



**BOARD OF ADJUSTMENT MEETING NOTICE**

**Date: September 26<sup>th</sup>, 2025**

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, October 08<sup>th</sup>, 2025 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311** to determine whether the following application should be granted.

To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-25080002</b>
<b>OWNER:</b>	1620 N FEDERAL LLC
<b>AGENT:</b>	MIKEL, DAVID
<b>ADDRESS:</b>	1620-1622 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33305
<b>LEGAL DESCRIPTION:</b>	AN UNDIVIDED TRACK OF LAND WHICH IS DELINEATED UPON THE PLAT OF THE SUBDIVISION OF BAL HARBOUR, WHICH IS RECORDED PLAT BOOK 40, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
<b>ZONING DISTRICT:</b>	B-1 - BOULEVARD BUSINESS
<b>COMMISSION DISTRICT:</b>	1
<b>REQUESTING:</b>	<b><u>Sec. 47-22.3. O. -Shopping Center or Strip Store Sign</u></b>

- Requesting a variance from the maximum number of permitted flat wall signs from 2 to 3, a total variance request of 1 additional sign (as per plans).

To watch and listen to the Board of Adjustment Meeting:  
[www.fortlauderdale.gov/ftv](http://www.fortlauderdale.gov/ftv) , [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)  
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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

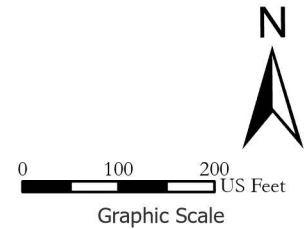
**NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the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



PLN-BOA-25080002

LEGEND

-  Municipal Boundary
-  Subject Site



# PLN-BOA-25080002

## **Sec. 47-22.3. O. -Shopping Center or Strip Store Sign**

*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

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<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">CE25080830</a>	There is trash all the time along the Federal hig...		Code Case	0	Aleida Mesa	1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">PLN-BOA-25080002</a>	Allowed 4 signs, proposing 9. 3 wall (2 by right)...	VEG ER for Pets	Z- Board of Adjustment (BOA)	0		1620	N	FEDERAL	HWY		Open
<input type="checkbox"/>	<a href="#">ELE-SUB-25070016</a>		Electrical SUBPERMIT FOR BLD...	Electrical Subpermit	0		1620	N	FEDERAL	HWY		Open
<input type="checkbox"/>	<a href="#">BLD-GEN-25060057</a>	Installing 1 set of face/reverse-lit channel lett...	Sign Permit	Structural Permit	0		1620	N	FEDERAL	HWY		Awaiting C
<input type="checkbox"/>	<a href="#">BLD-CMIS-24090351</a>	# Building No. 2 - Concrete Slab Casting at the i...	Miscellaneous Permit	Structural Permit	0		1620	N	FEDERAL	HWY		About to E
<input type="checkbox"/>	<a href="#">CE24080122</a>	TRASH AND OVERGROWTH BEHIND WALL OF COMMERCIAL PR...		Code Case	0	Paulette DelGr...	1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">BLD-CPAV-24060341</a>	Asphalt driveway connection	Paving Permit	Structural Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLN-ZONUSEFEE-24010009</a>	24/7 EMERGENCY VET OFFICE - Zoning use fee		Zoning Use Permit Fee ONLY	106		1620	N	FEDERAL	HWY		In Process
<input type="checkbox"/>	<a href="#">BT-GEN-24010017</a>	24/7 EMERGENCY VET OFFICE		General Business Tax Receipt	0		1620	N	FEDERAL	HWY		Open
<input type="checkbox"/>	<a href="#">BLD-FEN-WT-23120023</a>	46LF x 6H BRONZE 3-RAIL ALIMINUM W (1) 4W GATE	Lobby Walk-Thru- Fence	Walk-Thru - Fence	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-CU-22120001.CO001</a>	Change of Use from Vanilla Shell to Business (Vet...	BLD-CU-22120001	CO Application - Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">FIR-ALARM-23010027.R001</a>	FIRE ALARM MODIFICATION	VETERINARY EMERGENCY GROUP	Plan Revision	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-GAS-23020005.R002</a>	Revisions to previously approved permit to remove...	VETERINARY EMERGENCY GROUP	Plan Revision	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-GAS-23020005.R001</a>	Revision to previously approved permit in order t...	VETERINARY EMERGENCY GROUP	Plan Revision	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">MEC-COM-23110002</a>	INSTALLATION OF NEW AC UNITS	INSTALLATION OF NEW AC UNITS	Mechanical Commercial Permit	0		1622	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">MEC-HVCHG-23110003</a>	INSTALL AC UNITS	INSTALL AC UNITS	Mechanical HVAC Changeout Permit	0		1622	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">PLB-COM-22110014.R001</a>	Revision to previously approved permit for the re...	VETERINARY EMERGENCY GROUP	Plan Revision	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">MEC-COM-23060012.R002</a>	Revisions to previously approved permit in order ...	VETERINARY EMERGENCY GROUP	Plan Revision	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ELE-COM-22110021.R001</a>	1. E1.00 – Power Plan a. Added power for electric...	VETERINARY EMERGENCY GROUP	Plan Revision	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">MEC-COM-23060012.R001</a>	INSTALLATION 3 ROOF TOP UNITS	VETERINARY EMERGENCY GROUP	Plan Revision	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ELE-LV-23070044</a>	Low Voltage for BLD-CU-22120001	VEG Fort Lauderdale	Electrical Low Voltage Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">FIR-ALARM-23060014</a>	FIRE ALARM INSTALL	VETINARY EMERGENCY GROUP	Fire Alarm System Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">MEC-COM-23060012</a>	Installation AC ducts, exhaust fans and ducts and...	VETERINARY EMERGENCY GROUP	Mechanical Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-COM-23050067</a>	PLUMBING PER PLANS	VEG VETERINARY CLINIC	Plumbing Commercial Permit	0		1620	N	FEDERAL	HWY		Open
<input type="checkbox"/>	<a href="#">PLB-GAS-23050048</a>	Med Gas system install for veterinary clinic	Veterinary Emergency Group	Plumbing Gas Permit	0		1620	N	FEDERAL	HWY		Open
<input type="checkbox"/>	<a href="#">ELE-COM-23050043</a>	ELECTRICAL SUB FOR BLD-SIGN-23050007 SIGN A	Veterinary Group 230358	Electrical Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ELE-COM-23050044</a>	Electrical sub for BLD-SIGN-23050008 SIGN B	Veterinary Group 230358	Electrical Commercial Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">ELE-COM-23050045</a>	Electrical sub for BLD-SIGN-23050009 SIGN C	Veterinary Group 230358	Electrical Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ELE-COM-23050046</a>	PURGED Electrical sub for BLD-SIGN-23050011 SIGN D	Veterinary Group 230358	Electrical Commercial Permit	0		1620	N	FEDERAL	HWY		Purged
<input type="checkbox"/>	<a href="#">BLD-SIGN-23050013</a>	Install (8) Parking Stencils - Overall dimension...	Veterinary Group 230358	Sign Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-SIGN-23050012</a>	Install (4) Graphics on Existing D/F Pylon Sign	Veterinary Group 230358	Sign Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-SIGN-23050011</a>	PURGED NORTH Sign D: Install (1) Illuminated Cha...	Veterinary Group 230358	Sign Permit	0		1620	N	FEDERAL	HWY		Purged
<input type="checkbox"/>	<a href="#">BLD-SIGN-23050009</a>	WEST Sign C: Install (1) Illuminated Channel Lett...	Veterinary Group 230358	Sign Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-SIGN-23050008</a>	SOUTH Sign B: Install (1) Illuminated Channel Let...	Veterinary Group 230358	Sign Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">BLD-SIGN-23050007</a>	EAST Sign A: Install (1) Illuminated Channel Lett...	Veterinary Group 230358	Sign Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-SIGN-23040015</a>	NEW SIGN FOR BLDG 2		Sign Permit	0		1622	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ELE-COM-23030027</a>	SIGN WALL ELECTRIC	ELECTRIC FOR BLD-SIGN-23020024	Electrical Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-SIGN-23020024</a>	SIGN WALL FOR BLD#1 BLD-CNC-21040003		Sign Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-GAS-23020006</a>	Permit for unfired pressure vessel (AIR COMPRESSO...	VETERINARY EMERGENCY GROUP	Plumbing Gas Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">PLB-GAS-23020005</a>	MEDICAL GAS FOR BLD-CU-22120001	VETERINARY EMERGENCY GROUP	Plumbing Gas Permit	0		1620	N	FEDERAL	HWY		Complete

# Record

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<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">BLD-FEN-23020001</a>	BLDG 1 - NEW RETAIL SHELL BUILDING AND SITE IMPRO...	NEW PERIMETRAL WALL	Fence Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">FIR-SSA-23010037</a>	Fire sprinkler for BLD-CU-22120001	VETERINARY EMERGENCY GROUP	Sprinkler System Aboveground	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">FIR-ALARM-23010027</a>	Fire alarm for BLD-CU-22120001	VETERINARY EMERGENCY GROUP	Fire Alarm System Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">MEC-COM-23010041</a>	Unfired pressure vessel (AIR COMPRESSOR) for new ...	VETERINARY EMERGENCY GROUP	Mechanical Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">MEC-COM-23010040</a>	Mechanical permit for new medical gas system inst...	VEG Ft Lauderdale	Mechanical Commercial Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">ENG-MOT-23010002</a>	MAINTENANCE OF TRAFFIC	MAINTENANCE OF TRAFFIC	ROW Maintenance of Traffic Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">TAM-VIO-23010002</a>	THERE WERE NO SIGNS AND FLAGGERS LOCATED AS REQUI...	1620 N. FEDERAL HWY PROJECT	ROW Storing Violation	0	VAUGHNM	1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">BLD-CU-22120001</a>	CHANGE OF USE FROM A VANILLA SHELL TO A BUSINESS ...	VETERINARY EMERGENCY GROUP	Change of Use	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">LND-INST-22110037</a>	New Construction - Landscaping	1620 Federal Hwy	Landscape Installation Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">PLB-COM-22110014</a>	PLUMBING FOR BLD-CU-22120001	VETERINARY EMERGENCY GROUP	Plumbing Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">MEC-COM-22110012</a>	MECHANICAL FOR BLD-CU-22120001	VETERINARY EMERGENCY GROUP	Mechanical Commercial Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">ELE-COM-22110021</a>	ELECTRICAL FOR BLD-CU-22120001	VETERINARY EMERGENCY GROUP	Electrical Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-CALT-22100037</a>	PROJECT ENTAILS INTERIOR BUILD OUT OF EXISTING SH...	VETERINARY EMERGENCY GROUP	Commercial Alteration Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">TAM-MOT-22090024</a>	FULL ROAD CLOSURE FOR 72 HRS FOR ROW SEWER CONNEC...	1620 N FED HWY MOT	Maintenance of Traffic Application	0	FRANCYNEW	1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">ENG-MOT-22090011</a>	MOT FOR ENG-STRM-21080002	MOT	ROW Maintenance of Traffic Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ENG-WAT-22050003</a>	ON SITE WATER DISTRIBUTION RPZ AND PIPT TO EHT BU...	1620 N FEDERAL HWY - BLDG 1 ...	ROW Water Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">ENG-SEW-22050011</a>	OFF SITE 8" X 6" NEW SANITARY LATERAL CONNECTION ...	1620 N FEDERAL HWY - BLDG 1 ...	ROW Sewer Lateral ONLY Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">ENG-STRM-22050005</a>	STORM DRAIN - BLD-CNC-21040003	1620 N FEDERAL HWY - BLDG 1 ...	ROW Stormwater Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">BLD-WIN-22040079</a>	INSTALLATION OF STOREFRONT FOR BLDG 2 - NEW RETAI...	1622 N FEDERAL HWY - BLDG 2 ...	Window and Door Permit	0		1622	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-WIN-22040078</a>	BLDG 1 - INSTALLATION OF STOREFRONT FOR NEW RETAI...	1620 N FEDERAL HWY - BLDG 1 ...	Window and Door Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-MET-22040008</a>	1 INCH DOMESTIC WATER METER	1620+1622 RETAIL BLDG	Plumbing Meter Install Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ENG-MISC-22030001</a>	ROW LIGHT POLE FOR BLDG 1 - NEW RETAIL SHELL BUIL...	1620 N FEDERAL HWY - BLDG 1 ...	ROW Miscellaneous Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">CE22031006</a>	QALERT #899895 I have a few residents that have b...		Code Case	0	CHRISTINACA	1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">ENG-MOT-22030021</a>	ROW SEWER	1620 N FEDERAL HWY - BLDG 1 ...	ROW Maintenance of Traffic Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-MET-22010014</a>	BLDG 1 - NEW IRRIGATION METER "2" FOR NEW RETAIL ...	1620 N FEDERAL HWY - BLDG 1 ...	Plumbing Meter Install Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-MET-22010013</a>	BLDG 1 - TWO NEW DOMESTIC METERS BOTH "2" --NEW ...	1620 N FEDERAL HWY - BLDG 1 ...	Plumbing Meter Install Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">CE21100066</a>	TRASH, LITTER, & DEBRIS, & GROCERY CARTS ON SWALE...		Code Case	0	CHRISTINACA	1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">LND-INST-21080017</a>	GENERAL LANDSCAPING FOR NEW RETAIL SHELL BUILDING...	GENERAL LANDSCAPING FOR NEW ...	Landscape Installation Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ENG-LAND-21080010</a>	ROW LANDSCAPING FOR BLDG 1 - NEW RETAIL SHELL BUI...	ROW LANDSCAPINGFOR 1620 N FE...	ROW Landscaping Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ENG-SITE-21080008</a>	SITE PREP FOR BLDG 1 - NEW RETAIL SHELL BUILDING ...	SITE PREP FOR 1620 N FEDERAL...	ROW Site Prep and Erosion Control Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-ROOF-21080132</a>	ROOF FOR BLDG 1 - NEW RETAIL SHELL BUILDING AND S...	1620 N FEDERAL HWY - BLDG 1 ...	Re-Roof Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">MEC-COM-21080021</a>	MECHANICAL FOR BLDG 1 - NEW RETAIL SHELL BUILDING...	MECHANICAL FOR 1620 N FEDERA...	Mechanical Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-COM-21080027</a>	PLUMBING FOR BLDG 1 - NEW RETAIL SHELL BUILDING A...	PLUMBING FOR 1620 N FEDERAL ...	Plumbing Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ELE-COM-21080052</a>	ELECTRICAL FOR BLDG 1 - NEW RETAIL SHELL BUILDING...	ELECTRICAL FOR 1620 N FEDERA...	Electrical Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">FIR-ALARM-21080014</a>	FIRE ALARM FOR BLDG 1 - NEW RETAIL SHELL BUILDING...	FIRE ALARM FOR 1620 N FEDERA...	Fire Alarm System Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">FIR-SSA-21080017</a>	FIRE SPRINKLER FOR BLDG 1 - NEW RETAIL SHELL BUIL...	FIRE SPRINKLER FOR 1620 N FE...	Sprinkler System Aboveground	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">BLD-FEN-21080060</a>	FENCE FOR BLDG 1 - NEW RETAIL SHELL BUILDING AND ...	FENCE FOR 1620 N FEDERAL HWY...	Fence Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-IRR-21080011</a>	IRRIGATION FOR BLDG 1 - NEW RETAIL SHELL BUILDING...	IRRIGATION FOR 1620 N FEDERA...	Plumbing Irrigation Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ENG-STRM-21080002</a>	STORM WATER FOR BLDG 1 - NEW RETAIL SHELL BILDIN...	STORM WATER FOR 1620 N FEDER...	ROW Stormwater Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-COM-21080029</a>	STORMWATER PIPING ON-SITE FOR BLDG 1 - NEW RETAIL...	STORMWATER PIPING ON-SITE FO...	Plumbing Commercial Permit	0		1620	N	FEDERAL	HWY		Complete

