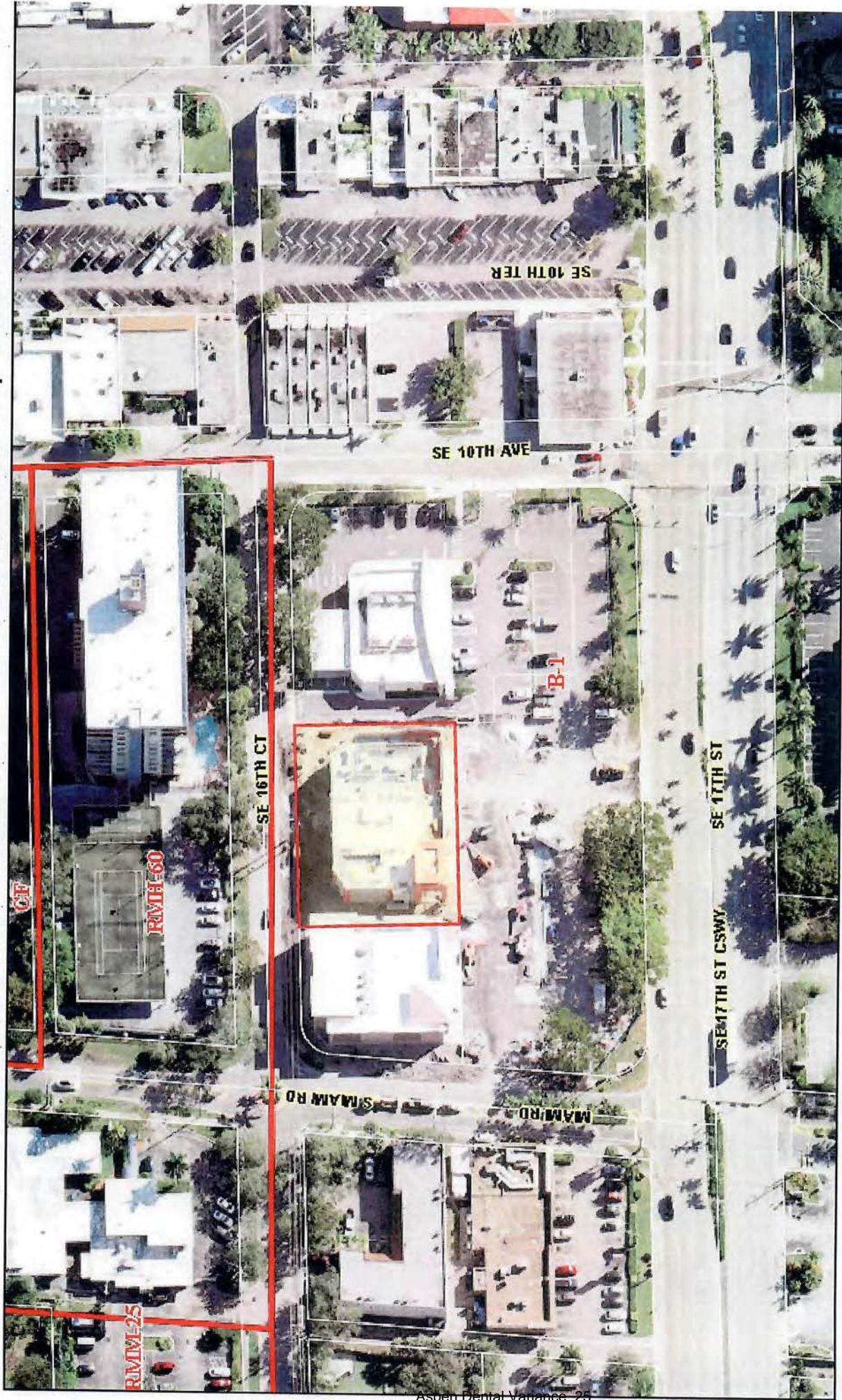
Tax Record

Proof of Ownership

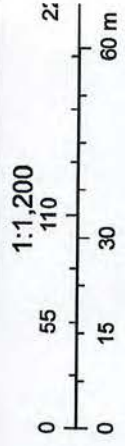
Deed

Property Id: 504214310010

**Please see map disclaimer



July 7, 2022



Prepared by:
Carlton A. Shannon, Jr.
Special Counsel
Katten Muchin Rosenman LLP
550 S. Tryon Street, Suite 2900
Charlotte, NC 28202-4213

AFTER RECORDING RETURN TO:

Kenneth P. Wurttenberger, Esq.
Shahady & Wurttenberger, P.A.
7900 Peters Rd., Suite B-200
Plantation, FL 33324

Broward County Tax Parcel No. 504214-31-0010

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 16th day of December, 2019, by and between **BANK OF AMERICA, NATIONAL ASSOCIATION**, a national banking association, whose address is 525 N. Tryon St., Mail Code NC1-023-05-03, Charlotte, NC 28202 Attn: FL6-524, successor by title change to NationsBank, National Association, successor by merger to Barnett Bank, National Association, successor by merger to Barnett Bank of Broward County, N.A. (hereinafter referred to as "Grantor") in favor of **SHOPPES AT RIO VISTA, LLC**, a Florida limited liability company, whose address is 460 NW 131st Ave., Plantation, FL 33325, Attn: Kenneth T. Barber (hereinafter referred to as "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies and corporations).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain tract or parcel of land lying and being in the City of Fort Lauderdale, Broward County, Florida, being more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in EXHIBIT B, attached hereto and incorporated herein by reference, including the Use Restriction, Advertising Restriction, and Signage Restriction as described below.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever. And Grantor hereby covenants with Grantee that, except as above noted, that at the time of the delivery of this Special Warranty Deed the Property was free from all encumbrances made by it and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

A copy of Assistant Secretary's Certificate of Bank of America, National Association, is attached hereto as EXHIBIT C.

Grantee, acknowledging that Grantor will operate a retail banking center on a portion of the Property which Grantor is leasing from Grantee pursuant to a Ground Lease between the parties of even date herewith (the "Ground Lease"), covenants that neither Grantee nor its successors or assigns shall permit any part of the Property other than that being leased by Grantor (the "Bank Parcel") to be used by any person or entity other than Grantor, its successors, or assigns for "retail banking purposes" or by any person or entity for any "prohibited use" (the "Use Restriction") for a period commencing on the date hereof and terminating on the date on which the Ground Lease, as may be extended and/or amended, expires or is earlier terminated. The term "retail banking purposes" shall be deemed, for purposes of this covenant, to mean the business of any entity which performs one or more of the following activities: (s) operation of a commercial bank, savings bank, savings and loan association, credit union, a mutual or thrift association or any other institution that accepts deposits of money, (t) operation of any sort of automated teller machine or cash dispensing machine ("ATM"), (u) operation of a stock brokerage firm, (v) operation of a mortgage broker, (w) operation of a finance company, mortgage company or any other institution that lends money, (x) investment banking, (y) insurance brokerage; and (z) provision of any other financial services or sale of any products Tenant is permitted to offer by law. The term "prohibited use" shall be deemed, for purposes of this covenant, to mean any one or more of the following use: (1) storage warehouse, (2) manufacturing, refining or agricultural operation, (3) second hand or surplus stores, (4) mobile home park or trailer court, (5) laundromat, pool or billiard hall, (6) massage parlor, tattoo parlor or body piercing parlor/establishment, (7) bowling alley or skating rink, (8) movie theatre, (9) animal boarding facilities, (10) residential dwellings other than hotel/motel, (11) any establishment exhibiting pornographic materials or which sells drug related paraphernalia, (12) adult entertainment, (13) flea market, (14) video arcade or (15) gambling facility. In addition, during the period commencing on the date hereof and terminating on the date on which the Ground Lease, as may be extended and/or amended, expires or is earlier terminated: (i) there shall be no signage or advertising of any type placed or permitted upon any portion of the Property the primary purpose of which is to identify or advertise an entity, other than Grantor, its successors, or assigns, whose principal business is for retail banking purposes (the "Signage Restriction"), and (ii) there shall be no public announcements, advertising, solicitations, business development, notices or other publications, the message of which is to communicate the present or future operation upon the Property of an entity, other than Grantor, its successors, or assigns,

whose principal business is for retail banking purposes (the "Advertising Restriction"). In the event of a violation of the aforesaid Use Restriction, Advertising Restriction, or Signage Restriction (collectively, the "Restrictions"), Grantor shall be entitled to pursue all remedies available in equity, including, without limitation, injunctive relief. In the event of any litigation related to the enforcement of the provisions contained in this Section, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorney's fees actually incurred. The Restricted Period shall terminate and be of no further force and effect on the earliest of the dates set forth above without any further action required by Grantor, Grantee or any other party.