# Record

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<input type="checkbox"/>	<a href="#">ENG-SW-21080006</a>	SIDEWALK FOR BLDG 1 - NEW RETAIL SHELL BUILDING A...	SIDEWALK FOR 1620 N FEDERAL ...	ROW Sidewalk and Curb Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ENG-SEW-21080006</a>	SEWER FOR BLDG 1 - NEW RETAIL SHELL BUILDING AND ...	SEWER FOR 1620 N FEDERAL HWY...	ROW Sewer Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-CPAV-21080010</a>	ON-SITE PAVING FOR BLDG 1 - NEW RETAIL SHELL BUIL...	ON-SITE PAVING FOR 1620 N FE...	Commercial Paving Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ENG-PAV-21080005</a>	ROW PAVING FOR BLDG 1 - NEW RETAIL SHELL BUILDING...	ROW PAVING FOR 1620 N FEDERA...	ROW Paving Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-ROOF-21080135</a>	BLDG 2 - NEW RETAIL BUILDING AND SITE IMPROVEMENT...	1622 N FEDERAL HWY - BLDG 2 ...	Re-Roof Permit	0		1622	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">MEC-COM-21080023</a>	MECHANICAL FOR BLDG 2 - NEW RETAIL BUILDING AND S...	MECHANICAL FOR 1622 N FEDERA...	Mechanical Commercial Permit	0		1622	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-COM-21080030</a>	PLUMBING FOR BLDG 2 - NEW RETAIL BUILDING AND SIT...	PLUMBING FOR 1622 N FEDERAL ...	Plumbing Commercial Permit	0		1622	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ELE-COM-21080054</a>	ELECTRICAL FOR BLDG 2 - NEW RETAIL BUILDING AND S...	ELECTRICAL FOR 1622 N FEDERA...	Electrical Commercial Permit	0		1622	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">FIR-SSA-21080018</a>	FIRE SPRINKLER BLDG 2 - NEW RETAIL BUILDING AND S...	FIRE SPRINKLER FOR 1622 N FE...	Sprinkler System Aboveground	0		1622	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">FIR-ALARM-21080015</a>	FIRE ALARM FOR BLDG 2 - NEW RETAIL BUILDING AND S...	FIRE ALARM FOR 1622 N FEDERA...	Fire Alarm System Permit	0		1622	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">CE21070194</a>	OPEN AND ABANDONED/ FULL INSPECTION		Code Case	0	HECTORS	1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">CT21060002</a>	18-1.~ Public Nuisance; general ~ It is dec...	Violation-Citation	Violation-Citation	0		1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">CE21060064</a>	GRAFFITI ON THE CONSTRUCTION FENCE AND TRASH		Code Case	0	Paulette DelGr...	1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">ENG-SITE-21050005</a>	MITIGATION FOR BP BLD-CDEM-21050001	TOTAL DEMO	ROW Site Prep and Erosion Control Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">LND-TREE-21050008</a>	TREE REMOVAL FOR BP BLD-CDEM-21050001	Tree Removal	Landscape Tree Removal-Relocation Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">ELE-COM-21050016</a>	TOTAL DEMO ELECTRICAL FOR BP BLD-CDEM-21050001	TOTAL DEMO	Electrical Commercial Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-CDEM-21050001</a>	TOTAL DEMO NOC	1620 N FEDERAL HWY - TOTAL DEMO	Commercial Demolition Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-CNC-21040004</a>	BLDG 2 - NEW RETAIL SHELL BUILDING AND SITE IMPRO...	1622 N FEDERAL HWY - BLDG 2 ...	Commercial New Construction Permit	0		1622	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-CNC-21040003</a>	BLDG 1 - NEW RETAIL SHELL BUILDING AND SITE IMPRO...	1620 N FEDERAL HWY - BLDG 1 ...	Commercial New Construction Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">PLB-SEW-21040017</a>	SEWER CUT AND CAP	SEWER CUT AND CAP	Plumbing Sewer Cap Permit	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">BLD-FEN-21040108</a>	TEMP FENCE	TEMP FENCE	Fence Permit	0		1620	N	FEDERAL	HWY		Void
<input type="checkbox"/>	<a href="#">CE21020854</a>	QALERT # graffiti written on front of vacant buil...		Code Case	0	Dorian Koloian	1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">PM-16051567</a>	10-YEAR RECERTIFICATION ~ ~CE15100257	10-YEAR RECERTIFICATION	Building Recertification	0		1620	N	FEDERAL	HWY		Complete
<input type="checkbox"/>	<a href="#">CE15111563</a>	THIS CASE IS TO MONITOR PROPERTY FOR PERMITS DUE,...	H J ROSELLI PROPERTIES LLC	Building Code Case	0		1620	N	FEDERAL	HWY		Closed
<input type="checkbox"/>	<a href="#">PM-15101870</a>	BACKFLOW RECERT .75IN PVB IRRIGATION	BACKFLOW RECERT .75IN PVB IR...	Plumbing Backflow Installation Permit	0		1620	N	FEDERAL	HWY		Complete



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

**DATE:** October 08<sup>th</sup>, 2025

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

**CASE:** PLN-BOA-25080002

### Sec. 47-22.3. O. -Shopping Center or Strip Store Sign

- **Requesting a variance from the maximum number of permitted flat wall signs from 2 to 3, a total variance request of 1 additional sign (as per plans).**

**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> AVENUE (LOBBY)  
FORT LAUDERDALE, FL., 33311  
CONTACT: 954-828-6506**

**TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://www.fortlauderdale.gov/government/BOA)**

*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*



**SIGN NOTICE**

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

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

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-25080002

APPLICANT: David Mikel - Site Enhancement Services

PROPERTY: 1620 North Federal Highway, Fort Lauderdale, FL 33305

PUBLIC HEARING DATE: October 8, 2025

BEFORE ME, the undersigned authority, personally appeared David Mikel, 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. of the City of Fort Lauderdale ULDF, I will forfeit my sign deposit. DTM (initial here)

[Signature]  
Affiant

SWORN TO before me in the County and State above aforesaid this 24<sup>th</sup> day of September 2025



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4-1-2027



**VETERINARY  
EMERGENCY  
GROUP**

**PUBLIC NOTICE**  
BOARD OF RESOLUTIONS  
NO. 2024-001  
ADOPTED: 08/28/2024  
BY: 4-2  
FOR: 12/1/2024





**PUBLIC NOTICE**  
NOTICE OF ADJUDICATORY PROCEEDING  
IN RE: [Illegible text]  
[Illegible text]

[Illegible text]



VETERINARY EMERGENCY

1620

VETERINARY ER

**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: [illegible] TIME: 4:30 P.M.  
[illegible]  
[illegible]

ce  
e  
6



**BOARD OF ADJUSTMENT (BOA) APPLICATION FORM**

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION  
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

**PAYMENT OF FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, special advertising, re-advertising and any other costs associated with the application submittal shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

**PUBLIC SIGN NOTICE:** Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

**EXAMPLE VARIANCE SUBMITTAL**

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

**QUESTIONS:** Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: [boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)

Phone: 954-828-6520, Option 5.

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="checkbox"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="checkbox"/>	Request for Continuance	\$954
<input type="checkbox"/>	Request for Rehearing	\$318
<input type="checkbox"/>	Rehearing Request before the board	\$1,219

## Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is required 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(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections blank. Indicate N/A if a question does not apply.

Case Number	PLN-BOA-25080002
Date of complete submittal	9/2/25

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

Property Owner's Name	1620 N FEDERAL LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	90 N Compass Drive, Fort Lauderdale, FL 33308
E-mail Address	contact@urbanoco.com
Phone Number	954-242-6701
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	David Mikel - Site Enhancement Services
Applicant / Agent's Signature	
Address, City, State, Zip	6001 Nimitz Parkway, South Bend, IN 46628
E-mail Address	dtm@sesbranding.com
Phone Number	574-378-8795
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #

Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 1620-1622 N Federal Highway, Fort Lauderdale, FL 33305
Legal Description	See Survey
Tax ID Folio Numbers (For all parcels in development)	4942 36 37 0010
Variance/Special Exception Request (Provide a brief description of your request)	VEG ER for Pets is respectfully requesting a variance from Section 47-22.3.0 to allow for a dog walk sign for a business that has two street frontages.
Applicable ULDR Sections (Include all code sections)	47 22.3.0

Current Land Use Designation	19 - Commercial - Professional services b
Current Zoning Designation	B-1- Boulevard Business
Current Use of Property	Vet Clinic/Retail
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	X	17'-2"W x 21"H = 30.04 SF
Side	NTE 300 SF aggregate	27'-9 5/8"W x 30"H = 78.76 SF
Side	X	X
Rear	NTE 300 SF aggregate	24'-6 3/8"W x 30"H = 61.33 SF

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

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application. Note: A narrative must be submitted in addition to this page.

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

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

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

See responses attached

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

See responses attached

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 responses 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

See responses attached

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

See responses attached

**AFFIDAVIT:** I, David Mikel 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.

David Mikel (Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7th day of August 2025



Kristen B. Garcia  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4-1-2027

## **BOARD OF ADJUSTMENT INFO**

### **State the specific request according to the ULDR or other provisions of the Code:**

47-22.3.O 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 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. 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.

### **Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property:**

The special conditions and circumstances that affect the property at issue which prevents the reasonable use of such property are the following: - Building orientation: the building is closer to the right-of-way than the parking lot and the entrance to the building faces towards the interior of the property and away from the main right-of-way (N Federal Hwy). We are allowed by right two walls signs, one per each elevation that faces a street. This would prevent VEG ER for Pets from having a sign over their front door. - Shared parking lot with separate building on the same parcel: To expand on the first point, a sign over the front door prevents any confusion for motorists/pedestrians who are on site. Building identification and a clear indication of where the front door is prevents confusion and inefficiency while driving and walking around the parcel and parking areas.

### **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:**

VEG ER for Pets is located in a corner building where the front door faces the interior of the parcel and a shared parking lot. Clear and concise building identification helps motorists and pedestrians navigate to their desired destination without additional scanning or turning around to get to the appropriate parking areas.

**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:**

The literal application of the provisions of the ULDR would deprive VEG ER for Pets the right to have a sign over their front door.

**The unique hardship is not self-created by the applicant or his predecessors, nor is the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations:**

The unique hardship is not self-created by the applicant or his predecessors, nor is the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations. The front door of the building is in the safest spot for potential clients to enter. Otherwise customers would have to walk all the way around the building in order to have an entrance that is clearly identified.

**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:**

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 because there will be little to no off-site impact from the sign over the front door. This provides a safe and easily identifiable entrance onto the property and into the front door so customers can experience the commercially zoned corridor with ease and efficiency.



<b>Site Address</b>	1620-1622 N FEDERAL HIGHWAY, FORT LAUDERDALE FL 33305	<b>ID #</b>	4942 36 37 0010
<b>Property Owner</b>	1620 N FEDERAL LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	500 W CYPRESS CREEK RD STE 455 FORT LAUDERDALE FL 33309	<b>Use</b>	19-14
<b>Abbr Legal Description</b>	1620 N FEDERAL HIGHWAY 183-517 B PARCEL A		

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

\* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$4,251,840	\$2,470,950	\$6,722,790	\$6,722,790	
2024	\$4,251,840	\$2,470,950	\$6,722,790	\$6,722,790	\$131,108.26
2023	\$3,986,100		\$3,986,100	\$3,246,580	\$69,034.56

**2025\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$6,722,790	\$6,722,790	\$6,722,790	\$6,722,790
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$6,722,790	\$6,722,790	\$6,722,790	\$6,722,790
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$6,722,790	\$6,722,790	\$6,722,790	\$6,722,790

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/15/2024	DRR-T	\$100	119849217	\$80.00	53,148	SF
5/15/2024	WD-T	\$100	119580484			
7/11/2019	WD*	\$4,000,000	115937641			
				Adj. Bldg. S.F. (Card, Sketch)		6766
				Eff./Act. Year Built: 2024/2023		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
6766						53148		



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

## Detail by Entity Name

Florida Limited Liability Company n  
1620 N FEDERAL LLC n

### Filing Information

**Document Number** L23000083350  
**EI/EI Number** 92-2547444  
**Date Filed** 02/15/2023  
**Effective Date** 02/15/2023  
**State** FL  
**Status** ACTIVE

### Principal Address

500 W CYPRESS CREEK ROAD  
STE 455  
FT LAUDERDALE, FL 33309

### Mailing Address

500 W CYPRESS CREEK ROAD  
STE 455  
FT LAUDERDALE, FL 33309

### Registered Agent Name & Address

ENRIQUEZ, STEPHEN  
2893 EXECUTIVE PARK DRIVE  
STE 204  
WESTON, FL 33331

### Authorized Person(s) Detail

#### **name & Address**

Title MGR

YALALE, FELIPE  
500 W CYPRESS CREEK ROAD STE 455 n  
FT LAUDERDALE, FL 33309

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2024 n	02/06/2024
2025	01/06/2025 n

**Document name**

[01/06/2025 -- ANNUAL REPORT](#)

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DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION

BOARD OF ADJUSTMENT - AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

1620 N FEDERAL LLC ("Owner") as the current title owner of the real  
(Print First and Last Name of the Title Owner OR Name of Corporation)  
property located at 1620-1622 N Federal Highway, Fort Lauderdale, FL 33305  
(Print Property Address) ("Property"), do hereby authorize  
David Mikel - SES ("Authorized Agent") to act as my agent regarding the submittal  
(Print First and Last Name of Agent)

of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns.



# BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. **\*Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

**WITNESS:**

Claudia Cuevas  
Witness Signature  
Claudia Cuevas  
Print Name  
8/17/2025  
Date

[Signature]  
Signature - Owner/Authorized Individual  
Felipe Yalala /1620 N FEDERAL LLC  
Print Name - Owner/ Authorized Individual  
manager  
Print Title - Authorized Individual

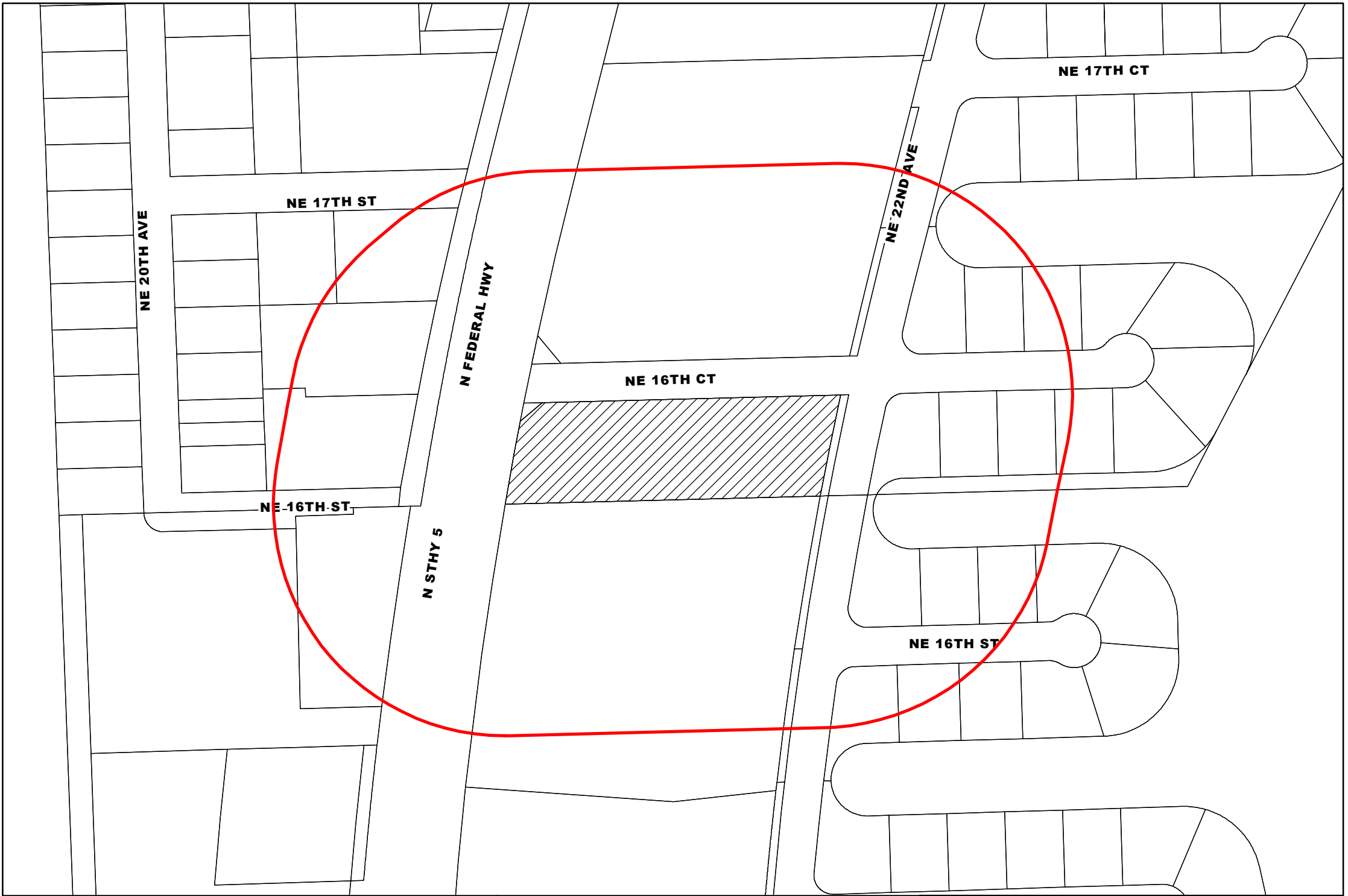
STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7 day of August, 2025, by Felipe Yalala, an individual who is personally known to me  or has produced \_\_\_\_\_ as identification