Ad valorem taxes having been prorated, Grantee hereby assumes payment thereof, including all assessments for 2020, and subsequent years, as applicable, due to change in land usage, ownership, or both.

GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN AS EXPRESSLY PROVIDED HEREIN), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE ENVIRONMENTAL CONDITION THEREOF AND THE PRESENCE OF HAZARDOUS MATERIALS ON THE PROPERTY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. FURTHER, SUBSEQUENT TO THE DATE HEREOF, GRANTEE SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL CLAIMS RELATED TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND/OR THE PRESENCE OF HAZARDOUS MATERIALS ON THE PROPERTY. GRANTEE ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. EXCEPT TO THE EXTENT DESCRIBED BY THE PURCHASE AND SALE AGREEMENT DATED FEBRUARY 2, 2018 BY AND BETWEEN GRANTOR AND GRANTEE, AS AMENDED BY REINSTATEMENT AND FIRST AMENDMENT TO REAL ESTATE PURCHASE AND SALE AGREEMENT DATED FEBRUARY 13, 2019, GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE

BROKER, AGENT, SERVANT OR OTHER PERSON. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, GRANTOR HEREBY GRANTS, BARGAINS, SELLS AND CONVEYS THE PROPERTY TO GRANTEE, AND GRANTEE ACCEPTS SAME, ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING. THE PROVISIONS SET FORTH HEREIN SHALL SURVIVE THE CLOSING.

SIGNATURE FOLLOWS ON NEXT PAGE

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its duly authorized officer or representative as of the date first above written.

GRANTOR:

BANK OF AMERICA, NATIONAL ASSOCIATION,
a national banking association

By: Sherry Cronan Watts
Name: Sherry Cronan Watts
Title: Vice President

WITNESS:

Sasha Crutcher
Name: SASHA CRUTCHER

WITNESS:

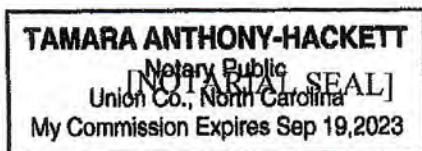
Donna D. Monks
Name: DONNA D. MONKS

STATE OF NORTH CAROLINA)

) ss:

COUNTY OF MECKLENBURG)

The foregoing instrument was acknowledged before me this 12 day of December, 2019 by Sherry Cronan Watts, as Vice President of Bank of America, National Association, a national banking association, on behalf of said banking association. She is personally known to me or produced NC DL as identification.



Notary: Tamara Anthony-Hackett
Print Name: TAMARA ANTHONY-HACKETT
Notary Public, State of North Carolina

My Commission Expires: SEP 19, 2023

EXHIBIT A TO DEED

LEGAL DESCRIPTION OF PROPERTY

Being that property located in the City of Fort Lauderdale, Broward County, Florida, and described as follows:

All of "PARCEL A" of the Subdivision known as SIXTEEN SUBDIVISION, according to the Plat thereof, recorded in Plat Book 69, Page 30, of the Public Records of Broward County, Florida.

Address: 901 SE 17th St., Fort Lauderdale, FL 33316

Broward County Tax Parcel No. 504214-31-0010

EXHIBIT B TO DEED

PERMITTED TITLE EXCEPTIONS

1. Rights of parties in possession, if any.
2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
3. Defects, liens, encumbrances, adverse claims or other matters (a) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; (b) resulting in no loss or damage to the Grantee; or (c) attaching or created subsequent to the date hereof.
4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
5. Any and all unrecorded leases, if any, and rights of parties therein.
6. Taxes and assessments for the year of closing and subsequent years.
7. Intentionally Omitted.
8. Any state of facts which an accurate survey or inspection of the Property would reveal, including inland/tidal wetlands designation if applicable.
9. Any liens for municipal betterments assessed after the date of the within Deed and/or orders for which assessments may be made after the date of the within Deed.
10. Matters shown on that plat of Subdivision known as SIXTEEN SUBDIVISION, according to the Plat thereof, recorded in Plat Book 69, Page 30, of the Public Records of Broward County, Florida.
11. Without limiting the foregoing, all covenants, conditions, restrictions and other matters of record recorded or filed in the applicable records of Broward County, Florida, with respect to the real property conveyed hereby.
12. Use Restriction, Advertising Restriction, and Signage Restriction as detailed in the body of this Deed.
13. Declaration of Reciprocal Easements and Operation Agreement by Shoppes at Rio Vista, LLC, as Declarant, of even date herewith, and recorded December ____, 2019 as Document No. _____, of the Broward County, Florida, Official Records.
14. Lease Agreement by and between Shoppes at Rio Vista, LLC, Grantee, as Landlord, and Bank of America, National Association, Grantor, as Tenant, of even date herewith.

15. Ground Lease Agreement by and between Shoppes at Rio Vista, LLC, Grantee, as Landlord, and Bank of America, National Association, Grantor, as Tenant, of even date herewith.
16. Memorandum of Lease Agreement by and between Shoppes at Rio Vista, LLC, Grantee, as Landlord, and Bank of America, National Association, Grantor, as Tenant, of even date herewith, and recorded December ____, 2019 as Document No. _____, of the Broward County, Florida, Official Records.
17. Memorandum of Ground Lease Agreement by and between Shoppes at Rio Vista, LLC, Grantee, as Landlord, and Bank of America, National Association, Grantor, as Tenant, of even date herewith, and recorded December ____, 2019 as Document No. _____, of the Broward County, Florida, Official Records.

EXHIBIT C TO DEED

BANK CERTIFICATE

ASSISTANT SECRETARY'S CERTIFICATE

OF

BANK OF AMERICA, NATIONAL ASSOCIATION

The undersigned, Allison L. Gilliam, Assistant Secretary of Bank of America, National Association, a duly organized national banking association (herein the "Association"), with its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. Effective April 1, 1992, according to the National Information Center, Barnett Bank of Broward County, National Association was established as a National Bank.
2. Effective June 29, 1996, Barnett Bank of Broward County, National Association was merged into and under Barnett Bank of Jacksonville, National Association, Jacksonville, Florida, with the resulting bank title Barnett Bank, National Association, Jacksonville, Florida, Charter Number 9049.
3. Effective October 8, 1998, Barnett Bank, National Association, Jacksonville, Florida, Charter Number 9049, was merged into and under the title and charter of NationsBank, National Association, Charlotte, North Carolina, Charter Number 14448.
4. Effective July 5, 1999, the title of NationsBank, National Association, Charter Number 14448, was changed to Bank of America, National Association.
5. Effective July 23, 1999, Bank of America, National Association, Charlotte, North Carolina, Charter Number 14448, was merged into and under the charter of Bank of America National Trust and Savings Association, San Francisco, California, Charter Number 13044, with the resulting bank title of Bank of America, National Association, Charlotte, North Carolina, Charter Number 13044.

IN WITNESS WHEREOF, I have hereupon set my hand and affixed the seal of said Association on this 13th day of October, 2017.

[SEAL]

Allison L. Gilliam

Allison L. Gilliam
Assistant Secretary

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

Property Owner Affidavit

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a variance and/or permit(s) on behalf of Aspen Dental.

I, SHARDES AT RIO VISTA LLC, legal owner of the property listed below certify that I have granted, Aspen Dental, their sign manufacturer Apex Signs and their permit expeditor Therese Diehl owner of Expedite The Diehl LLC, as my duly authorized agent, permission to obtain the variance approval, board of adjustment approvals, sign permits and related documents necessary for the construction (or installation) of signs at the following address:

921 SE 17th St, Ste C, Fort Lauderdale, FL 33316

Address of permit location

I understand that I am authorizing them to apply for necessary board of adjustment variances, sign permits and related building permit documents. This is limited to what is necessary for the sign approval and installation permit projects to be completed.

[Signature] _____ Date 7/18/2022

Notary

State of Florida

City/ County of Broward

I, Catherine Dambra, Notary Public in and for the aforesaid State hereby certify that Kenneth T. Barber appeared before me in the State and City/County aforesaid and executed this affidavit on this 18 day of "July" 2022.

Catherine Dambra
Notary Public

My Commission Expires the 27 day of May, 2024.
Date Month year

Seal  CATHERINE DAMBRA
Commission # GG 981714
Expires May 24, 2024
Bonded Thru Budget Notary Services

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

Narrative

The proposal is for an additional wall sign. The applicant is seeking relief to allow three wall signs where only two are allowed. This property fronts on three different vehicular access travel ways. The maximum allowance here is 300 sq. ft. and the three signs proposed are 84sf + 84sf+ 76.02sf for a total proposed sign area of 244.02 sq. ft. which falls within the square footage allowed. Respectfully seeking a variance from Sec 47-22.3.O to allow for three wall signs total.

We hereby respond to the criteria as it relates to this variance request:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

This is not a retail establishment, this is a medical dental service. The needs of the motorist traveling here are medical related. This is a national dental service that provides services in a dental emergency. It's imperative that all motorists seeking emergency dental services be able to identify this destination. Dental offices are staffed with medical doctors that specialize in dentistry, the existence of a medical facility may be life saving, adequate signage that identifies this location from all vantage points for this type of service is not something that is shared with all others. This is a building that shares a parking lot with a nearby property making it unique. The Aspen Dental occupies the end tenant space that has visibility from the SE 16th Court, visibility from SE 10th Avenue, visibility from Miami Road, parking lot frontage to the south, and a drive thru lane that faces up to the entrance from SE 16th Court. The situation here is unique in that this building has frontage on three vehicular travelways.

2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance;

The signs are necessary for this dental service to take it's place in the community. The sign area requested is appropriate for the design of the façade and for the speed limit along this roadway as well as a business that has frontage on three travelways. Not all businesses in this zoning district front on a three streets or vehicle travelways, signs must be visible to motorists that may be under medical distress from a dental emergency. The unique nature of this business are not shared by all properties here.

3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property;

The special conditions here are the result of a medical dental service needing signage that isn't intended to advertise, but intended to provide notification of an available public service.

4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated;

The variance will not confer any special privilege to the applicant, this will provide adequate signage for a facility that provides medical dental services. If this had been a single tenant

building they'd have been allowed to have three signs but because this is a multi tenant building they are limited to two signs even though they have frontage on multiple travelways.

5. The variance, if granted, will not alter the essential character of the locality;

The variance is consistent with what the ordinance allows, the types of signs proposed are consistent with nearby properties. The essential character of the locality will not be altered.

6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience;

The demonstrable hardship occurs when the citizen or transient guest cannot locate this dental service. This is not an inconvenience to the property owner, or to Aspen Dental, lack of signage along any visibility vantage point is dangerous for all those that are traveling here. Adequate signs provide motorists with the ability to prepare for turns in a timely manner under all traveling conditions.

7. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion;

The variance will have no impact on light, air, or congestion. The signs will comply with all lighting ordinances.

8. The purpose of the variance may not be based exclusively upon a desire to serve the convenience or profit of the property owner or other interested parties; and

The variance is not based exclusively on the desire to profit the property owner. This is a service to the community. The signs are necessary for those traveling here who may not use GPS technology, be aware of the area, or have an emergency dental need. Not all dental visits are planned or scheduled. Citizens seeking this service may not be aware of it's existence or be under distress when traveling here. The ground sign can be blocked by other vehicles traveling here. The wall signs would have clear visibility to allow for turns and slowing down along this highway.

9. The granting of the variance may not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Signs provide for notification. The granting of this variance would not be detrimental to the public welfare, however lack of signage can have a significant impact on community services and emergency infrastructure. The financial burden of vehicular traffic incidents are often created by lack of signage. The signs here are used by persons that are of all ages, vision impairments, and may be under distress. Not all dental visits are routine. Keeping in mind that those seeking this service may be nervous or distracted, the signs must overcome all obstacles and provide for

clear visibility to allow for the protection of the public thru their use. These signs will not create visual clutter, or detract from the overall intent of the ordinance.

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

Color Photos

8/26/2022 Front elevation of building



8/26/2022 Rear elevation





8/26/2022 this is the rear elevation where the sign is proposed



8/26/2022 parking lot



8/26/2022 parking lot



8/26/2022 parking lot



8/26/2022

facing East



8/26/2022

facing east Bank of America Building



8/26/2022 This is the east side of the building

8/26/2022 Starbucks drive thru



8/26/2022 This is the west side of the building



8/26/2022 Starbucks drive thru



8/26/2022 parking lot frontage





8/26/2022

view to the north east



8/26/2022

view to the north



8/26/2022

view to the west



8/26/2022
view from behind the building
facing north



8/26/2022
view from behind the building
facing north west



8/26/2022
facing east from the rear of the building



8/26/2022

Starbucks
drive
thru area



8/26/2022

rear of the building facing west

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

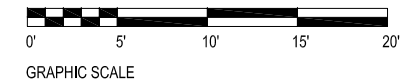
Variance

Signage

Elevation Details



 NORTH ELEVATION



DORSKY+YUE INTERNATIONAL LLP
ARCHITECTURE

CLEVELAND FORT LAUDERDALE
P: 216.468.1850 P: 954.703.7830
F: 216.464.3610 F: 954.524.8604

SHOPPES AT RIO VISTA

Fort Lauderdale, Florida

Aspen Dental Variance 52

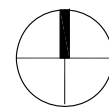
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Project No: DY201736
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ALL RIGHTS RESERVED AA26002045

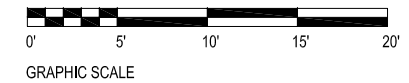



 EAST ELEVATION






 EXHIBIT "E" - SOUTH ELEVATION





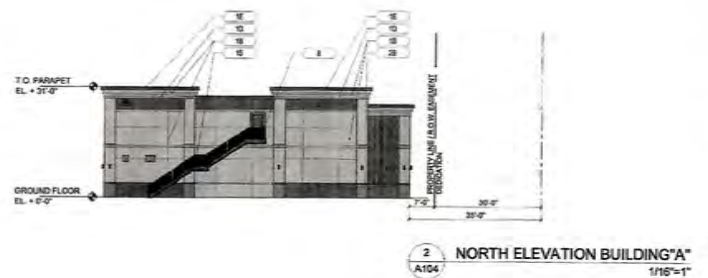
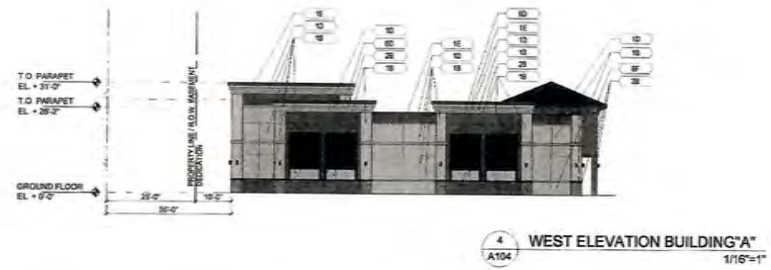
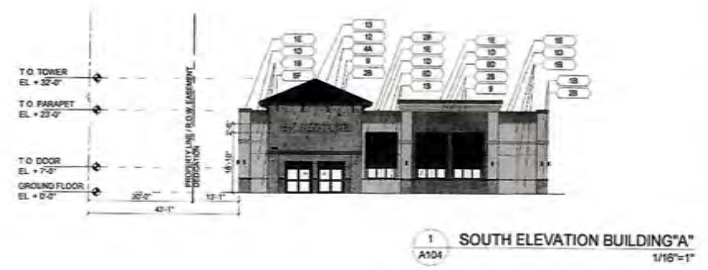
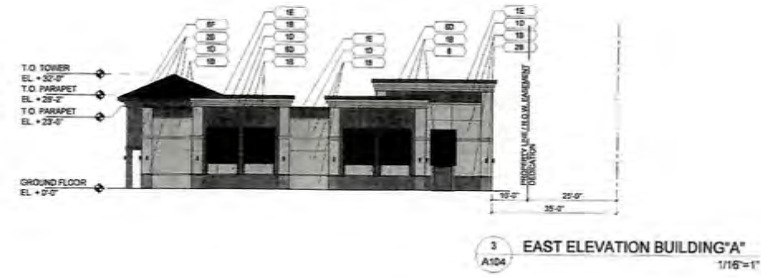
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Issue	05/25/2018
OPAC SUBMITTAL	05/25/2018
Revise	05/24/2018
FINAL DISCRET	12/04/2018
REVISED	08/02/2020

DORSKY + YUE INTERNATIONAL
 ARCHITECTS
 1000 W. PALM BEACH BLVD., SUITE 100
 PALM BEACH, FL 33480
 PH: 561.844.1111
 WWW.DYI-FL.COM

SHOPPES AT RIO VISTA, LLC
 For Leasehold Interest

BUILDING "A" ELEVATIONS
 Job No.: DY201534
 Date: 08/02/2020
 Drawn: [Redacted]
 Checked: [Redacted]

A104



KEY NOTES:

1A STUCCO FINISH (OFF WHITE PAINT)	2A STRIP STONE FINISH (LIGHT TAN COLOR)	5 TILE BAND TRIM (DARK BROWN COLOR)	6F STANDING STEAM METAL ROOF (COPPER BROWN COLOR)	12 FUTURE TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDLR 47.22.4 TENANT SIGNAGE UNDER SEPARATE PERMIT	15 BRICK VENEER
1B STUCCO FINISH (TAN PAINT)	2B STRIP STONE FINISH (DARK TAN COLOR)	6A METAL COPING (WHITE COLOR)	7 FABRIC AWNINGS (DARK GREEN)	13 ADDRESS SIGNAGE	19 EIFS (LIGHT TAN COLOR)
1C STUCCO FINISH (DARK TAN PAINT)	2C STRIP STONE FINISH (MEDIUM TAN COLOR)	6B METAL (DARK BROWN COLOR)	8 IMPACT RESISTANT METAL DOORS	14 SPANDREL PANEL	20 EIFS (DARK TAN COLOR)
1D STUCCO FINISH (LIGHT BROWN PAINT)	3 STONE BASE	6C METAL TRIM (SILVER COLOR)	9 IMPACT RESISTANT STOREFRONT SYSTEM (DARK BRONZE FINISH)	15 PAILING - PAINTED TO MATCH WALL	21 FABRIC AWNING (ELECTRIC BLUE COLOR)
1E STUCCO FINISH (BROWN PAINT)	4A WOOD TRIM BOARD (MAPLE STAIN)	6D METAL AWNING (COPPER BROWN COLOR)	10 IMPACT RESISTANT METAL DOORS AND WINDOWS (WHITE FINISH)	16 IMPACT RESISTANT CLEAR GLASS	
1F STUCCO FINISH (DARK BROWN PAINT)	4B COMPOSITE WOOD PANEL (DARK BROWN - ASH)	6E METAL COPING (ELECTRIC BLUE)	11 IMPACT RESISTANT METAL DOORS AND STOREFRONT (DARK CROWN FINISH)	17 PAINTED METAL PANEL FOR ROOFTOP EQUIPMENT SCREENING	

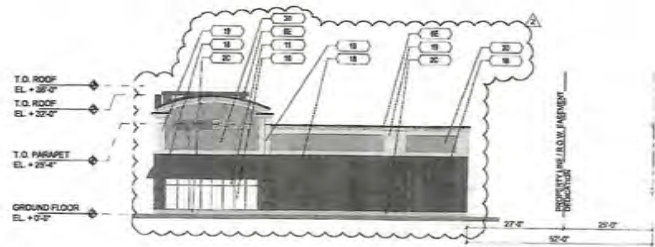


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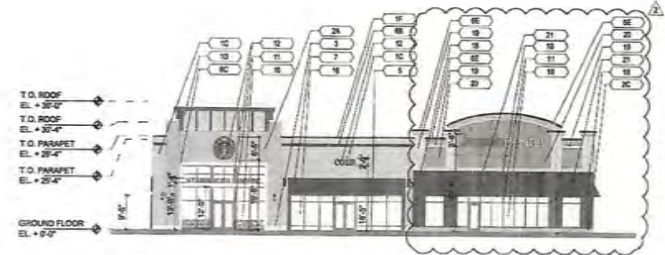
DORSKY + YUE INTERNATIONAL
 FORT LAUDERDALE
 1001 LAUDERDALE
 PARKWAY
 FORT LAUDERDALE
 FL 33304

SHOPPES AT RIO VISTA, LLC.
 Fort Lauderdale, Florida
 ALL RIGHTS RESERVED

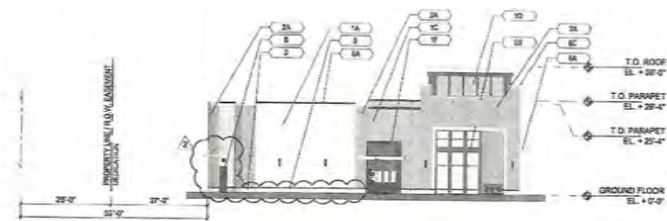
BUILDING "B" ELEVATIONS
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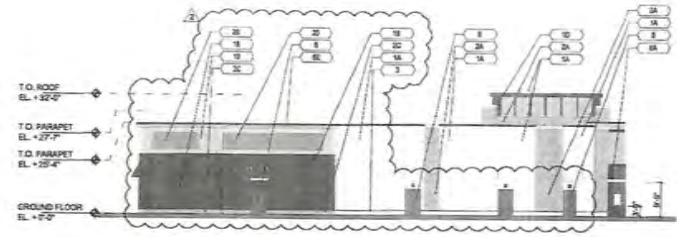
3 EAST ELEVATION BUILDING "B"
 A105 1/8"=1'-0"



1 SOUTH ELEVATION BUILDING "B"
 A105 1/8"=1'-0"



4 WEST ELEVATION BUILDING "B"
 A105 1/8"=1'-0"



2 NORTH ELEVATION BUILDING "B"
 A105 1/8"=1'-0"

KEY NOTES:

1A STUCCO FINISH (OFF WHITE PAINT)	2A STRIP STONE FINISH (LIGHT TAN COLOR)	5 TILE SAND TRIM (DARK BROWN COLOR)	6F STANDING SEAM METAL ROOF (COPPER BROWN COLOR)	12 FUTURE TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDOR 47.22.4. TENANT SIGNAGE UNDER SEPARATE PERMIT	18 BRICK VENEER
1B STUCCO FINISH (TAN PAINT)	2B STRIP STONE FINISH (DARK TAN COLOR)	6A METAL CANOPY (WHITE COLOR)	7 FABRIC AWNINGS (DARK GREEN)	13 ADDRESS SIGNAGE	19 EIFS (LIGHT TAN COLOR)
1C STUCCO FINISH (DARK TAN PAINT)	2C STRIP STONE FINISH (MEDIUM TAN COLOR)	6B METAL (DARK BROWN COLOR)	8 IMPACT RESISTANT METAL DOORS	14 SPANDREL PANEL	20 EIFS (DARK TAN COLOR)
1D STUCCO FINISH (LIGHT BROWN PAINT)	3 STONE BASE	6C METAL TRIM (SILVER COLOR)	9 IMPACT RESISTANT STOREFRONT SYSTEM (DARK BRONZE FINISH)	15 RAILING - PAINTED TO MATCH WALL	21 FABRIC AWNING (ELECTRIC BLUE COLOR)
1E STUCCO FINISH (BROWN PAINT)	4A WOOD TRIM BOARD (MAPLE STAIN)	6D METAL AWNING (COPPER BROWN COLOR)	10 IMPACT RESISTANT METAL DOORS AND WINDOWS (WHITE FINISH)	16 IMPACT RESISTANT CLEAR GLASS	
1F STUCCO FINISH (DARK BROWN PAINT)	4B COMPOSITE WOOD PANEL (DARK BROWN - ASH)	6E METAL COPING (ELECTRIC BLUE)	11 IMPACT RESISTANT METAL DOORS AND STOREFRONT (DARK CROWN FINISH)	17 PAINTED METAL PANEL FOR ROOFTOP EQUIPMENT SCREENING	



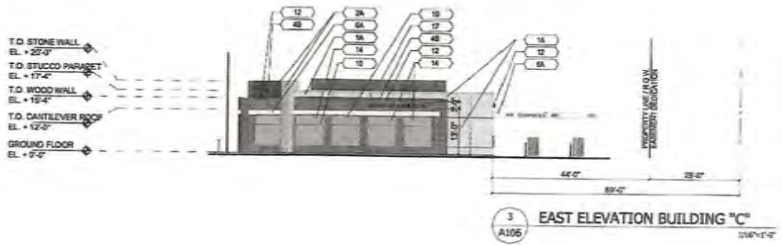
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 FINAL D.C. SET 1/16/2020
 10/1/17
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DORSKY + YUE INTERNATIONAL
 1001 LAUDERDALE
 FORT LAUDERDALE, FL 33304
 P: 352.434.1100
 F: 352.434.1101
 V: 352.434.1102

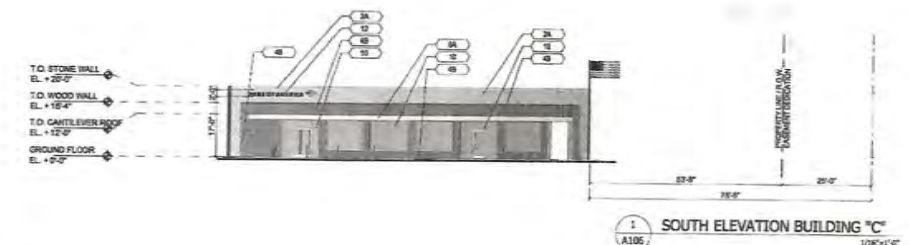
SHOPPES AT RIO VISTA, LLC
 Fort Lauderdale, Florida
 ALL RIGHTS RESERVED