[NOTARY SEAL]



[Signature]  
(Signature of Notary Public- State of Florida)  
August 17, 2027  
My Commission Expires:  
Karen Marie Schuyler  
Print, Type, or Stamp Commissioned Name of Notary Public)



0 37.5 75 150 225 300 Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



1620 N FED HWY  
DATE OF PRINT: 08/07/2025

FOLIO_NUMB	NAME_LINE_	NAME_LINE1
49423600070	CH RETAIL FUND I FT LAUDERDALE	FEDERAL SHOPPES LLC
494236000360	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
494236130710	PATEL FAM REV LIV TR	PATEL,BHAVNA & KISHOR TRSTEE
494236130720	FRAM FED FIVE INC	
494236130730	OCEAN KEY APARTMENTS LLC	
494236130740	FRAM FRED NINE INC	
494236130750	PUBLIC LAND	% CITY OF FORT LAUDERDALE
494236150011	PUBLIC LAND	% CITY OF FORT LAUDERDALE
494236150012	PUBLIC LAND	% CITY OF FORT LAUDERDALE
494236150370	GESELBRACHT,LAURA	SHIVJI,MAHMOOD
494236150380	STANLEY,TIMOTHY P	STANLEY,JULIE G
494236150390	THOMAS JR,TERRY HAROLD	
494236150400	MANIERI,DENNIS H/E	MANIERI,ARMEDA
494236150450	RIPCHO,PAMELA A	
494236150460	MAHONEY,DAVID R & CYNTHIA K	
494236150470	WIPPLINGER,CHARLES E	CHARLES E WIPPLINGER TR
494236150480	DIAZ,RACHEL VICTORIA	RACHEL VICTORIA DIAZ TR
494236150490	CITY OF FORT LAUDERDALE	
494236160010	EDWARDS,RANDY L	
494236160020	CITY OF FORT LAUDERDALE	
494236160030	BALIDO,ALBERTO C	REMENTERIA,MARGARET
494236160040	SAMMS PROPERTIES LLC	
494236160050	JIANG FAM IRREV TR	CORALIC,HUIHUI JIANG TRSTEE
494236160090	FOLZ,MICHAEL A & PAMELA M	
494236160100	CUNNINGHAM,RANDY STEVEN	
494236160110	PRINCE,CHARLES M & PAMELLA A	
494236160290	PUBLIC LAND	% CITY OF FORT LAUDERDALE
494236200010	RK 1600 COMMONS LLC	%RK CENTERS
494236260010	CITY OF FORT LAUDERDALE	
494236310010	BAL HARBOUR SQUARE LLC	
494236310020	PUBLIC LAND	% CITY OF FORT LAUDERDALE
494236370010	1620 N FEDERAL LLC	
494236370020	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY

ADDRESS_LI	CITY	ST/ZIP
3819 MAPLE AVE	DALLAS	TX 75219
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309
2001 NE 16 ST #E	FORT LAUDERDALE	FL 33304
1500 N FEDERAL HWY STE 200	FORT LAUDERDALE	FL 33304
800 NE 14 PL #1	FORT LAUDERDALE	FL 33304
1500 N FEDERAL HWY UNIT 200	FORT LAUDERDALE	FL 33304
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
2200 NE 17 CT	FORT LAUDERDALE	FL 33305
7491 BLACKS ROAD SW	PATASKALA	OH43062
2207 NE 16 CT	FORT LAUDERDALE	FL 33305
2213 NE 16 CT	FORT LAUDERDALE	FL 33305
2218 NE 16 CT	FORT LAUDERDALE	FL 33305
2212 NE 16 CT	FORT LAUDERDALE	FL 33305
2206 NE 16 CT	FORT LAUDERDALE	FL 33305
2200 NE 16 CT	FORT LAUDERDALE	FL 33305
528 NW 2 ST	FORT LAUDERDALE	FL 33311
2201 NE 16 ST	FORT LAUDERDALE	FL 33304
528 NW 2 ST	FORT LAUDERDALE	FL 33311
2207 NE 16 ST	FORT LAUDERDALE	FL 33304
1725 JAMES AVE #18	MIAMI BEACH	FL 33139
2223 NE 16 ST	FORT LAUDERDALE	FL 33304
2212 NE 16 STREET	FORT LAUDERDALE	FL 33304
2206 NE 16 ST	FORT LAUDERDALE	FL 33304
2200 NE 16 ST	FORT LAUDERDALE	FL 33304
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
17100 COLLINS AVE STE 225	SUNNY ISLES BEACH	FL 33160
528 NW 2 ST	FORT LAUDERDALE	FL 33311
101 PLAZA REAL SOUTH STE 200	BOCA RATON	FL 33432
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
500 W CYPRESS CREEK RD STE 455	FORT LAUDERDALE	FL 33309
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309

ADDRESS__1		LEGAL_LINE
DALLAS	TX75219	36-49-42
FORT LAUDERDALE	FL33309	36-49-42 W1/2
FORT LAUDERDALE	FL33304	LAUDER-GATE 26-48 B
FORT LAUDERDALE	FL33304	LAUDER-GATE 26-48 B
FORT LAUDERDALE	FL33304	LAUDER-GATE 26-48 B
FORT LAUDERDALE	FL33304	LAUDER-GATE 26-48 B
FORT LAUDERDALE	FL33301	LAUDER-GATE 26-48 B
FORT LAUDERDALE	FL33301	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33301	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33305	BAL HARBOUR 40-47 B
PATASKALA	OH43062	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33305	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33305	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33305	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33305	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33305	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33305	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33311	BAL HARBOUR 40-47 B
FORT LAUDERDALE	FL33304	BAL HARBOUR 1ST ADD 43-9 B
FORT LAUDERDALE	FL33311	BAL HARBOUR 1ST ADD 43-9 B
FORT LAUDERDALE	FL33304	BAL HARBOUR 1ST ADD 43-9 B
MIAMI BEACH	FL33139	BAL HARBOUR 1ST ADD 43-9 B
FORT LAUDERDALE	FL33304	BAL HARBOUR 1ST ADD 43-9 B
FORT LAUDERDALE	FL33304	BAL HARBOUR 1ST ADD 43-9 B
FORT LAUDERDALE	FL33304	BAL HARBOUR 1ST ADD 43-9 B
FORT LAUDERDALE	FL33304	BAL HARBOUR 1ST ADD 43-9 B
FORT LAUDERDALE	FL33301	BAL HARBOUR 1ST ADD
SUNNY ISLES BEACH	FL33160	F.V.S. PLAT 119-9 B
FORT LAUDERDALE	FL33311	OFFICE OF FIRE MARSHAL-FIRE
BOCA RATON	FL33432	CAROSELLA PLAT 170-27 B
FORT LAUDERDALE	FL33301	CAROSELLA PLAT 170-27 B
FORT LAUDERDALE	FL33309	1620 N FEDERAL HIGHWAY 183-517 B
FORT LAUDERDALE	FL33309	1620 N FEDERAL HIGHWAY 183-517 B

LEGAL\_LI\_1

POR NW1/4 OF SW1/4 OF NW 1/4  
PORTION RIGHT OF WAY OF NORTH

LOT 7,8 W 55 OF S 11.6 BLK 6

LOT 8 LESS THE W 55 OF S 11.6

LOT 9 W 100 BLK 6

LOT 9 LESS W 100 BLK 6

ALL STREETS DEDICATED PER PLAT

ROAD RIGHT OF WAYS DEDICATED PER

CANAL R/WS DEDICATED PER PLAT

LOT 36,36-A

LOT 37,37-A

LOT 38

LOT 39

LOT 44

LOT 45

LOT 46

LOT 47

LOT 47-A

LOT 48

LOT 48-A

LOT 49

LOT 50

LOT 51

LOT 55

LOT 56

LOT 57,57 A

43-9 B

THAT PT OF PARCEL A DESC AS,  
STATION NO.5 146-14 B

PARCEL A

R/W DEDICATED TO THE PUBLIC BY

PARCEL A

PARCEL B

LEGAL\_LI\_2

DESC AS:COMM SW COR OF NW 1/4,  
FEDERAL HIGHWAY IS SEC 13 PER

BLK 6

26-48 B

PLAT LESS POR DESC IN OR

ALL STREETS,AVENUES,COURTS

COMM AT SW COR OF PAR A,NLY

PARCEL A TOG WITH A POR OF SEC

SAID PLAT DESC AS:BEG AT MOST

LEGAL\_LI\_3

E ALG S BDY 390,N 1070 TO POB,  
R/W MAP 12/24B

LEGAL\_LI\_4

CONT N 250,E 75,N 8.45,E 72.42

18700/121

DEDICATED PER PLAT 43-9 B

ALG W/L ARC DIST OF 305 TO  
36-49-42 DESC AS:BEG SE COR OF

POB,CONT NLY 369.79,ELY 408.53,  
PAR A OF OFFICE OF FIRE MARSHAL-

S LY SW COR PAR A,W 37.96,NELY

38.02,SE 47.13 TO POB

LEGAL\_LI\_5

TO W R/W/L OF FED HWY (US NO 1)

LEGAL\_LI\_6

S ALG W R/W/L 262.10,W 103.58 TO

SWLY ARC DIST OF 386.06,SWLY  
FIRE STATION NO 5,N 50,E 103.58

133.31,NWLY 270 TO POB  
M/L TO W R/W/L FED HWY,S ALG

LEGAL\_LI\_7  
POB

LEGAL\_LI\_8

SAID W R/W/L 50.21 M/L TO ELY

EXT OF S/L OF PARA A OF 146-14 B,

LEGAL\_LI\_9

LEGAL\_L\_10

W 98.67 M/L TO POB

LEGAL\_L\_11

LEGAL\_L\_12

LEGAL\_L\_13

ZIP4	MILL	US	US	MAC	JUST_LAND_	JUST_BUILD	JUST_OTHER
	0312	11	03	3B	801980	2978410	0
3421	0311	94		3B	352080	0	0
	0312	39	08	3B	577600	1568130	0
5600	0312	21	01	3B	628730	561060	0
	0312	03	01	3B	120040	2094240	0
	0312	22	02	3B	436300	805460	0
	0312	94		3B	91460	0	0
	0312	94		2	129570	0	0
	0312	95		2	20120	0	0
	0312	01	01	2	296440	1418220	0
	0312	01	01	2	226900	1556950	0
	0312	01	01	2	223400	1352810	0
	0312	01	01	2	222750	1248170	0
	0312	01	01	2	222750	1245510	0
2601	0312	01	01	2	222750	937850	0
2601	0312	01	01	2	222750	1027060	0
	0312	01	01	2	215830	2061870	0
9108	0312	94		2	690	0	0
1421	0312	01	01	2	252740	1607100	0
9108	0312	94		2	980	0	0
1421	0312	01	01	2	202500	1672200	0
	0312	01	01	2	202500	1556570	0
	0312	01	01	2	224020	1923260	0
1421	0312	01	01	2	216000	1622410	0
1421	0312	01	01	2	216000	1114820	0
1421	0312	01	01	2	263100	1299020	0
	0312	94		2	36520	0	0
1964	0312	11	01	2	11571300	5792010	0
9108	0312	89	05	3B	880880	2742840	0
	0312	11	05	2	2392440	15618700	0
	0312	94		2	360	0	0
	0312	19	14	2	4251840	2470950	0
3421	0312	94		2	140	0	0

LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_V	NEW_SOH_V	NEW_SB_SOF	HE1_AMOUI	HE2_AMOUI
3782000	0	0	3782000	3780390	3780390	0	0
352080	0	0	352080	352080	352080	0	0
2145730	0	0	2071970	2145730	2145730	0	0
1081090	0	0	1081090	1189190	1189790	0	0
1866870	0	0	1635440	1798980	2214280	0	0
1205690	0	0	1205690	1241760	1241760	0	0
91460	0	0	91460	91460	91460	0	0
129570	0	0	129570	129570	129570	0	0
20120	0	0	20120	20120	20120	0	0
1562980	0	0	424560	436870	436870	25000	25722
1062530	0	0	1062530	1783850	1783850	0	0
1431400	0	0	1409900	1450780	1450780	25000	25722
1337070	0	0	309270	318230	318230	25000	25722
1334970	0	0	789840	812740	812740	25000	25722
1059980	0	0	369820	380540	380540	25000	25722
1139990	0	0	229800	236460	236460	25000	25722
2056680	0	0	2056680	2116320	2116320	25000	25722
690	0	0	690	690	690	0	0
1687600	0	0	712970	733640	733640	25000	25722
980	0	0	980	980	980	0	0
1695260	0	0	1557270	1712990	1874700	0	0
1592270	0	0	883820	972200	1759070	0	0
1941180	0	0	1941180	2135290	2147280	0	0
1664550	0	0	583070	599970	599970	25000	25722
1211560	0	0	373150	383970	383970	25000	25722
1422940	0	0	357930	368300	368300	25000	25722
36520	0	0	36520	36520	36520	0	0
17363310	0	0	17363310	17363310	17363310	0	0
3623340	0	0	3623340	3623720	3623720	0	0
18011140	0	0	16420710	18011140	18011140	0	0
360	0	0	360	360	360	0	0
6722790	0	0	6722790	6722790	6722790	0	0
140	0	0	140	140	140	0	0

WVD_AMOL	EXEMPTION_	COUNTY_ME)	SCHOOL_ME	CITY_MEX_A	INDEP_MEX_	COUNTY_TAX	SCHOOL_TAX
0	0	0	0	0	0	3780390	3780390
0	0	352080	352080	352080	352080	0	0
0	0	0	0	0	0	2145730	2145730
0	0	0	0	0	0	1189190	1189790
0	0	0	0	0	0	1798980	2214280
0	0	0	0	0	0	1241760	1241760
0	0	91460	91460	91460	91460	0	0
0	0	129570	129570	129570	129570	0	0
0	0	20120	20120	20120	20120	0	0
0	0	0	0	0	0	386148	411870
0	0	0	0	0	0	1783850	1783850
0	0	0	0	0	0	1400058	1425780
0	0	0	0	0	0	267508	293230
0	0	0	0	0	0	762018	787740
0	0	0	0	0	0	329818	355540
0	0	0	0	0	0	135738	211460
0	0	0	0	0	0	2065598	2091320
0	13350	690	690	690	690	0	0
0	0	0	0	0	0	682918	708640
0	18800	980	980	980	980	0	0
0	0	0	0	0	0	1712990	1874700
0	0	0	0	0	0	972200	1759070
0	0	0	0	0	0	2135290	2147280
0	0	0	0	0	0	549248	574970
0	0	0	0	0	0	333248	358970
0	0	0	0	0	0	317578	343300
0	0	36520	36520	36520	36520	0	0
0	0	0	0	0	0	17363310	17363310
0	1742080	3623720	3623720	3623720	3623720	0	0
0	0	0	0	0	0	18011140	18011140
0	0	360	360	360	360	0	0
0	0	0	0	0	0	6722790	6722790
0	0	140	140	140	140	0	0

CITY_TAXAB	INDEP_TAXA	HE_ILY_F	ME_W	EXISO	COFID	DEL_VALUE	ADD_VALUE	LIG	GARBAGE_AS	FIRFI
3780390	3780390				17 I	Y	0	0	F	83.75 03 C
0	0	100	10	13	Y		0	0		0.00 03 X
2145730	2145730				19	Y	0	0	F	23.32 03 C
1189190	1189190				08	Y	0	0	F	27.28 03 C
1798980	1798980				15	Y	0	0	F	76.16 03 R
1241760	1241760				08	Y	0	0	F	1117.56 03 C
0	0	100	14	15	Y		0	0		0.00 03 X
0	0	100	14	13	Y		0	0		0.00 03 X
0	0	100	14	13	Y		0	0		0.00 03 X
386148	386148	100	100	12	12	Y	0	0	F	9.44 03 R
1783850	1783850	100		25	O	Y	0	0	F	9.44 03 R
1400058	1400058	100	100	23	23	Y	0	0	F	9.44 03 R
267508	267508	1/1	1/1	94	08	Y	0	0	F	9.44 03 R
762018	762018	100	100	21	21	Y	0	0	F	9.44 03 R
329818	329818	1/1	1/1	01	08	Y	0	0	F	9.44 03 R
135738	185738	1/1	1/1	94	08	Y	0	0	F	9.44 03 R
2065598	2065598	100	100	24	24	Y	0	0	F	9.44 03 R
0	0	100	14	08	Y		0	0		0.00 03 X
682918	682918	100	100	15	15	Y	0	0	F	9.44 03 R
0	0	100	14	08	Y		0	0		0.00 03 X
1712990	1712990				21	Y	0	0	F	9.44 03 R
972200	972200				13	Y	0	0	F	9.44 03 R
2135290	2135290				23	Y	0	0	F	9.44 03 R
549248	549248	1/1	1/1	02	08	Y	0	0	F	9.44 03 R
333248	333248	1/1	1/1	01	08	Y	0	0	F	9.44 03 R
317578	317578	1/1	1/1	94	08	Y	0	0	F	9.44 03 R
0	0	100	14	15	Y		0	0		0.00 03 X
17363310	17363310				24	Y	0	0	F	376.45 03 C
0	0	100	14	10	Y		0	0		0.00 03 X
18011140	18011140				11	Y	0	0	F	519.99 03 C
0	0	100	14	10	Y		0	0		0.00 03 X
6722790	6722790				25	N	Y	0	F	65.90 03 C
0	0	100	10	22	Y		0	0		0.00 03 L

FIRE\_ASSES SA|SAFE\_NEI\_1 DR DRAINAGE\_1 IMI IMPROVEM\_1 SALE\_DATE DEE STAMP\_AMOI

8599	0	0.00	0.00	##### WD	36400.00
1	0	0.00	0.00	##### DRR	0.70
7284	0	0.00	0.00	7/3/2024 WD	0.70
3215	0	0.00	0.00	##### SWI	2502.50
14	0	0.00	0.00	8/7/2014 WD	9100.00
2373	0	0.00	0.00	5/3/2000 WD	4550.00
1	0	0.00	0.00		0.00
1	0	0.00	0.00		0.00
1	0	0.00	0.00		0.00
1	0	0.00	0.00	##### WD	2940.00
1	0	0.00	0.00	5/3/2024 WD	14352.80
1	0	0.00	0.00	##### WD	10990.00
1	0	0.00	0.00	##### QCE	0.70
1	0	0.00	0.00	##### WD	0.70
1	0	0.00	0.00	5/8/2000 TD	2310.00
1	0	0.00	0.00	7/8/1999 QCE	0.70
1	0	0.00	0.00	##### WD	18582.20
1	0	0.00	0.00	##### QC*	0.00
1	0	0.00	0.00	##### WD	5110.00
1	0	0.00	0.00	9/9/2002 QC*	0.00
1	0	0.00	0.00	##### QCE	0.70
1	0	0.00	0.00	4/9/2012 WD	4200.00
1	0	0.00	0.00	##### SWI	0.70
1	0	0.00	0.00	##### WD	3325.00
1	0	0.00	0.00	##### QCE	0.70
1	0	0.00	0.00	6/1/1983 WD	630.00
1	0	0.00	0.00		0.00
38650	0	0.00	0.00	##### SW*	268450.00
13794	0	0.00	0.00		0.00
53387	0	0.00	0.00	##### WD	13300.00
1	0	0.00	0.00		0.00
6766	0	0.00	0.00	##### DRR	0.70
1	0	0.00	0.00	##### WD'	28000.00

BOOK_1	PAGE_1	SALE_DATE	DEE STAMP_AM_1	BOOK_2
0.0000000000	0.0000000000	##### DRR	0.00	41147.0000000000
0.0000000000	0.0000000000	##### QCE	0.70	0.0000000000
0.0000000000	0.0000000000	##### WD	3025.00	15037.0000000000
21470.0000000000	363.0000000000	7/1/1981 WD	332.10	0.0000000000
51007.0000000000	1638.0000000000	##### WD	0.70	49337.0000000000
30486.0000000000	1629.0000000000	##### WD	945.45	11316.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
48172.0000000000	388.0000000000	##### DRR	0.70	48172.0000000000
0.0000000000	0.0000000000	##### WD	3780.00	46486.0000000000
0.0000000000	0.0000000000	##### WD	1750.00	24513.0000000000
0.0000000000	0.0000000000	##### QCE	0.70	48891.0000000000
0.0000000000	0.0000000000	##### WD	0.70	0.0000000000
30485.0000000000	1647.0000000000	1/1/1987 QCE	0.50	14107.0000000000
29674.0000000000	314.0000000000	6/1/1984 QCE	45.00	11866.0000000000
0.0000000000	0.0000000000	##### WD	9730.00	0.0000000000
25912.0000000000	396.0000000000	7/1/1992 TXD	0.00	19724.0000000000
50700.0000000000	85.0000000000	5/2/2013 QCE	0.70	49775.0000000000
33786.0000000000	1343.0000000000	##### TXD	0.00	33278.0000000000
0.0000000000	0.0000000000	##### WD	9100.00	0.0000000000
48663.0000000000	321.0000000000	##### CET	2555.70	48330.0000000000
0.0000000000	0.0000000000	##### TD	6720.00	50730.0000000000
32178.0000000000	126.0000000000	3/1/1984 WD	1260.00	11536.0000000000
32094.0000000000	238.0000000000	##### QCE	0.70	30598.0000000000
10966.0000000000	140.0000000000	2/1/1977 WD	298.50	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	6/9/2017 SW*	344400.00	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
31440.0000000000	1464.0000000000	##### SWI	16100.00	26504.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	##### WD	0.70	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000

571.0000000000	##### WD	14700.00	37358.0000000000	1592.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
536.0000000000	##### WD	1440.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
800.0000000000	8/6/2014 DRR	0.70	0.0000000000	0.0000000000
551.0000000000	4/1/1976 SWC	315.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
387.0000000000	##### WD	4913.30	36324.0000000000	1785.0000000000
379.0000000000	##### WD	3150.00	32434.0000000000	1816.0000000000
182.0000000000	8/1/1978 WD	237.00	7716.0000000000	175.0000000000
76.0000000000	7/1/1989 WD	1166.00	16614.0000000000	350.0000000000
0.0000000000	##### WD	0.70	0.0000000000	0.0000000000
457.0000000000	1/1/1985 WD	675.00	0.0000000000	0.0000000000
186.0000000000	3/1/1980 WD	620.00	0.0000000000	0.0000000000
0.0000000000	##### WD	8400.00	0.0000000000	0.0000000000
773.0000000000		0.00	0.0000000000	0.0000000000
291.0000000000	##### QCE	0.70	49675.0000000000	1726.0000000000
1391.0000000000	7/1/1985 QCE	0.50	12693.0000000000	255.0000000000
0.0000000000	##### QCE	0.00	0.0000000000	0.0000000000
865.0000000000	6/5/2006 WD	5432.00	42311.0000000000	241.0000000000
406.0000000000	##### WD	7700.00	49265.0000000000	1324.0000000000
380.0000000000	5/1/1970 WD	36.90	0.0000000000	0.0000000000
209.0000000000	9/1/1984 WD	540.00	12006.0000000000	848.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	##### SW*	88631.20	50949.0000000000	1664.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
490.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	##### WD'	28000.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000

SALE_DAT_DEE STAMP_AM_3 BOOK_4			PAGE_4		SALE_DAT_DEE STAMP_AM_4
	0.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00
6/1/1978 WD	765.00	0.0000000000		0.0000000000	9/1/1970 WD 553.50
	0.00	0.0000000000		0.0000000000	0.00
##### WD	1907.50	49337.0000000000		799.0000000000	5/1/1985 WD 1845.00
	0.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00
1/9/2002 QCE	0.70	32610.0000000000		1435.0000000000	##### WD 1932.00
3/6/1998 WD	1820.00	27825.0000000000		220.0000000000	4/1/1968 WD 76.50
##### WD	51.00	0.0000000000		0.0000000000	0.00
6/1/1986 WD	800.00	0.0000000000		0.0000000000	5/1/1981 WD 672.00
##### WD	0.70	0.0000000000		0.0000000000	##### WD 0.70
4/1/1980 WD	560.00	0.0000000000		0.0000000000	6/1/1978 WD 231.90
1/1/1964 WD	18.00	0.0000000000		0.0000000000	0.00
##### WD	6685.00	0.0000000000		0.0000000000	##### WD 2450.00
	0.00	0.0000000000		0.0000000000	0.00
6/8/2012 WD	4053.00	48842.0000000000		1830.0000000000	6/8/2012 QCE 0.70
4/1/1985 TXD	3.60	0.0000000000		0.0000000000	7/1/1972 TXD 0.60
##### WD	5250.00	0.0000000000		0.0000000000	##### WD 1045.00
	0.00	0.0000000000		0.0000000000	0.00
##### WD	7700.00	45544.0000000000		1939.0000000000	##### WD 5950.00
4/1/1969 WD	31.50	0.0000000000		0.0000000000	##### WD 24.00
3/1/1969 WD	105.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00
##### QC*	37109.10	42846.0000000000		591.0000000000	##### QC* 38283.00
	0.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00
	0.00	0.0000000000		0.0000000000	0.00

BOOK_5	PAGE_5	LAND_CALC_	LAND_CALC1	LA	LAND_CAL_2
0.0000000000	0.0000000000	25.00	32079.00 SF		0.00
0.0000000000	0.0000000000	0.51	690352.00 SF		0.00
0.0000000000	0.0000000000	25.00	23104.00 SF		0.00
0.0000000000	0.0000000000	25.00	25149.00 SF		0.00
12592.0000000000	923.0000000000	10.00	12004.00 SF		0.00
0.0000000000	0.0000000000	25.00	17452.00 SF		0.00
0.0000000000	0.0000000000	0.51	179341.00 SF		0.00
0.0000000000	0.0000000000	0.51	254063.00 SF		0.00
0.0000000000	0.0000000000	0.10	201196.00 SF		0.00
23019.0000000000	34.0000000000	24.30	12199.00 SF		0.00
0.0000000000	0.0000000000	20.00	11345.00 SF		0.00
0.0000000000	0.0000000000	27.00	8274.00 SF		0.00
0.0000000000	0.0000000000	27.00	8250.00 SF		0.00
0.0000000000	0.0000000000	27.00	8250.00 SF		0.00
0.0000000000	0.0000000000	27.00	8250.00 SF		0.00
0.0000000000	0.0000000000	27.00	8250.00 SF		0.00
48669.0000000000	344.0000000000	24.30	8882.00 SF		0.00
0.0000000000	0.0000000000	0.51	1345.00 SF		0.00
48842.0000000000	1829.0000000000	24.30	10401.00 SF		0.00
0.0000000000	0.0000000000	0.49	2005.00 SF		0.00
15891.0000000000	444.0000000000	27.00	7500.00 SF		0.00
0.0000000000	0.0000000000	27.00	7500.00 SF		0.00
39289.0000000000	4.0000000000	27.00	8297.00 SF		0.00
0.0000000000	0.0000000000	27.00	8000.00 SF		0.00
0.0000000000	0.0000000000	27.00	8000.00 SF		0.00
0.0000000000	0.0000000000	24.30	10827.00 SF		0.00
0.0000000000	0.0000000000	0.51	71614.00 SF		0.00
41166.0000000000	1873.0000000000	75.00	154284.00 SF		0.00
0.0000000000	0.0000000000	15.00	58548.00 SF		0.10
0.0000000000	0.0000000000	15.00	159496.00 SF		0.00
0.0000000000	0.0000000000	0.51	704.00 SF		0.00
0.0000000000	0.0000000000	80.00	53148.00 SF		0.00
0.0000000000	0.0000000000	0.51	284.00 SF		0.00

LAND_CAL_3	LAI	LAND_CAL_5	LAND_CAL_6	LAI	LAND_CAL_8	LAND_CAL_9	LAI	SITUS_S	SITUS_S	SIT
0.00		0.00	0.00		0.00	0.00		1579	1595	N
0.00		0.00	0.00		0.00	0.00				N
0.00		0.00	0.00		0.00	0.00		1601		N
0.00		0.00	0.00		0.00	0.00		1611	1615	N
0.00		0.00	0.00		0.00	0.00		2010		NE
0.00		0.00	0.00		0.00	0.00		1635		N
0.00		0.00	0.00		0.00	0.00				NE
0.00		0.00	0.00		0.00	0.00				NE
0.00		0.00	0.00		0.00	0.00				NE
0.00		0.00	0.00		0.00	0.00		2200		NE
0.00		0.00	0.00		0.00	0.00		2201		NE
0.00		0.00	0.00		0.00	0.00		2207		NE
0.00		0.00	0.00		0.00	0.00		2213		NE
0.00		0.00	0.00		0.00	0.00		2218		NE
0.00		0.00	0.00		0.00	0.00		2212		NE
0.00		0.00	0.00		0.00	0.00		2206		NE
0.00		0.00	0.00		0.00	0.00		2200		NE
0.00		0.00	0.00		0.00	0.00				NE
0.00		0.00	0.00		0.00	0.00		2201		NE
0.00		0.00	0.00		0.00	0.00				NE
0.00		0.00	0.00		0.00	0.00		2207		NE
0.00		0.00	0.00		0.00	0.00		2213		NE
0.00		0.00	0.00		0.00	0.00		2223		NE
0.00		0.00	0.00		0.00	0.00		2212		NE
0.00		0.00	0.00		0.00	0.00		2206		NE
0.00		0.00	0.00		0.00	0.00		2200		NE
0.00		0.00	0.00		0.00	0.00				NE
0.00		0.00	0.00		0.00	0.00		1550	1586	N
26560.00	SF	0.00	0.00		0.00	0.00		2000	2002	NE
0.00		0.00	0.00		0.00	0.00		1630	1712	N
0.00		0.00	0.00		0.00	0.00				NE
0.00		0.00	0.00		0.00	0.00		1620	1622	N
0.00		0.00	0.00		0.00	0.00				N

SITUSITUS_ST_4	SITUS	SITUS_FL	SITUS_ZIP_	SITUS_LAST_YRS_J	LAST_YRS_1	LAST_YRS_2
FEDERAL	HWY	FL	33305	801980	2980020	0
FEDERAL	HWY	FL	33304	352080	0	0
FEDERAL	HWY	FL	333052528	577600	1568130	0
FEDERAL	HWY	FL	33305	628730	452360	0
17	ST	FL	33305	120040	1746830	0
FEDERAL	HWY	FL	33305	436300	769390	0
20	AVE	FL	33305	91460	0	0
22	AVE	FL	33304	129570	0	0
22	AVE	FL	33304	20120	0	0
17	CT	FL	33304	296440	1266540	0
16	CT	FL	333052601	226900	835630	0
16	CT	FL	333052601	223400	1208000	0
16	CT	FL	333052601	222750	1114320	0
16	CT	FL	333052601	222750	1112220	0
16	CT	FL	333052601	222750	837230	0
16	CT	FL	333052601	222750	917240	0
16	CT	FL	33305	215830	1840850	0
22	AVE	FL	33305	690	0	0
16	ST	FL	333041421	252740	1434860	0
22	AVE	FL	33305	980	0	0
16	ST	FL	333041421	202500	1492760	0
16	ST	FL	33305	202500	1389770	0
16	ST	FL	33304	224020	1717160	0
16	ST	FL	333041421	216000	1448550	0
16	ST	FL	333041421	216000	995560	0
16	ST	FL	333041421	263100	1159840	0
15	CT	FL	33304	36520	0	0
FEDERAL	HWY	FL	33305	11571300	5792010	0
16	ST	FL	33304	880880	2742460	0
FEDERAL	HWY	FL	33305	2392440	15618700	0
16	CT	FL	33305	360	0	0
FEDERAL	HWY	FL	33305	4251840	2470950	0
FEDERAL	HWY	FL	33305	140	0	0

LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_JU	TWO_YRS__1	TWO_YRS__2	TWO_YRS_TA	TWO_YRS_AS
3782000	7631615	3782000	801980	2679510	0	3481490	7147329
0	0	352080	352080	0	0	0	0
2071970	4313474	2071970	577600	1306010	0	1883610	3954492
1081090	2340462	1081090	628730	431510	0	1060240	2312104
1635440	3761079	1635440	120040	1587090	0	1486770	3520679
1205690	3046754	1205690	436300	733320	0	1117950	2859920
0	0	91460	91460	0	0	0	0
0	0	129570	129570	0	0	0	0
0	0	20120	20120	0	0	0	0
374560	776192	424560	296440	1172870	0	362200	760307
838610	1636694	893610	226900	889150	0	812590	1607815
1359900	2603339	1409900	223400	1133550	0	1306950	2538063
259270	562406	309270	222750	791700	0	250270	549688
739840	1453541	789840	222750	1029820	0	716840	1427642
319820	674684	369820	222750	738450	0	309050	660295
179800	415042	229800	222750	421710	0	173110	404493
2006680	3802682	2056680	215830	1704570	0	1549190	2993893
0	0	690	690	0	0	0	0
662970	1310999	712970	252740	1328330	0	642210	1287208
0	0	980	980	0	0	0	0
1557270	3042380	1557270	202500	1765970	0	1415700	3091851
883820	2162411	883820	202500	1286900	0	803480	2027912
1941180	3665058	1941180	224020	2142240	0	2366260	4514849
533070	1070122	583070	216000	1341390	0	516090	1049886
323150	680861	373150	216000	922040	0	312290	666391
307930	652639	357930	263100	1073840	0	297510	638579
0	0	36520	36520	0	0	0	0
17363310	34967742	17363310	5399940	14205990	0	19605930	39551891
0	0	3623340	880880	2742460	0	0	0
16420710	35134821	16420710	2392440	13587000	0	14927920	32340917
0	0	360	360	0	0	0	0
6722790	13110826	6722790	3986100	0	0	3246580	6903456
0	0	140	140	0	0	0	0

TWO_YRS_SC	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNIT	BLDG	BLD B	BLDG	BLD H	NCU_LAND	NCU_BLDG
3481490	8599	8599	0	1980	003	2	3 200	N	0 0
352080	0	0	0	0			0	N	0 0
1883610	7284	7284	22	1976	003	2	2 103	N	0 0
1060240	3215	3215	0	1980	003	2	2 203	N	0 0
1486770	7395	7395	14	1980	003	2	1 100	N	0 0
1117950	2373	2373	0	1988	003	2	1 213	N	0 0
91460	0	0	0	0			0	N	0 0
129570	0	0	0	0			0	N	0 0
20120	0	0	0	0			0	N	0 0
412200	2330	2632	1	1978	003	2	1 001	N	0 0
867590	1976	2221	1	1959	003	2	1 001	N	0 0
1356950	2485	2922	1	1958	003	2	1 001	N	0 0
300270	2630	3104	1	1966	003	2	1 001	N	0 0
766840	2362	2926	1	1965	003	2	1 001	N	0 0
359050	2042	2396	1	1958	003	2	1 001	N	0 0
223110	2130	2725	1	1965	003	2	1 001	N	0 0
1599190	2912	3253	1	2016	005	2	1 001	N	0 0
690	0	0	0	0			0	N	0 0
692210	2562	2890	1	1968	003	2	1 001	N	0 0
980	0	0	0	0			0	N	0 0
1415700	2630	2984	1	1965	003	2	1 001	N	0 0
803480	2189	2559	1	1967	003	2	1 001	N	0 0
2366260	3067	3699	1	2004	004	4	1 001	N	0 0
566090	2498	3170	1	1978	003	2	1 001	N	0 0
362290	2240	2730	1	1959	003	2	1 001	N	0 0
347510	2256	2868	1	1975	003	2	1 001	N	0 0
36520	0	0	0	0			0	N	0 0
19605930	38650	38650	0	2016	005	2	4 206	N	0 0
3623340	13794	13794	0	2010	005	2	2 700	N	0 0
14927920	53387	53387	0	2002	004	2	3 200	N	0 0
360	0	0	0	0			0	N	0 0
3246580	6766	6766	0	2024	005	2	1 303	N	0 0
140	0	0	0	0			0	N	0 0

NC	LY	MA_DATE	L_DATE	B_DATE	S/S/S/S/D	DISA	SISEN_EX_COL	SEN_EX_CIT	PI	PORTED_VAL	PI
1/1	1/1	101009	90818	100531	Q		0	0	0	0	0
1/1	1/1		0	0	0 T T		0	0	0	0	0
1/1	1/1	101009	80513	100531	T		0	0	0	0	0
1/1	1/1	101009	90513	100531			0	0	0	0	0
1/1	1/1	101009	70519	100531	D T T		0	0	0	0	0
1/1	1/1	101009	80514	100531			0	0	0	0	0
1/1	1/1		0	0	0		0	0	0	0	0
1/1	1/1		0	0	0		0	0	0	0	0
1/1	1/1		0	0	0		0	0	0	0	0
1/1	1/1	101009	100506	100326	S T		0	0	0	0	0
1/1	1/1	101009	100506	100601	Q Q		0	0	0	0	0
1/1	1/1	101009	100517	100422	Q		0	0	0	0	0
1/1	1/1	101009	100517	100326	T T		0	0	0	0	0
1/1	1/1	101009	100517	101005	T T T T		0	0	0	0	0
1/1	1/1	101009	100517	100326			0	0	0	0	0
1/1	1/1	101009	100517	101005		0 Y	50000	50000	0	0	0
1/1	1/1	101009	100506	100326	Q Q D Q		0	0	0	0	0
1/1	1/1	101009	90403	0			0	0	0	0	0
1/1	1/1	101009	100506	100326	Q T T Q		0	0	0	0	0
1/1	1/1	101009	90403	0			0	0	0	0	0
1/1	1/1	101009	100517	100326	T Q T Q		0	0	0	0	0
1/1	1/1	101009	100517	100326	C D		0	0	0	0	0
1/1	1/1	101009	100517	100610	T Q T Q		0	0	0	0	0
1/1	1/1	101009	100517	100326			0	0	0	0	0
1/1	1/1	101009	100517	100326			0	0	0	0	0
1/1	1/1	101009	100506	100326			0	0	0	0	0
1/1	1/1		0	0	0		0	0	0	0	0
1/1	1/1	101009	70519	100611	E D E		0	0	0	0	0
1/1	1/1	101009	90818	100324			0	0	0	0	0
1/1	1/1	101009	70519	100531			0	0	0	0	0
1/1	1/1	101009	100513	0			0	0	0	0	0
1/1	1/1		0	0	0 T T		0	0	0	0	0
1/1	1/1		0	0	0		0	0	0	0	0





NCU_LAND2	NCU_BLDG2	BEDS	BATH	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW	
0	0	0.0	0.0	0	0	3782000		0	0
0	0	0.0	0.0	0	0	352080		0	0
0	0	0.0	0.0	0	0	2145730		0	0
0	0	0.0	0.0	0	0	1081090		0	0
0	0	0.0	0.0	0	0	1866870		0	0
0	0	0.0	0.0	0	0	1205690		0	0
0	0	0.0	0.0	0	0	91460		0	0
0	0	0.0	0.0	0	0	129570		0	0
0	0	0.0	0.0	0	0	20120		0	0
0	0	4.0	3.0	0	0	424560		0	0
0	0	4.0	3.0	0	0	893610		0	0
0	0	3.0	2.0	0	0	1409900		0	0
0	0	3.0	2.5	0	0	309270		0	0
0	0	3.0	2.0	0	0	789840		0	0
0	0	2.0	2.0	0	0	369820		0	0
0	0	3.0	2.0	0	0	229800		0	0
0	0	4.0	5.0	0	0	2056680		0	0
0	0	0.0	0.0	0	0	690		0	0
0	0	3.0	2.0	0	0	712970		0	0
0	0	0.0	0.0	0	0	980		0	0
0	0	4.0	2.0	0	0	1695260		0	0
0	0	3.0	2.0	0	0	1592270		0	0
0	0	3.0	3.0	0	0	1941180		0	0
0	0	4.0	2.0	0	0	583070		0	0
0	0	3.0	2.0	0	0	373150		0	0
0	0	2.0	2.0	0	0	357930		0	0
0	0	0.0	0.0	0	0	36520		0	0
0	0	0.0	0.0	0	0	17363310		0	0
0	0	0.0	0.0	0	0	3623340		0	0
0	0	0.0	0.0	0	0	18011140		0	0
0	0	0.0	0.0	0	0	360		0	0
0	0	0.0	0.0	0	0	6722790		0	0
0	0	0.0	0.0	0	0	140		0	0



SALE1_CIN	SALE2_CIN	SALE3_CIN	SALE4_CIN
#####	0.000000000	0.000000000	0.000000000
#####	#####	0.000000000	0.000000000
#####	0.000000000	0.000000000	0.000000000
0.000000000	0.000000000	0.000000000	0.000000000
#####	0.000000000	#####	0.000000000
0.000000000	0.000000000	0.000000000	0.000000000
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#####	0.000000000	0.000000000	0.000000000
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0.000000000	0.000000000	0.000000000	0.000000000
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#####	#####	#####	#####
0.000000000	0.000000000	0.000000000	0.000000000
#####	#####	#####	0.000000000
0.000000000	0.000000000	0.000000000	0.000000000
#####	#####	#####	#####
0.000000000	0.000000000	0.000000000	0.000000000
#####	#####	0.000000000	0.000000000
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0.000000000	0.000000000	0.000000000	0.000000000
0.000000000	0.000000000	0.000000000	0.000000000
#####	#####	#####	0.000000000
0.000000000	0.000000000	0.000000000	0.000000000
0.000000000	0.000000000	0.000000000	0.000000000
0.000000000	0.000000000	0.000000000	0.000000000
#####	#####	#####	0.000000000
#####	0.000000000	0.000000000	0.000000000







VETERINARY  
VEG



VEG  
PARKING

VEG  
PARKING

VEG  
PARKING





 **VETERINARY EMERGENCY GROUP**

1620

**For Lease For Lease For Lease**  
954.918.7716

**VETERINARY ER**





VETERINARY GROUP

VETERINARY GROUP

Other Locations  
www.veterinarygroup.com



**Narrative**

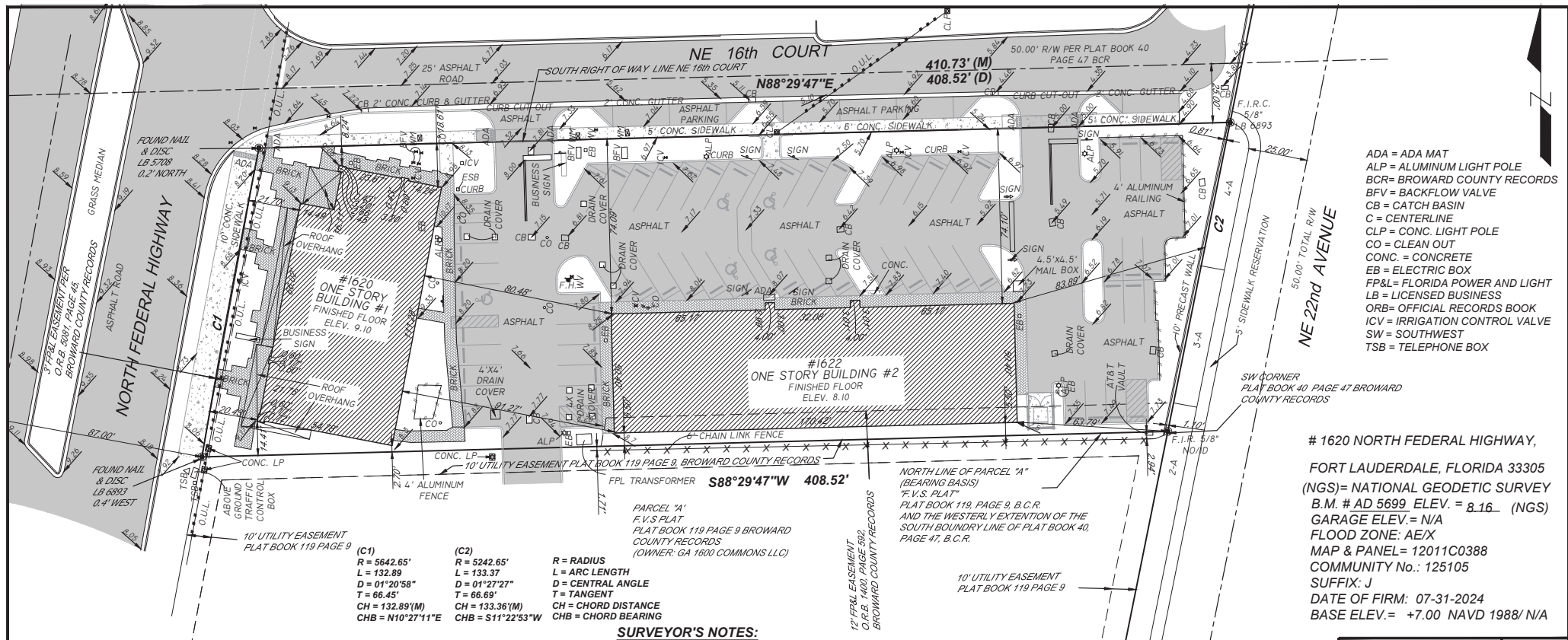
**By: David Mikel – Site Enhancement Services (Authorized Agent)**

**Address: 1620-1622 North Federal Highway, Fort Lauderdale, FL 33305**

**Request: To allow for a third wall sign for a business that has two street frontages.**

VEG ER for Pets is respectfully requesting relief from ULDR Section 47-22.3.O for the following reasons:

- Building Orientation: the building is closer to the right-of-way than the parking lot and the entrance to the building faces towards the interior of the property and away from the main right-of-way (N Federal Hwy). VEG ER for Pets is allowed by right two wall signs, one per each elevation that faces a street. This would prevent VEG ER for Pets from having a sign over their front door.
- Shared parking lot with separate buildings on the same parcel: To expand on the first point, a sign over the front door prevents any confusion for motorists/pedestrians who are on site. Building identification and a clear indication of where the front door is prevents confusion and inefficiency while driving and walking around the parcel and parking areas.