BUILDING "C" ELEVATIONS
 Job No.: DY201136
 Drawn: [Blank]
 Checked: [Blank]
 Date: 09/08/2020

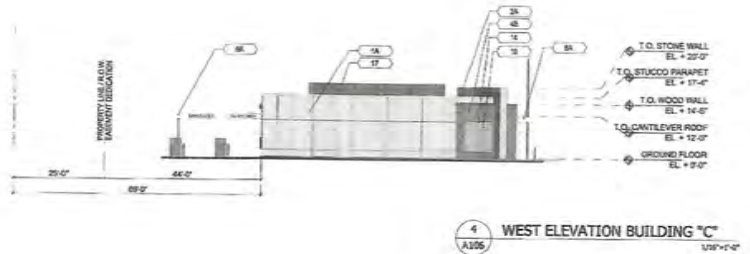
A106



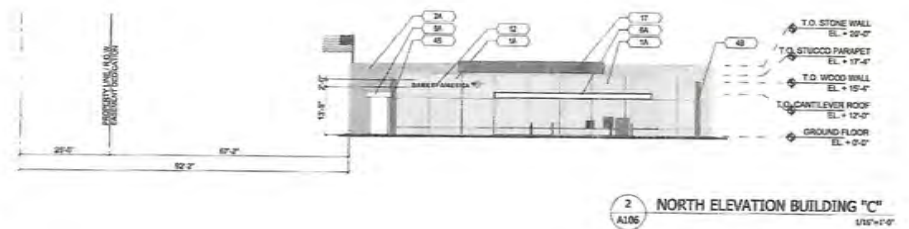
3 EAST ELEVATION BUILDING "C"
 A106 1/32"=1'-0"



1 SOUTH ELEVATION BUILDING "C"
 A106 1/32"=1'-0"



4 WEST ELEVATION BUILDING "C"
 A106 1/32"=1'-0"



2 NORTH ELEVATION BUILDING "C"
 A106 1/32"=1'-0"

KEY NOTES:

1A) STUCCO FINISH (OFF WHITE PAINT)	2A) STRIP STONE FINISH (LIGHT TAN COLOR)	5) TILE BAND TRIM (DARK BROWN COLOR)	6F) STANDING SEAM METAL ROOF (COPPER BROWN COLOR)	12) FUTURE TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULD# 47.22.4. TENANT SIGNAGE UNDER SEPARATE PERMIT	18) BRICK VENEER
1B) STUCCO FINISH (TAN PAINT)	2B) STRIP STONE FINISH (DARK TAN COLOR)	6A) METAL CANOPY (WHITE COLOR)	7) FABRIC AWNINGS (DARK GREEN)	13) ADDRESS SIGNAGE	19) EPS (LIGHT TAN COLOR)
1C) STUCCO FINISH (DARK TAN PAINT)	2C) STRIP STONE FINISH (MEDIUM TAN COLOR)	6B) METAL (DARK BROWN COLOR)	8) IMPACT RESISTANT METAL DOORS	14) SPANDREL PANEL	20) EPS (DARK TAN COLOR)
1D) STUCCO FINISH (LIGHT BROWN PAINT)	3) STONE BASE	6C) METAL TRIM (SILVER COLOR)	9) IMPACT RESISTANT STOREFRONT SYSTEM (DARK BRONZE FINISH)	15) RAILING - PAINTED TO MATCH WALL	21) FABRIC AWNING (ELECTRIC BLUE COLOR)
1E) STUCCO FINISH (BROWN PAINT)	4A) WOOD TRIM BOARD (MAPLE STAIN)	6D) METAL AWNING (COPPER BROWN COLOR)	10) IMPACT RESISTANT METAL DOORS AND WINDOWS (WHITE FINISH)	16) IMPACT RESISTANT CLEAR GLASS	
1F) STUCCO FINISH (DARK BROWN PAINT)	4B) COMPOSITE WOOD PANEL (DARK BROWN - ASH)	6E) METAL COPING (ELECTRIC BLUE)	11) IMPACT RESISTANT METAL DOORS AND STOREFRONT (DARK BROWN FINISH)	17) PAINTED METAL PANEL FOR ROOFTOP EQUIPMENT SCREENING	

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

Board of Adjustments

Variance

Signage

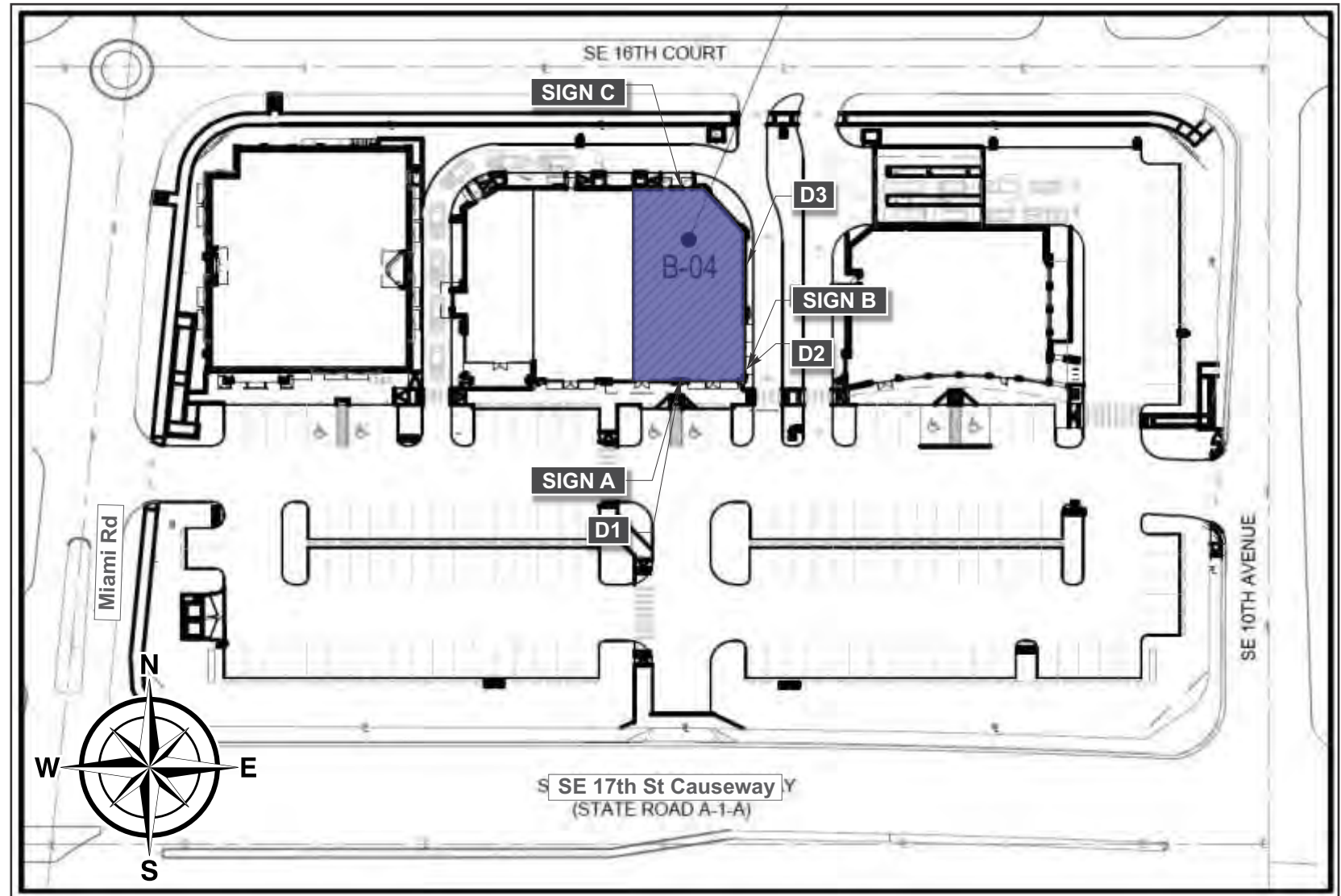
Drawings

SIGN A	40" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	71.11

SIGN B	40" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	71.11

SIGN C	38" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	64.19

AWNINGS D	Metal Panel, Aluminum Frame Awning
Type:	42" Slant Style
Illumination:	Non-Illuminated



REVISION	R1 01/10/22 KF - Added exterior disconnect switch as requested by sub

SIGN A	40" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	71.11

AWNINGS D	Metal Panel, Aluminum Frame Awning
Type:	42" Slant Style
Illumination:	Non-Illuminated

Note: Sign size chosen due to sign band width.



NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

Allowable Square Footage this Elevation:	300.00
31'-2" x 47'-0" x .25 = 366.20 Max 300	
Actual Square Footage this Elevation:	71.11



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Aspen Dental
921 SE 17th St, Ste C
Fort Lauderdale, FL 33316

Project ID#: **121736**
Project Mgr: Robert Young
Designer: Emily Hardy
Created on: 11/22/2019

REVISION	R1 01/10/22 KF - Added exterior disconnect switch as requested by sub

SIGN B	40" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	71.11

AWNINGS D	Metal Panel, Aluminum Frame Awning
Type:	42" Slant Style
Illumination:	Non-Illuminated

Note: Sign size chosen due to sign band width.



Side Elevation (East)
Scale: 1/8" = 1'-0"

NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

Allowable Square Footage this Elevation:	300.00
31'-2" x 63'-2" x .25 = 492.16	Max 300
Actual Square Footage this Elevation:	71.11



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Aspen Dental
921 SE 17th St, Ste C
Fort Lauderdale, FL 33316

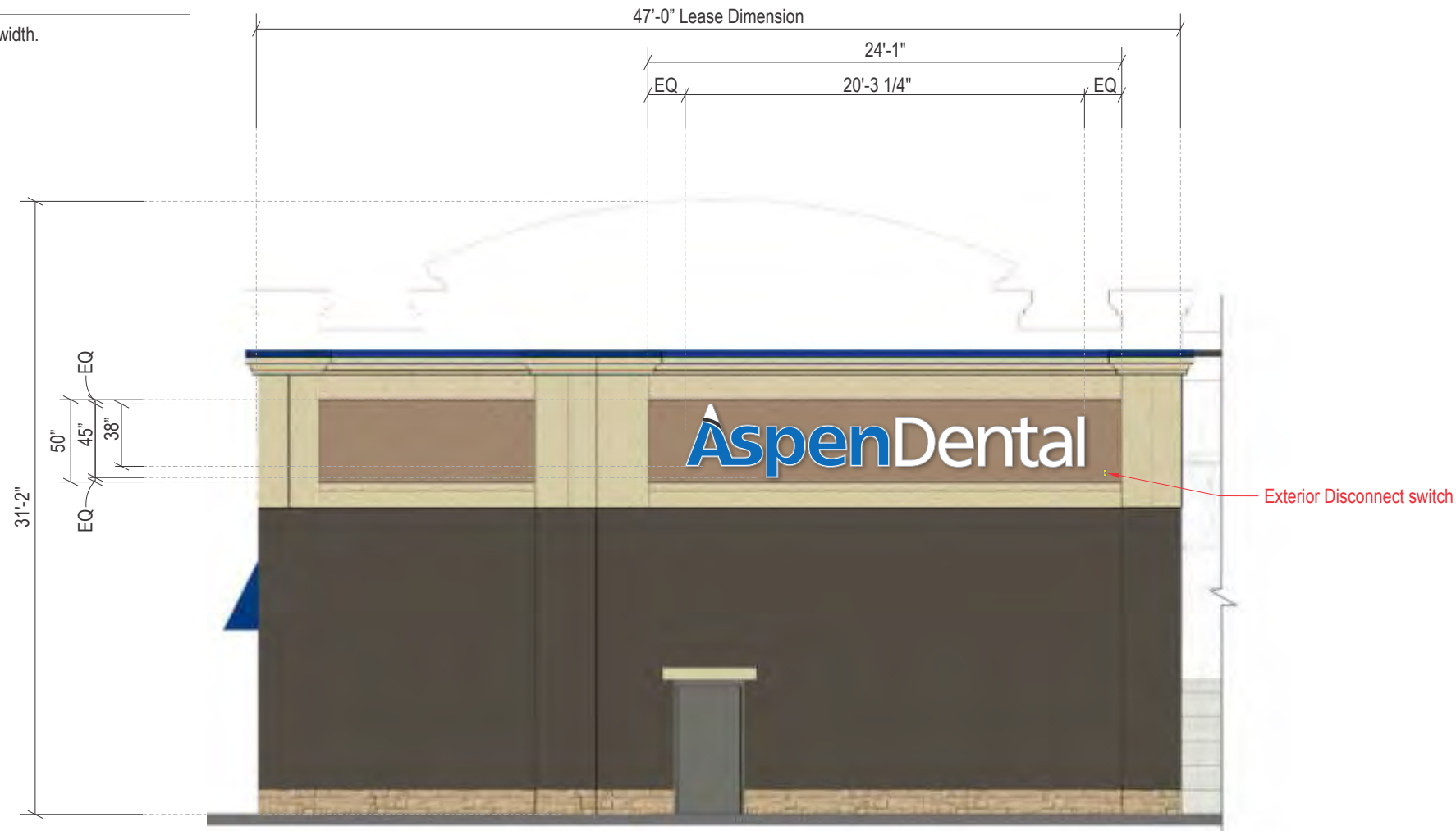
Project ID#: 121736
Project Mgr: Robert Young
Designer: Emily Hardy
Created on: 11/22/2019

REVISION	R1 01/10/22 KF - Added exterior disconnect switch as requested by sub

SIGN C	38" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	64.19

AWNINGS D	Metal Panel, Aluminum Frame Awning
Type:	42" Slant Style
Illumination:	Non-Illuminated

Note: Sign size chosen due to sign band width.



Rear Elevation (North)
Scale: 1/8" = 1'-0"

NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

Allowable Square Footage this Elevation:	300.00
31'-2" x 47'-0" x .25 = 366.20 Max 300	
Actual Square Footage this Elevation:	64.19



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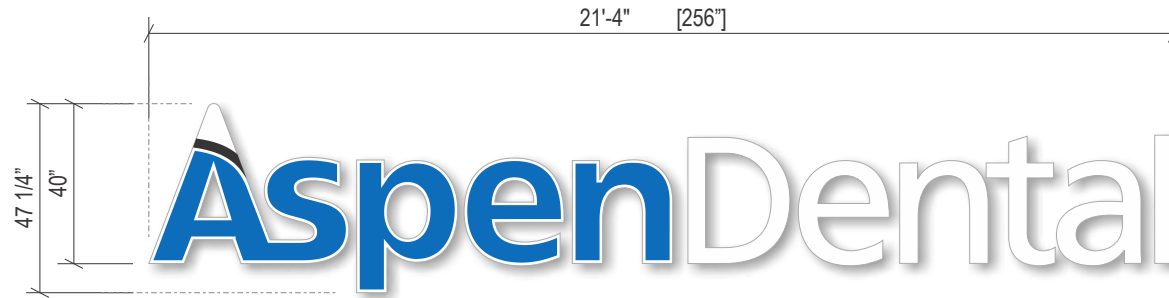
Aspen Dental
921 SE 17th St, Ste C
Fort Lauderdale, FL 33316

Project ID#: **121736**
Project Mgr: Robert Young
Designer: Emily Hardy
Created on: 11/22/2019

REVISION	R1 01/10/22 KF - Added exterior disconnect switch as requested by sub

SIGN A	40" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	71.11

SIGN B	40" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	71.11



Sign Layout Detail

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

Blocking required for all signage

Note: The top portion of the "A" will be (2) separate faces w/ trim caps for connection. Returns will be (1) unit. Aluminum face bridge at connection and return at connection to be painted Black



Electrical Detail

- White LEDs
- (X) 60w Power Supplies
- Total Amps: X.XX
- (1) 20 amp 120V Circuit Req.