ADA = ADA MAT  
 ALP = ALUMINUM LIGHT POLE  
 BCR = BROWARD COUNTY RECORDS  
 BFV = BACKFLOW VALVE  
 CB = CATCH BASIN  
 C = CENTERLINE  
 CLP = CONC. LIGHT POLE  
 CO = CLEAN OUT  
 CONC. = CONCRETE  
 EB = ELECTRIC BOX  
 FP&L = FLORIDA POWER AND LIGHT  
 LB = LICENSED BUSINESS  
 ORB = OFFICIAL RECORDS BOOK  
 ICV = IRRIGATION CONTROL VALVE  
 SW = SOUTHWEST  
 TSB = TELEPHONE BOX

# 1620 NORTH FEDERAL HIGHWAY,  
 FORT LAUDERDALE, FLORIDA 33305  
 (NGS) = NATIONAL GEODETIC SURVEY  
 B.M. # AD 5699 ELEV. = 8.16 (NGS)  
 GARAGE ELEV. = N/A  
 FLOOD ZONE: AE/X  
 MAP & PANEL = 12011C0388  
 COMMUNITY No.: 125105  
 SUFFIX: J  
 DATE OF FIRM: 07-31-2024  
 BASE ELEV. = +7.00 NAVD 1988/ N/A

**(C1)**  
 R = 5642.65'  
 L = 132.89  
 D = 01°20'58"  
 T = 66.45'  
 CH = 132.89'(M)  
 CHB = N10°27'11"E

**(C2)**  
 R = 5242.65'  
 L = 133.37  
 D = 01°27'27"  
 T = 66.69'  
 CH = 133.36'(M)  
 CHB = S11°22'53"W

R = RADIUS  
 L = ARC LENGTH  
 D = CENTRAL ANGLE  
 T = TANGENT  
 CH = CHORD DISTANCE  
 CHB = CHORD BEARING

**SURVEYOR'S NOTES:**

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON NORTH LINE OF SUBJECT LOT = (N88°29'47"E)

**LEGAL DESCRIPTION:**

AN UNDIVIDED TRACT OF LAND WHICH IS DELINEATED UPON THE PLAT OF THE SUBDIVISION OF BAL HARBOUR WHICH IS RECORDED IN PLAT BOOK 40, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID SUBDIVISION OF BAL HARBOUR; THENCE WEST ALONG THE EXTENDED BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 408.52 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N. FEDERAL HWY. (U.S. NO. 1), THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 133.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF N.E. 16TH COURT; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF N.E. 16TH COURT; A DISTANCE OF 408.52 FEET TO THE WESTERLY BOUNDARY OF SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 133.36 FEET TO THE POINT OF BEGINNING; SAID LANDS BEING A PORTION OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) AND OF THE NORTH ONE-HALF (1/2) OF GOVERNMENT LOT 3, ALL IN SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAIN 53,248 SQUARE FEET (1.222 ACRES), MORE OR LESS, ALSO DESCRIBED AS: A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTH ONE-HALF (N. 1/2) OF GOVERNMENT LOT 3, OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

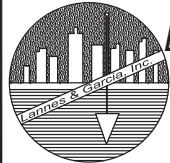
BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A" F.V.S. PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF THE SUBDIVISION OF BAL HARBOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°29'47" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A" AND THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF SAID BAL HARBOUR PLAT, 408.52 FEET TO A POINT OF NON-TANGENCY WITH A CURVE (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 80°12'40" EAST), ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. 1); THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY AND SAID CURVE, HAVING A RADIUS OF 5642.65 FEET, A CENTRAL ANGLE OF 01°20'58", AN ARC DISTANCE OF 132.89 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 16TH COURT; THENCE NORTH 88°29'47" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 410.73 FEET TO A POINT OF NON-TANGENCY WITH A CURVE (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 77°52'45" EAST), ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 47-A OF SAID BAL HARBOUR PLAT; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND SAID CURVE, HAVING A RADIUS OF 5242.65 FEET, A CENTRAL ANGLE OF 01°27'27", AN ARC DISTANCE OF 133.37 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 53,248 SQUARE FEET (1.222 ACRES) MORE OR LESS.

SURVEYOR'S NOTE:  
 LEGAL DESCRIPTION  
 PROVIDED BY CLIENT  
 REFLECTED IN KEITH  
 SURVEY DATED  
 05-05-2020.



**A BOUNDARY SURVEY**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND GARCIA, INC.**  
 LB # 2098  
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
 4967 SW 75th AVENUE,  
 MIAMI, FLORIDA 33155  
 PH (305) 666-7909 FAX (305) 442-2530  
 269148-C  
 269148-B  
 269148-A

SCALE: 1" = 40' DRAWN BY: TT DWG. No.: 269148

Francisco F Fajardo  
 Digitally signed by Francisco F Fajardo  
 DN: cn=F, ou=Lannes and Garcia Inc., email=qualifier@01100000011905@92AF600183E6.cn=Francisco F Fajardo  
 Date: 2025.09.02 12:42:15 -0400

REVISIONS	DATE
FORMBOARD	05-20-2022
FOUNDATION	06-10-2022
FOUNDATION BUILDING 2	08-11-2022
FINAL	08-04-2023
UPDATED	08-26-2025



---

1620 North Federal Highway  
Fort Lauderdale, FL 33305



QTY:	SIGN DESCRIPTIONS	SIGN TYPE	TOTAL SF
<b><u>FRONT ELEVATION</u></b>			
(A) QTY: 1	FACE/REVERSE LIT CHANNEL LETTERS	21" CHANNEL LETTERSET	30.04
(E1) QTY: 1	FRONT DOOR VINYL	DOUBLE DOOR VINYL	0.33
(E2) QTY: 1	FRONT DOOR VINYL	DOUBLE DOOR VINYL	0.79
<b><u>RIGHT ELEVATION</u></b>			
(C) QTY: 1	FACE/REVERSE LIT CHANNEL LETTERS	34" CHANNEL LETTERSET	78.76
(E5) QTY: 1	WINDOW VINYL	VEG OPEN 24/7 WINDOW VINYL	8.2
<b><u>REAR ELEVATION</u></b>			
(B) QTY: 1	FACE/REVERSE LIT CHANNEL LETTERS	34" CHANNEL LETTERSET	61.33
(E3) QTY: 1	WINDOW VINYL	VEG OPEN 24/7 WINDOW VINYL	8.23
(E4) Qty: 1	WINDOW VINYL	VEG OPEN 24/7 WINDOW VINYL	8.23
<b>SUB-TOTAL</b>	<b>7 WALL SIGNS</b>	<b>SUB-TOTAL</b>	<b>187.68</b>
<b><u>EXISTING MONUMENT SIGNS</u></b>			
(D1) QTY: 2	PENDING FREESTANDING PANEL SIGN	ROUTED PANEL WITH PUSH THRU LETTERS	9.54
(D2) QTY: 2	PENDING FREESTANDING PANEL SIGN	ROUTED PANEL WITH PUSH THRU LETTERS	9.54
<b>TOTAL SIGNS</b>	<b>11</b>	<b>TOTAL</b>	<b>206.76</b>

- 21" CHANNEL LETTERSET: 30.04 SF
- 30" CHANNEL LETTERSET: 61.33 SF
- 34" CHANNEL LETTERSET: 78.76 SF
- PANEL ON SHARED MONUMENT: 9.54 SF
- PANEL ON SHARED MONUMENT: 9.54 SF
- WINDOW VINYL: 0.33 SF
- E2** WINDOW VINYL: 0.79 SF
- E3** WINDOW VINYL: 8.23 SF
- E4** WINDOW VINYL: 8.23 SF
- E5** WINDOW VINYL: 8.23 SF



Sales:	Lisa Koebel
PM:	Tiffani Davis
Art:	IRM 5.22.25
Drwg #:	238773-2-1



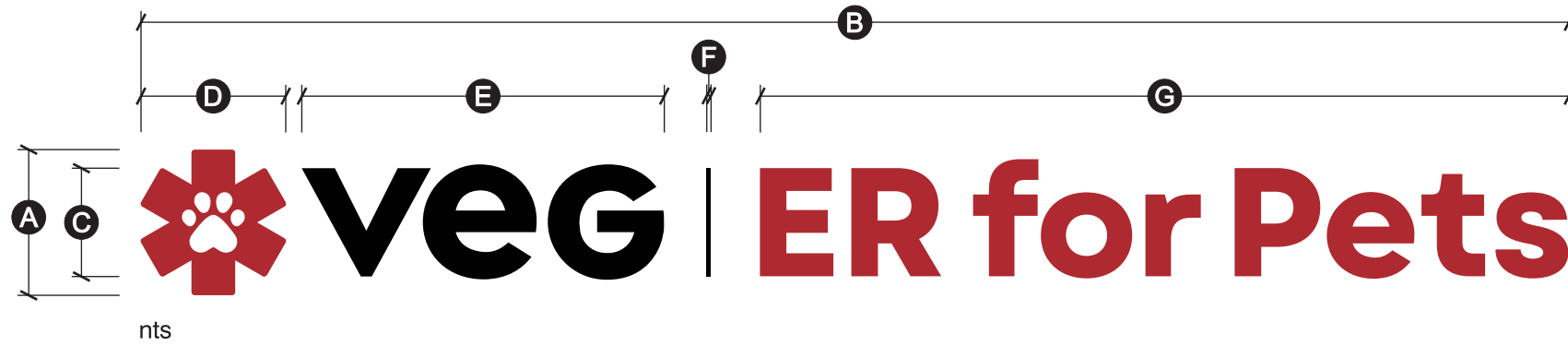
**Existing**



**Proposed**  
Signs rendered proportional to the photo

**E1** ⌀ **E2** **A**

Sales:	Koebel
PM:	Tiffani Davis
Art:	IRM 5.22.25
Drwg #:	238773-2-1

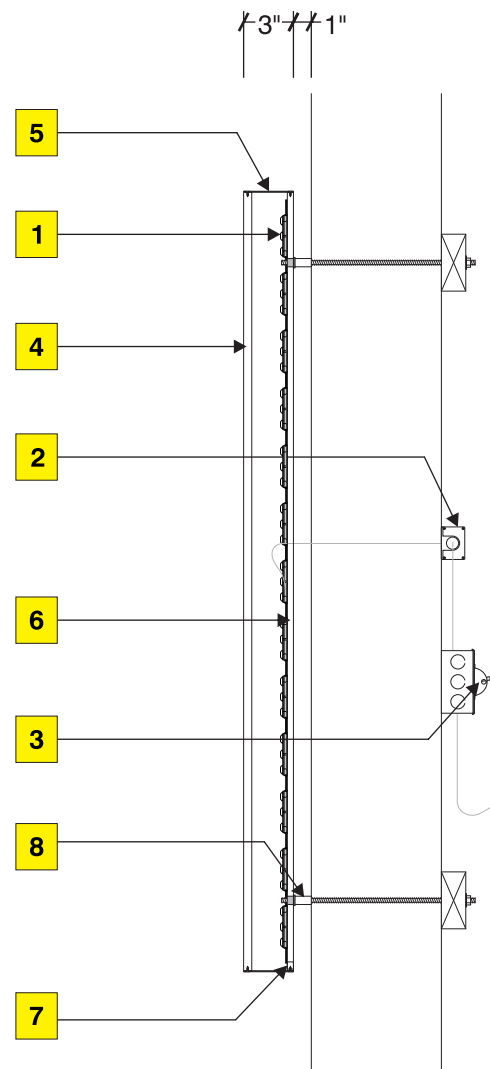


Paw to be centered horizontally & vertically on star logo

- A** Measured from overall height of the logo
- C** Measured from overall height of the letter "V"

A	B	C	D	E	F	G	A x B = SQ FT
21"	17'- 2"	15 5/8"	1'- 9"	4'- 4 3/8"	1 1/2"	9'- 8 5/8"	30.04

**F** \*Lettersets where divider line scales below 1 1/2" will need to be adjusted for manufacturing.



**Illumination**

- 1** 7100K White LEDs.
- 2** 60W Remote power supplies.
- 3** UL Listed disconnect switch.

**Faces**

- 4** 1/2" clear acrylic faces with 1/16" lip. Logo: to have reverse weeded 3M 3630-73 Dark Red vinyl. "ER for Pets": to be 3M 3630-73 Dark Red vinyl. "VEG" & divider line: to be black perforated vinyl. All vinyl to be applied first surface w/ white diffuser vinyl applied 2nd surface.

**Returns**

- 5** 3" x .063 Aluminum returns painted black attached to faces & backs with countersunk screws.

**Backs**

- 6** .375" polycarbonate backs w/ white diffuser vinyl applied 2nd surface.
- 7** Each letter to have two (2) 1/4" weep holes.

**Mounting**

- 8** 1" Spacers & hardware painted to match fascia.

**Mounting**

<input type="checkbox"/>		<input type="checkbox"/>	
	<b>Wedge anchors</b> For use in masonry applications.		<b>Lag screw</b> Wood lags for solid wood backing. Concrete lags for solid masonry applications. Only when specified by NAS.
<input type="checkbox"/>		<input type="checkbox"/>	
	<b>Thru-Bolt w/ (Preferred)</b> Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.		<b>Toggle bolt</b> For use in hollow walls w/ suitable wall materials.
<input type="checkbox"/>		<input checked="" type="checkbox"/>	
	<b>STUD MOUNTED</b>		<b>Spacer</b> Painted to match facade. Length: <u>1"</u>

**Colors to match**



• Spacers need to be 2" from visibility (where applicable).

• All labels, ie, ul, sign id & permit to be placed at top of letters out of public view.

• Painted components must have two coats of acrylic polyurethane paint w/ no visible weld points.

Sales:	Lisa Koebel
PM:	Tiffani Davis
Art:	IRM 5.22.25
Drwg #:	238773-2-1

**Channel Letters**

nts

It is the clients responsibility to provide 120V primary electrical service (including ground wiring directly from panel box) within six(6) feet of signage. Installation to meet N.E.C. code.





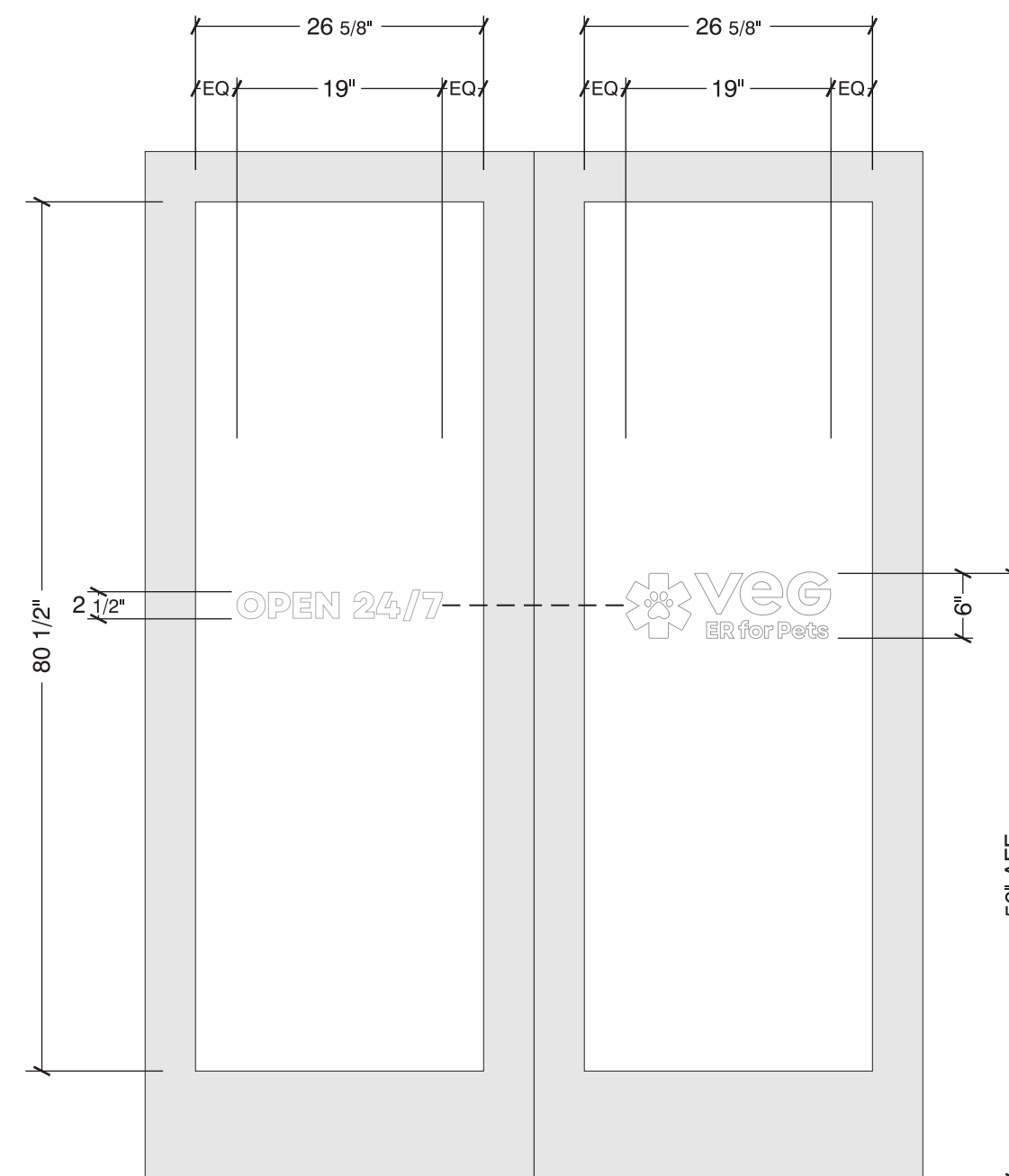
**Existing**



**Proposed**  
Sign rendered proportional to the photo

**E1**

**E2**



Scale: 3/4" = 1'- 0"  
Sq Ft: 1.12

**Vinyl**

- 1** Reverse weeded white vinyl logo & letters applied first surface.

*\*Logo to be white vinyl, shown with outline for clarity.*

**Colors to match**

-  White

Sales:	Lisa Koebel
PM:	Tiffani Davis
Art:	IRM 5.22.25
Drwg #:	238773-2-1



Existing

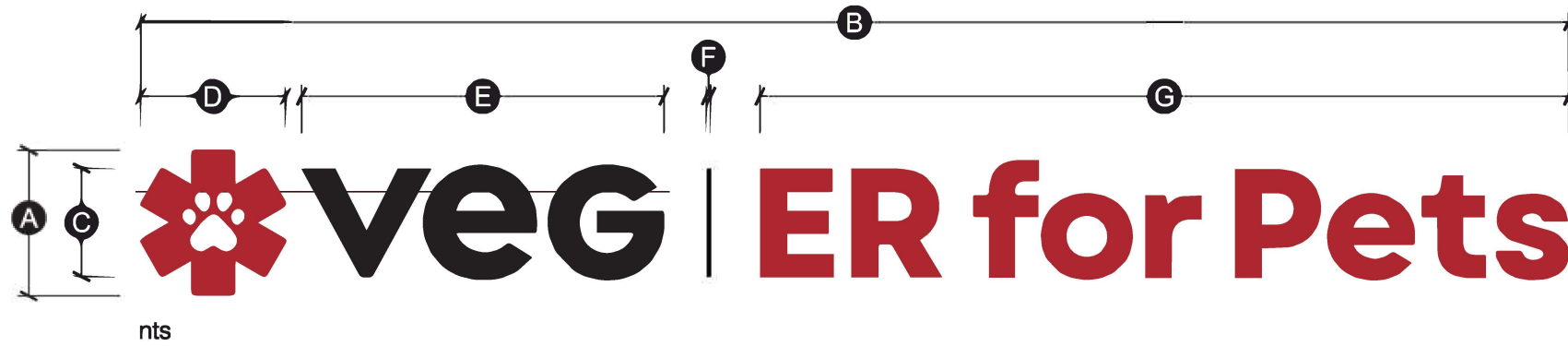


**Proposed**

Signs rendered proportional to the photo

Signs are allowed by right, per City.

Sales:	Koebel
PM:	Tiffani Davis
Art:	IRM 5.22.25
Drwg #:	238773-2-1

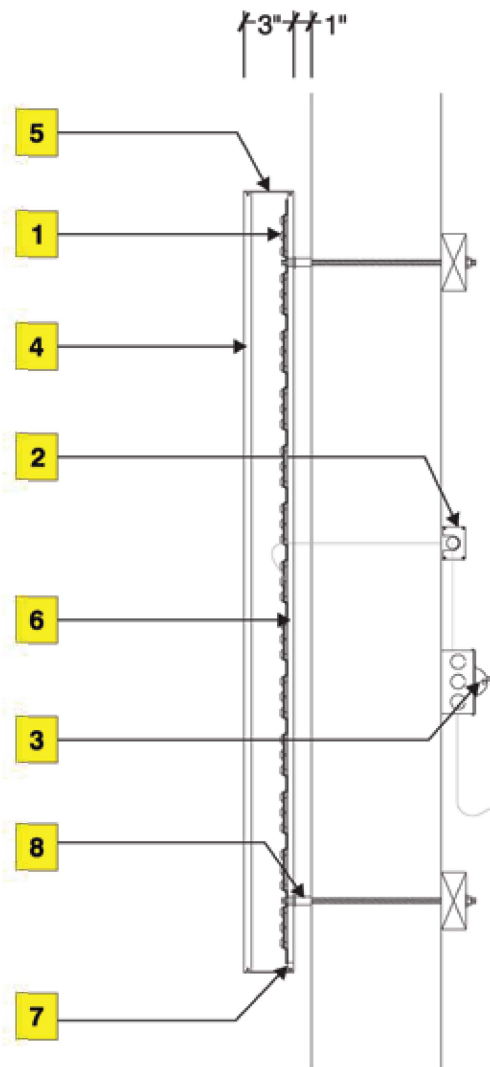


Paw to be centered horizontally & vertically on star logo

- A** Measured from overall height of the logo
- C** Measured from overall height of the letter "V"

A	B	C	D	E	F	G	A x B = SQ FT
30"	24'- 6 3/8"	22 3/8"	2'- 6"	6'- 2 3/4"	1 1/2"	13'- 10 5/8"	61.33

**F** \*Lettersets where divider line scales below 1 1/2" will need to be adjusted for manufacturing.



**Illumination**

- 1** 7100K White LEDs.
- 2** 60W Remote power supplies.
- 3** UL Listed disconnect switch.

**Faces**

- 4** 1/2" #7328 Clear acrylic faces with 1/16" lip. Logo: to have reverse weeded 3M 3630-73 Dark Red vinyl. "ER for Pets": to be 3M 3630-73 Dark Red vinyl. "VEG" & divider line: to be black perforated vinyl. All vinyl to be applied first surface w/ white diffuser vinyl applied 2nd surface.

**Returns**

- 5** 3" x .063 Aluminum returns painted black attached to faces & backs with countersunk screws.

**Backs**

- 6** .375" Hyzod polycarbonate backs w/ white diffuser vinyl applied 2nd surface.
- 7** Each letter to have two (2) 1/4" weep holes.

**Mounting**

- 8** 1" Spacers & hardware painted to match fascia.

**Channel Letters**

nts

It is the clients responsibility to provide 120V primary electrical service (including ground wiring directly from panel box) within six(6) feet of signage. Installation to meet N.E.C. code.

**Mounting**

<input type="checkbox"/>	<b>Wedge anchors</b> For use in masonry applications.	<input type="checkbox"/>	<b>Lag screw</b> Wood lags for solid wood backing. Concrete lags for solid masonry applications. Only when specified by NAS.
<input type="checkbox"/>	<b>Thru-Bolt w/ (Preferred)</b> Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.	<input type="checkbox"/>	<b>Toggle bolt</b> For use in hollow walls w/ suitable wall materials.
<input type="checkbox"/>	<b>STUD MOUNTED</b>	<input checked="" type="checkbox"/>	<b>Spacer</b> Painted to match facade. Length: <u>1"</u>

**Colors to match**



• Spacers need to be 2" from visibility (where applicable).

• All labels, ie, ul, sign id & permit to be placed at top of letters out of public view.

• Painted components must have two coats of acrylic polyurethane paint w/ no visible weld points.



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Art:	IRM 5.22.25
Drwg #:	238773-2-1



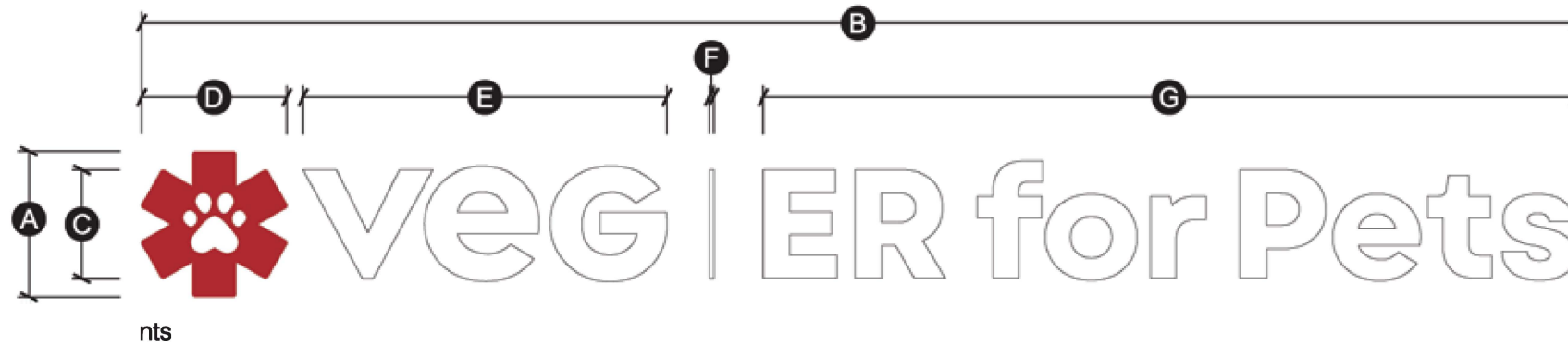
Existing



**Proposed**  
Signs rendered proportional to the photo

**C**

Sales:	Koebel
PM:	Tiffani Davis
Art:	IRM 5.22.25
Drwg #:	238773-2-1

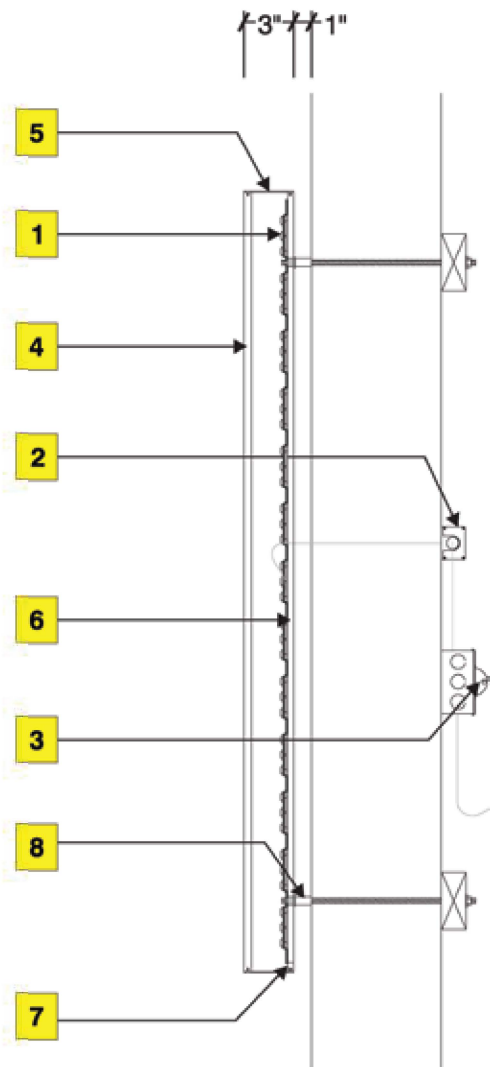


Paw to be centered horizontally & vertically on star logo

- A** Measured from overall height of the logo
- C** Measured from overall height of the letter "V"

A	B	C	D	E	F	G	A x B = SQ FT
34"	27'- 9 5/8"	25 1/4"	2'- 10"	7'- 5/8"	1 1/2"	15'- 8 7/8"	78.76

**F** \*Lettersets where divider line scales below 1 1/2" will need to be adjusted for manufacturing.



**Illumination**

- 1** 7100K White LEDs.
- 2** 60W power supplies.
- 3** UL Listed disconnect switch.

**Faces**

- 4** 1/2" #7328 Clear acrylic faces with 1/16" lip. Logo: to have reverse weeded 3M 3630-73 Dark Red vinyl. Letters & divider line: to be white vinyl. All vinyl to be applied first surface w/ white diffuser vinyl applied 2nd surface.

**Returns**

- 5** 3" x .063 Aluminum returns painted black attached to faces & backs with countersunk screws.

**Backs**

- 6** .375" Hyzod polycarbonate backs w/ white diffuser vinyl applied 2nd surface.
- 7** Each letter to have two (2) 1/4" weep holes.

**Mounting**

- 8** 1" Spacers & hardware painted to match fascia.

**Mounting**

<input type="checkbox"/>	<b>Wedge anchors</b> For use in masonry applications.	<input type="checkbox"/>	<b>Lag screw</b> Wood lags for solid wood backing. Concrete lags for solid masonry applications. Only when specified by NAS.
<input type="checkbox"/>	<b>Thru-Bolt w/ (Preferred)</b> Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.	<input type="checkbox"/>	<b>Toggle bolt</b> For use in hollow walls w/ suitable wall materials.
<input type="checkbox"/>	<b>STUD MOUNTED</b>	<input checked="" type="checkbox"/>	<b>Spacer</b> Painted to match facade. Length: <u>1"</u>

**Colors to match**



• Spacers need to be 2" from visibility (where applicable).

• All labels, ie, ul, sign id & permit to be placed at top of letters out of public view.

• Painted components must have two coats of acrylic polyurethane paint w/ no visible weld points.

**Channel Letters**

nts

It is the clients responsibility to provide 120V primary electrical service (including ground wiring directly from panel box) within six(6) feet of signage. Installation to meet N.E.C. code.

Sales:	Lisa Koebel
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**Existing**  
West Elevation



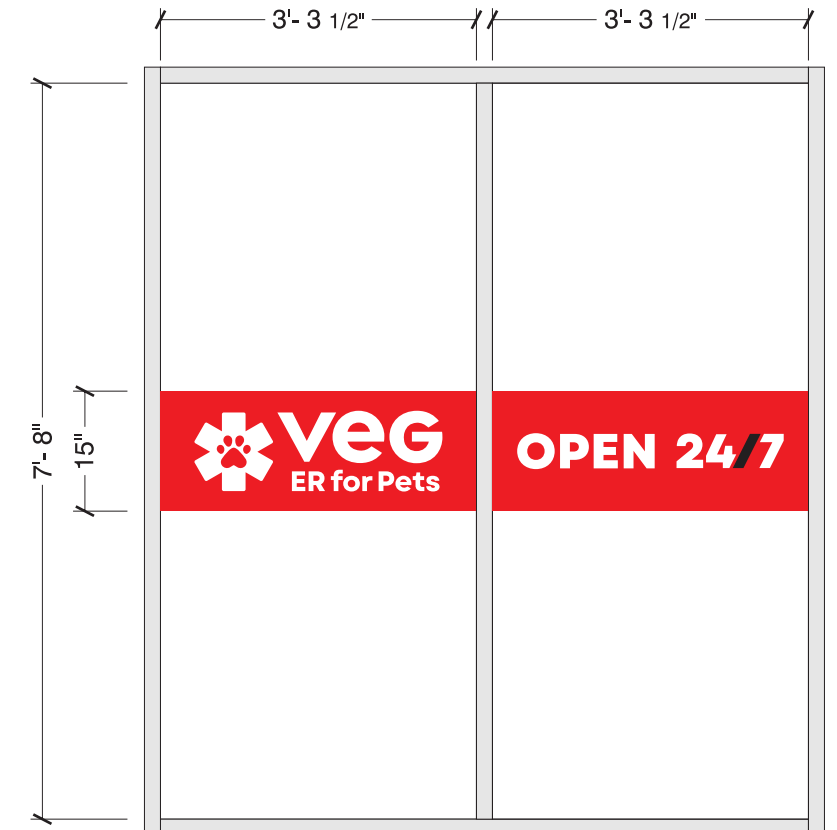
**Existing**  
North Elevation



**Proposed**  
West Elevation



**Proposed**  
North Elevation



Scale: 1/2" = 1'-0"  
Sq Ft: 8.23

**Vinyl**

- 1** Digitally printed vinyl graphics applied first surface.