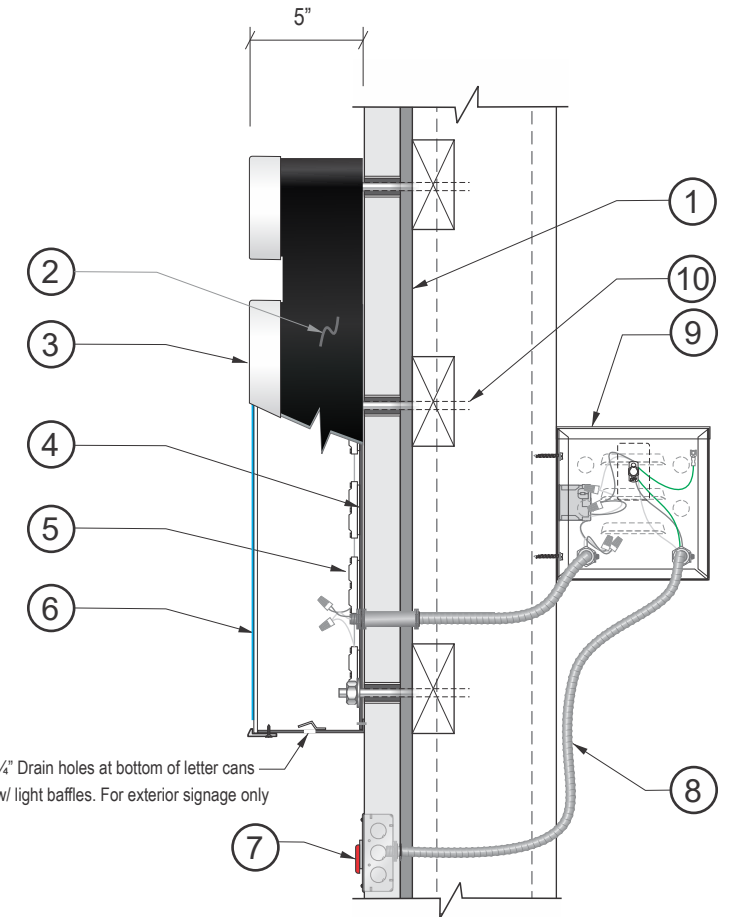
General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

Specifications: Channel Letters

1. Existing Facade: To be determined
2. 0.040" Aluminum letter returns pre-finished Black
3. 1" Jewelite trimcap (White) bonded to face and #8 pan head screws to returns
4. .125" ACM backs (pre-finished white) fastened to returns. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration.
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl
"Aspen": Arlon Bright Blue 2500-67 with White outline border
7. Exterior Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6 installed into fascia near channel Letter set (exact location TBD)
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Power Supplies within UL enclosure (removable lid)
10. Mounting Hardware to suit (with Blocking)



Section @ LED Channel Letter

Front-Lit (Remote)

Scale: N.T.S.



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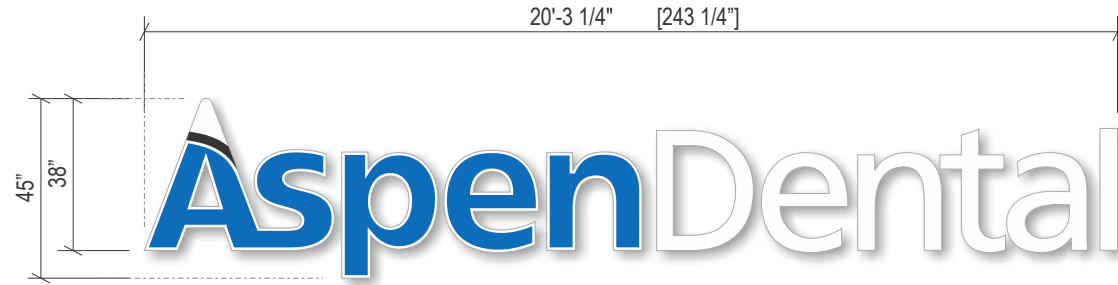
apexsigngroup.com

Aspen Dental
921 SE 17th St, Ste C
Fort Lauderdale, FL 33316

Project ID#: 121736
Project Mgr: Robert Young
Designer: Emily Hardy
Created on: 11/22/2019

REVISION R1 01/10/22 KF - Added exterior disconnect switch as requested by sub

SIGN C	38" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	64.19



Sign Layout Detail

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

Blocking required for all signage

Note: The top portion of the "A" will be (2) separate faces w/ trim caps for connection. Returns will be (1) unit. Aluminum face bridge at connection and return at connection to be painted Black



Electrical Detail

- White LEDs
- (X) 60w Power Supplies
- Total Amps: X.XX
- (1) 20 amp 120V Circuit Req.



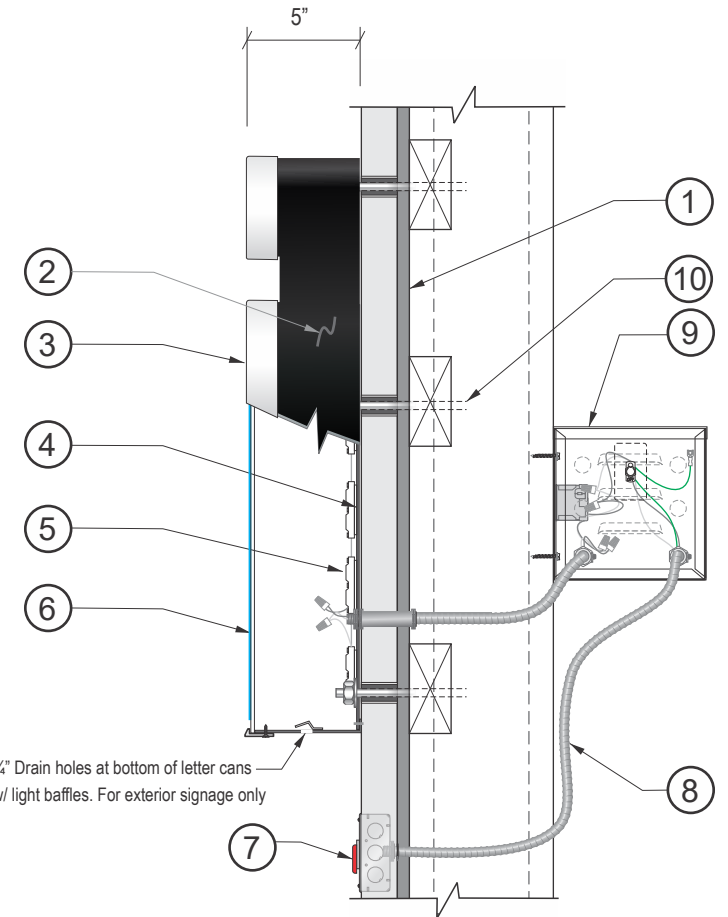
General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
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Specifications: Channel Letters

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9. Power Supplies within UL enclosure (removable lid)
10. Mounting Hardware to suit (with Blocking)



Section @ LED Channel Letter

Front-Lit (Remote)

Scale: N.T.S.



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apexsigngroup.com

Aspen Dental
921 SE 17th St, Ste C
Fort Lauderdale, FL 33316

Project ID#: 121736
Project Mgr: Robert Young
Designer: Emily Hardy
Created on: 11/22/2019

REVISION	R1 01/10/22 KF - Added exterior disconnect switch as requested by sub

Aspen Dental

921 SE 17th Street

Fort Lauderdale, Florida

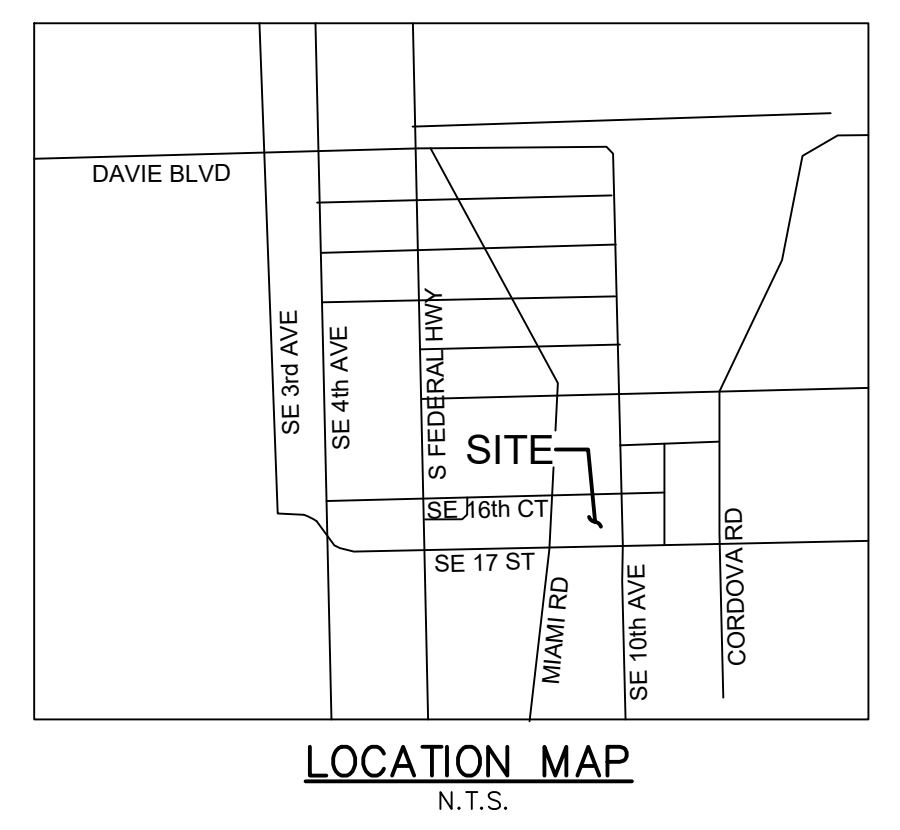
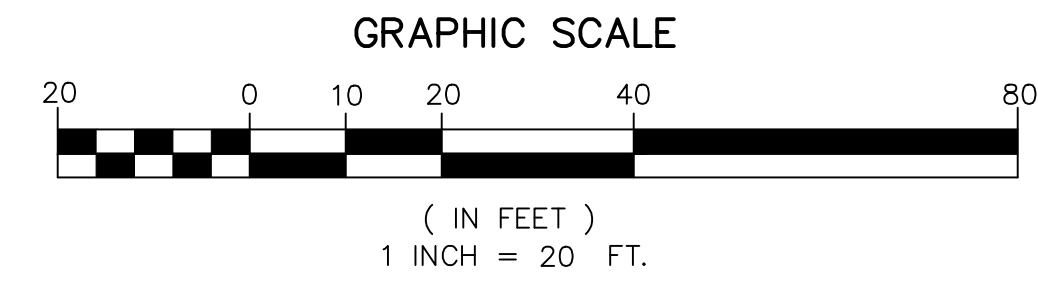
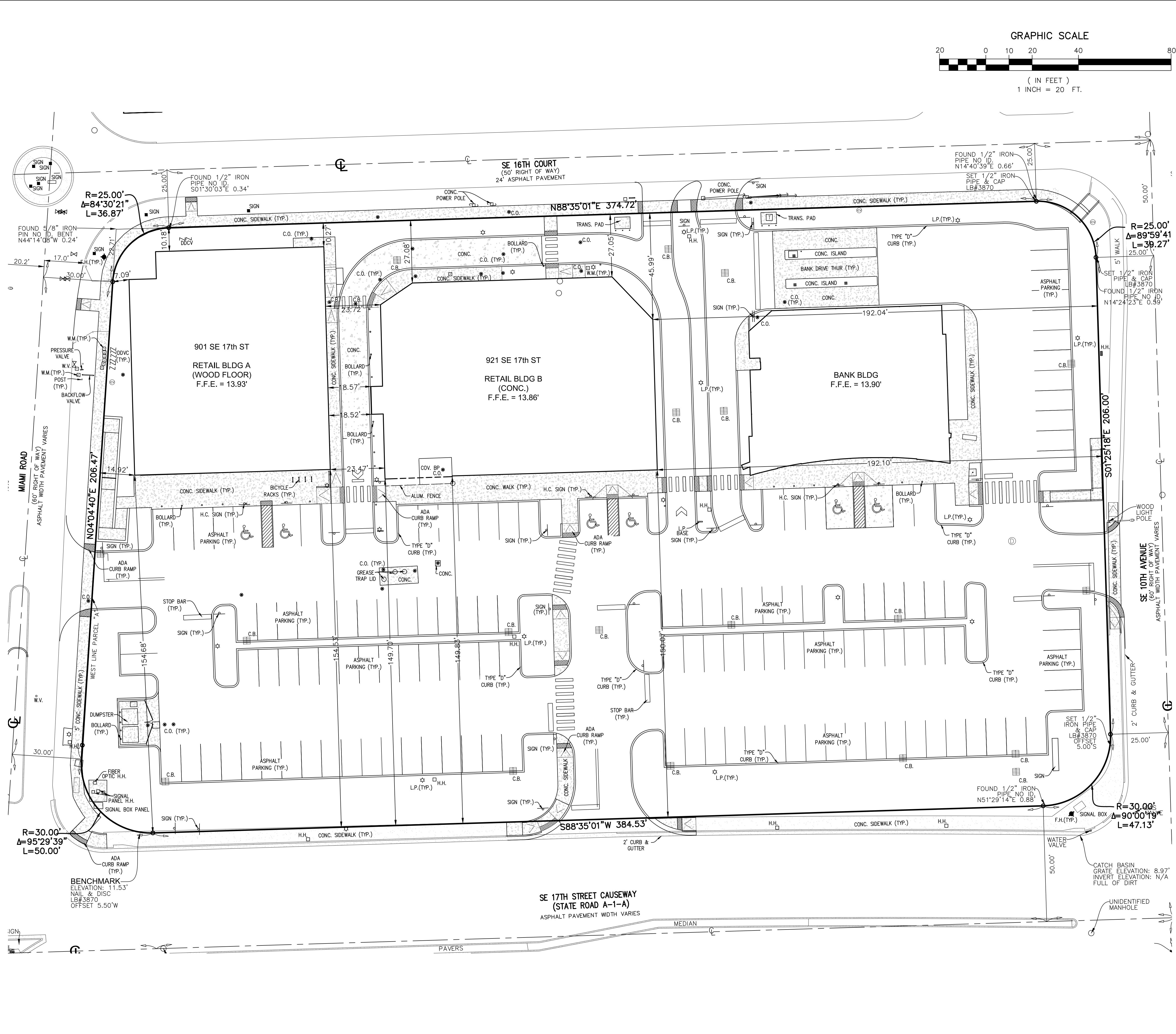
Board of Adjustments

Variance

Signage

Property Survey (Digital Seal)

P:\9597 - Rio Vista Bldg. B\Drawings\Survey\9597 FINAL.dwg Plot Date: 6/7/2022 12:44 PM By: DONNE SMITH



LEGEND

- Δ - DELTA (CENTRAL ANGLE)
- ⊙ - CENTER LINE
- A/C - AIR CONDITIONER
- A.K.A. - ALSO KNOWN AS
- ALUM. - ALUMINUM
- B.E. - BUFFER EASEMENT
- C.S.F.F.C.D. - CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT
- C.O. - CLEANOUT
- CLF - CHAIN LINK FENCE
- CONC. - CONCRETE
- COV. - COVERED
- D.E. - DRAINAGE EASEMENT
- ELEV. - ELEVATION
- EQUIP. - EQUIPMENT
- ESMT. - EASEMENT
- EXIST. - EXISTING
- F.P.L. - FLORIDA POWER & LIGHT
- FIN. - FINISHED
- FLR. - FLOOR
- I.R./CAP - IRON ROD & CAP
- FND. - FOUND
- INV. - INVERT
- IRR. - IRRIGATION
- L. - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- O/S - BUILDING OFFSET
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- B.C.R. - BROWARD COUNTY RECORD
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.G.S. - PAGE(S)
- P.R.M. - PERMANENT REFERENCE MONUMENT
- PROP. - PROPOSED
- R - RADIUS
- R/W - RIGHT-OF-WAY
- RGE. - RANGE
- S.E. - SANITARY EASEMENT
- SEC. - SECTION
- SQ. FT. - SQUARE FEET
- TWP. - TOWNSHIP
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- W.M. - WATER METER
- W.E. - WATER EASEMENT
- ⊙ - LIGHT POLE
- ⊙ - FIRE HYDRANT
- ⊙ - CATCH BASIN
- ⊙ - WATER VALVE
- ⊙ - SET 5/8" IR/CAP LB 3591
- ⊙ - SANITARY MANHOLE
- ⊙ - DRAINAGE MANHOLE
- ⊙ - WOOD POWER POLE (UNLESS NOTED)
- ⊙ - EXISTING ELEVATION
- ⊙ - TRAFFIC SIGN
- ⊙ - ELECTRICAL WIRES OVERHEAD
- ⊙ - ANCHOR
- ⊙ - WATER METER
- ⊙ - RPZ
- ⊙ - GROUND LIGHT
- ⊙ - ELECTRIC HAND HOLE
- ⊙ - IRRIGATION CONTROL VALVE

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPERS.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF MIAMI ROAD BEING N04°04'40"E.
5. THE DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: *X* COMMUNITY PANEL NO. 125105 0557H; DATE: AUGUST 18, 2014.
9. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK # SE197. ELEVATION = 11.474'
10. THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF NEWLY CONSTRUCTED IMPROVEMENTS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

DESCRIPTION

PARCEL "A" OF "SIXTEEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 4, 2021. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 63-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, P.L.S.
LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

DATE	05-26-22	WG/DS
DRAWN BY		
F.B./PG.	ELEC.	
SCALE	AS SHOWN	
REVISIONS		
FILE NAME	P:\9597 - Rio Vista Bldg. B\Drawings\Survey\9597 FINAL.dwg	

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING & SURVEYING
 LANDSCAPE ARCHITECTURE
 7000 CLAYTONS WOOD SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

**SHOPPES AT RIO VISTA
SPECIFIC PURPOSE SURVEY**

DATE	05/26/22
DRAWN BY	WG/DS
F.B./PG.	ELEC.
SCALE	AS SHOWN

JOB # 9597
SHT. NO. 1
OF 1 SHEETS