**Colors to match**

	PMS 185 C Red		Black		White
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Sales:	Lisa Koebel
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**E3**

**E4**

**E5**



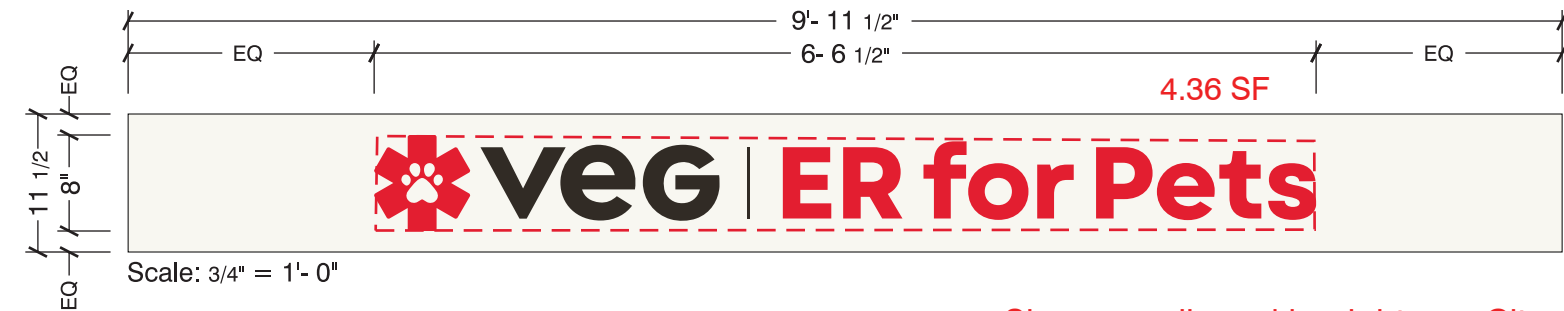
Existing



Existing

Side A

Side B



Signs are allowed by right, per City.



Proposed

Sign rendered proportional to the photo

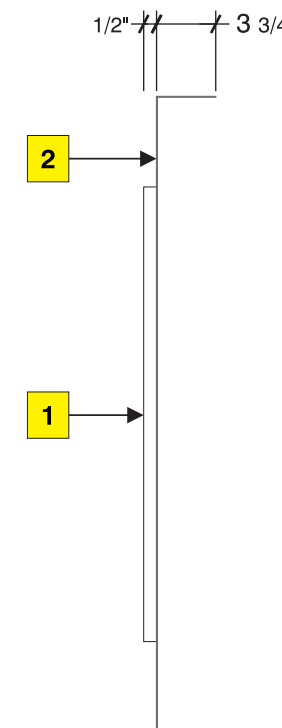
Side A



Proposed

Sign rendered proportional to the photo

Side B



**Panels**

- 1** 16 gauge routed (laser cut) stainless steel w/ 3 3/4" returns. Painted SW 7757 high reflective white.
- 2** 3/4" Clear acrylic pushed-thru 1/2". Translucent vinyl to match PMS 185c & Black applied to first surface.

Paw to be centered horizontally & vertically on star logo

**Colors to match**

	PMS 185 C		Black		SW 7757 high reflective white
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Sales:	Lisa Koebel
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Art:	IRM 5.22.25
Drwg #:	238773-2-1



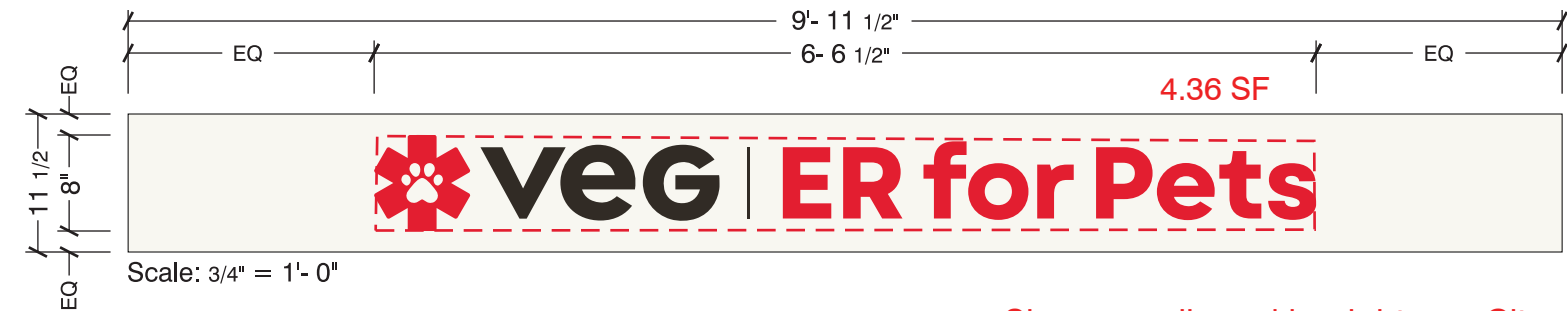
**Existing**

Side A



**Existing**

Side B



Signs are allowed by right, per City.



**Proposed**

Sign rendered proportional to the photo

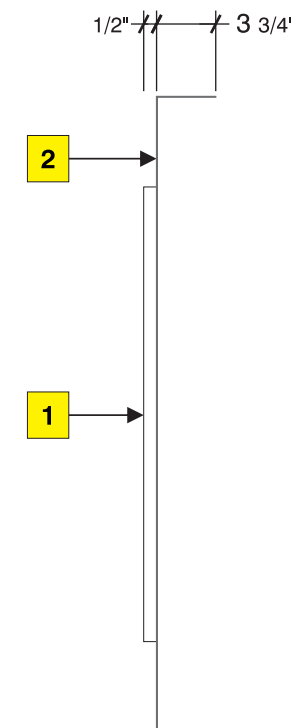
Side A



**Proposed**

Sign rendered proportional to the photo

Side B



**Panels**

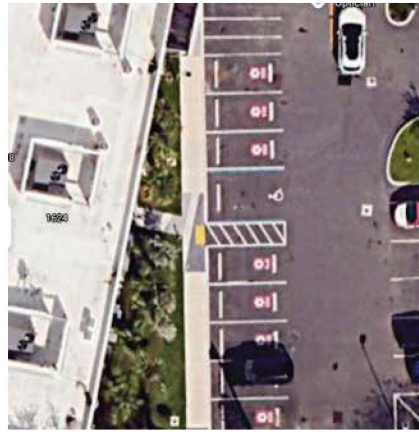
- 1** 16 gauge routed (laser cut) stainless steel w/ 3 3/4" returns. Painted SW 7757 high reflective white.
- 2** 3/4" Clear acrylic pushed-thru 1/2". Translucent vinyl to match PMS 185c & Black applied to first surface.

Paw to be centered horizontally & vertically on star logo

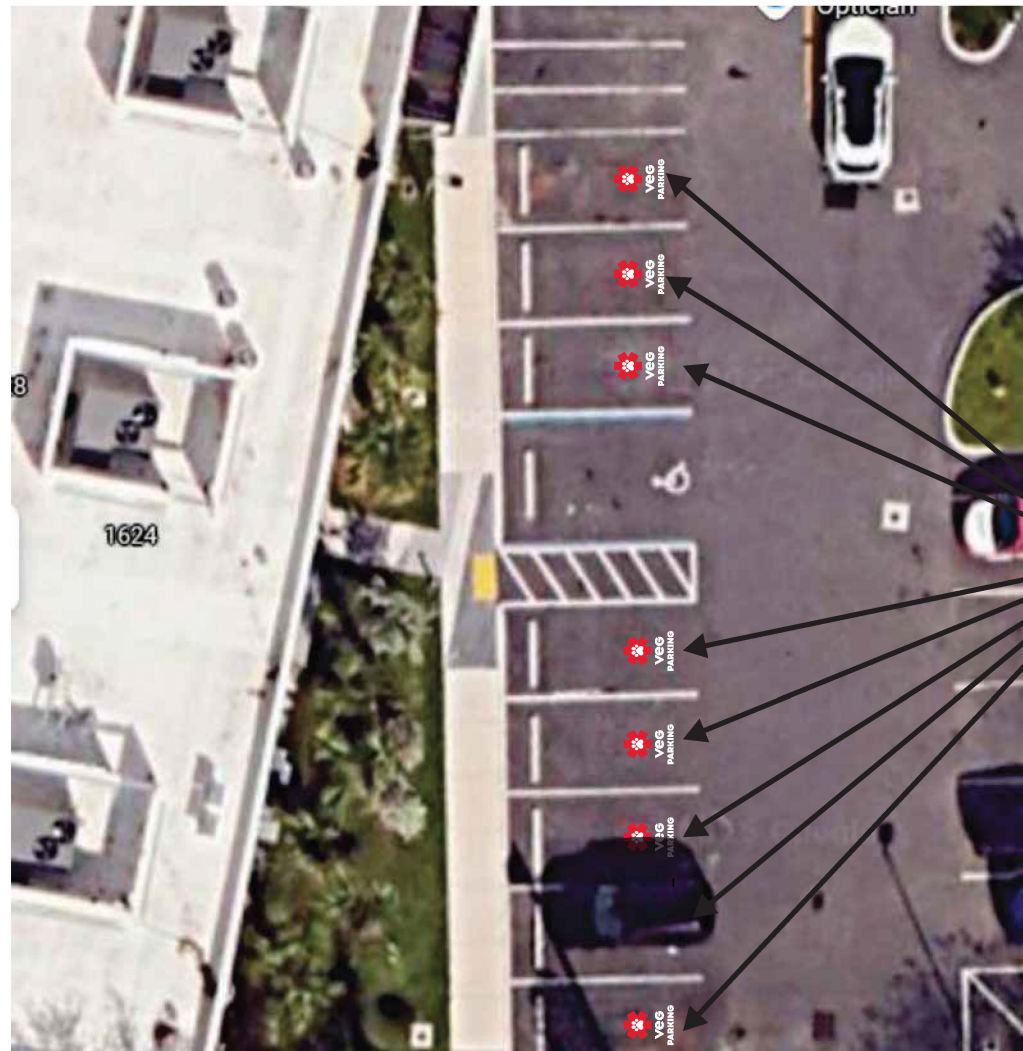
**Colors to match**

	PMS 185 C		Black		SW 7757 high reflective white
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Sales:	Lisa Koebel
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Art:	IRM 5.22.25
Drwg #:	238773-2-1

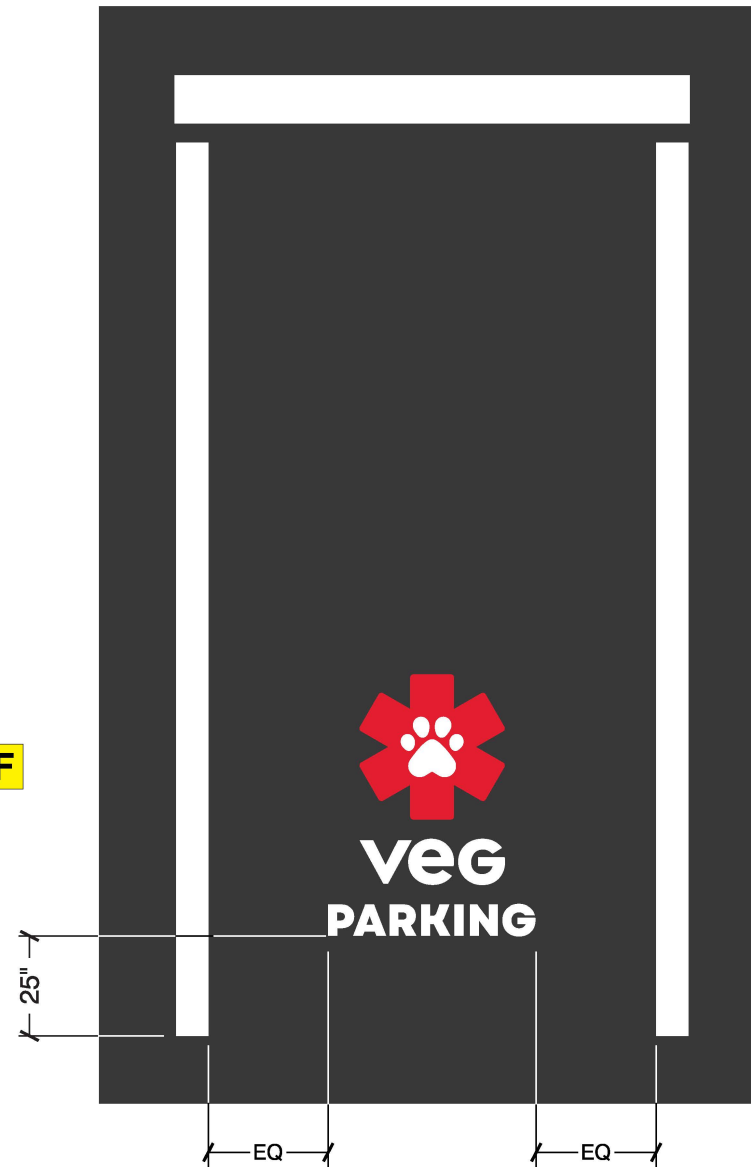


**Existing**



**Proposed**  
Sign rendered proportional to the photo

**FPO TYP. STENCIL PLACEMENT**



Scale: 1/4" = 1"






Scale: 1" = 1'-0"

**Stencil**

**1** Parking stencil to be painted by general contractor.

**Colors to match**

	PMS 185 C Red		White		Black
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Drwg #:	238773-2-1

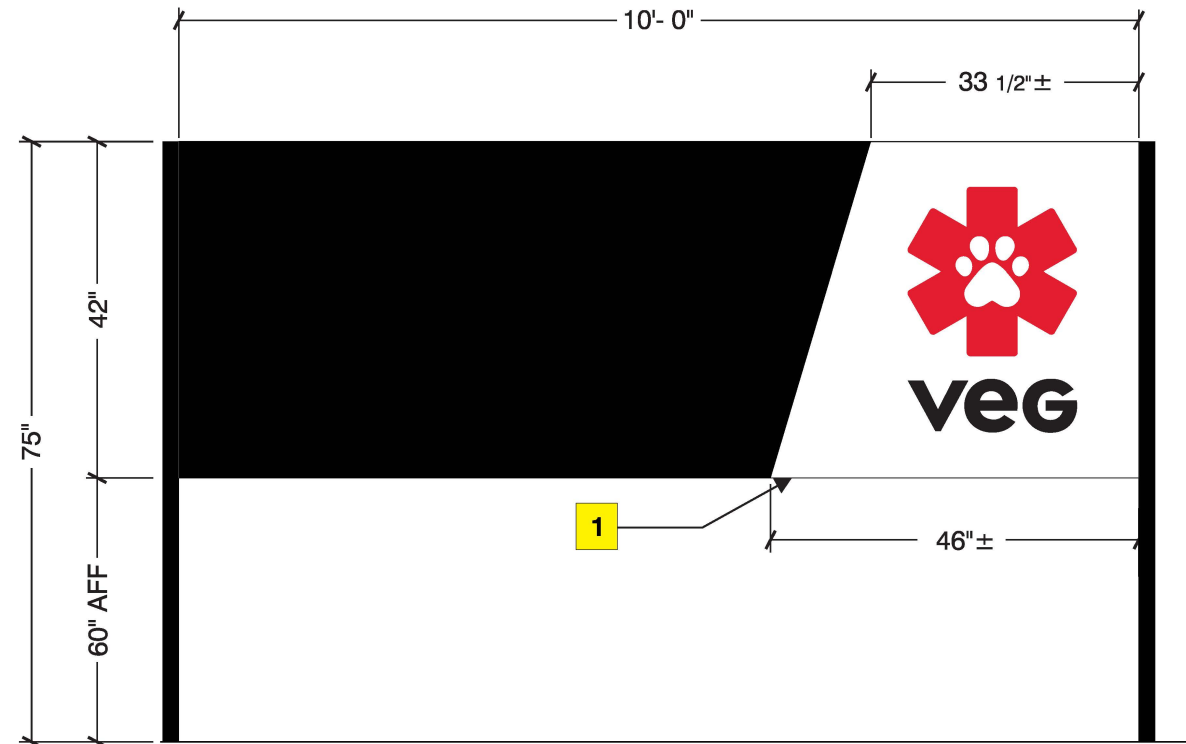


**Existing**



**Proposed**

Sign rendered proportional to the photo


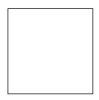



Scale: 1/2" = 1'-0"

**Vinyl**

**1** Digitally printed vinyl graphics applied first surface to existing panel.

**Colors to match**

	PMS 185 C Red		White		Black
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Sales:	Lisa Koebel
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Drwg #:	238773-2-1