



**BOARD OF ADJUSTMENT MEETING NOTICE**

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

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, December 10<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-25110003</b>
<b>OWNER:</b>	SUNSHINE SHIPYARD LLC
<b>AGENT:</b>	STEPHANIE J. TOOTHAKER, ESQ, P.A.
<b>ADDRESS:</b>	640 NORTH WEST 7 AVENUE, FORT LAUDERDALE, FL 333117
<b>LEGAL DESCRIPTION:</b>	LOT 1, BLOCK 325, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (SEE SURVEY)
<b>ZONING DISTRICT:</b>	NWRAC-MUE - NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST
<b>COMMISSION DISTRICT:</b>	2
<b>REQUESTING:</b>	<b><u>Section 47-22.3.S Supergraphics Signs</u></b>

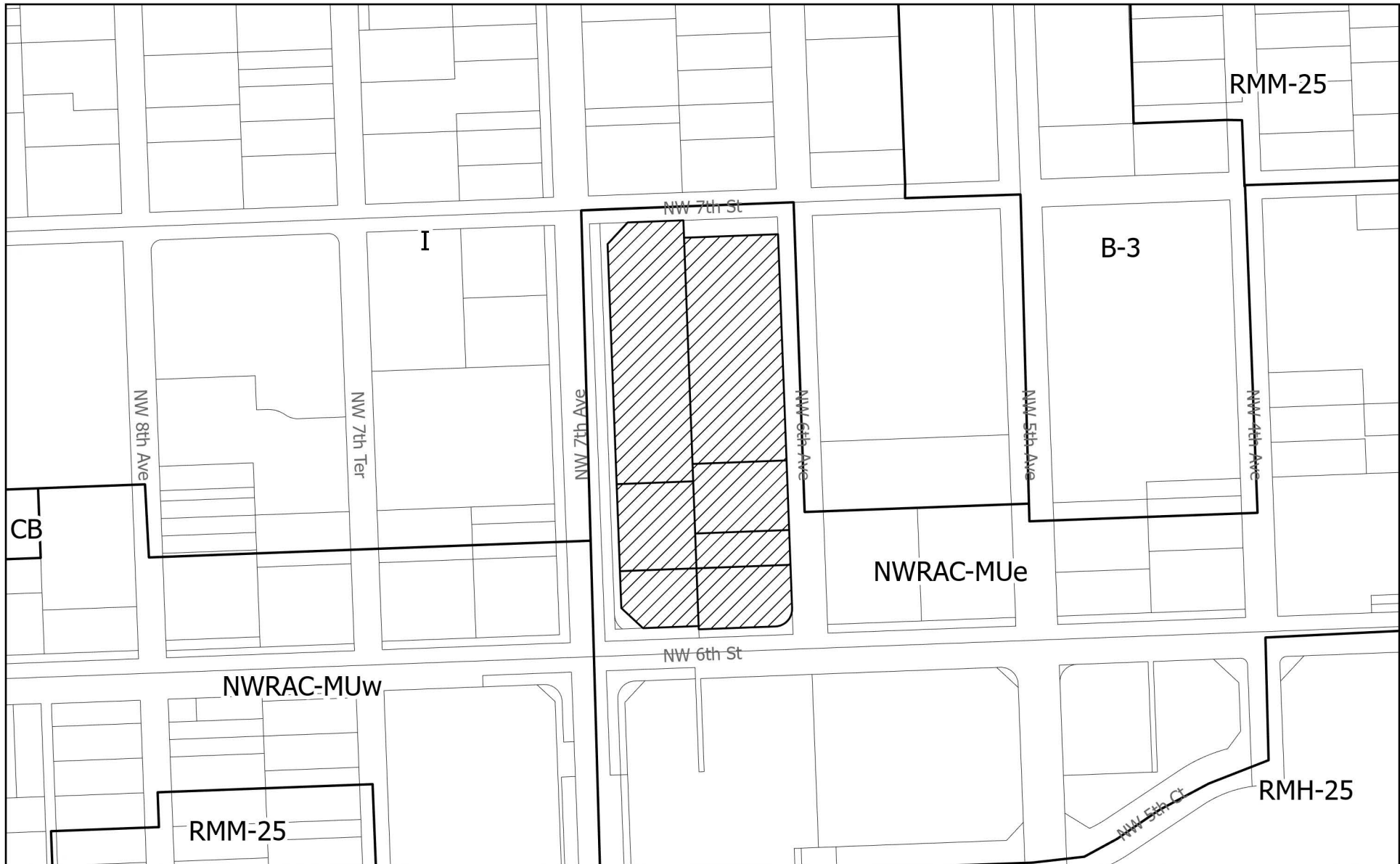
- Requesting a variance to allow the installation of supergraphics measuring approximately 93' x 30'-7" (west elevation) and 75' x 30' (east elevation) that incorporates lettering. Whereas the code defines as per section 47-22.2.A.27 *Supergraphics sign*: A design or pictorial representation that contains no lettering or business identification or logo used as a sign as defined herein.

To watch and listen to the Board of Adjustment Meeting:  
[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) , [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-25110003

**LEGEND**

-  Municipal Boundary
-  Subject Site

N



0      100      200  
US Feet

Graphic Scale

# PLN-BOA-25110003

## **Section 47-22.3.S Supergraphics Signs**

*Supergraphics signs.* Supergraphics signs are a special permitted use on building walls in any zone; provided, however, the design for the supergraphics has been reviewed and approved by the building and zoning department under the criteria as follows:

1. The proposed general design, arrangement, texture, material, colors, lighting, placement, and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards, and criteria of the sign regulations.
2. The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and avoid visual clutter.
3. The shape of the sign shall not create visual clutter.
4. The size, style, and location of the sign shall be appropriate to the activity of the message.
5. The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture.
6. The sign should be consolidated into a minimum number of elements.

# 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-GEN-25110235</a>	3 BANNERS AND 20 FLAGS WITH POLES	Miscellaneous Permit	Structural Permit	0		640	NW	7	AVE		Plan Set
<input type="checkbox"/>	<a href="#">PLN-BOA-25110003</a>	Section 47-22.3.S Supergraphics Signs - Requestin...	Arcadian	Z- Board of Adjustment (BOA)	0		640	NW	7	AVE	127	Open
<input type="checkbox"/>	<a href="#">ROW-MOT-25100024</a>	MOT for ENG-SW-22120010 curbing	MOT for ENG-SW-22120010	ROW Maintenance of Traffic Permit	223		640	NW	7	AVE		Open
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D010</a>	ALUMMIUN TRELLIS OUTDOOR KITCHEN	Shop Drawings	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Open
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.R007</a>	REMOVAL OF GLASS DOORS AND CHANGE OF DOOR SWINGS	BLD-CNC-22120001	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-25100019</a>	WILL BE WORKING ON CURBS AND ASPHALT RESTORATION ...	ARCADIAN 6TH AVE- CLOSURE 2N...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE	1-101MGNT	Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-25100020</a>	WE WILL BE WORKING ON CURBS AND ASPHALT RESTORATI...	ARCADIAN 6TH ST CLOSURE	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE	1-101MGNT	Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.R006</a>	FLOOD AND MAINTENANCE PLAN	BLD-CNC-22120001	Plan Revision	39.75		640	NW	7	AVE		Awaiting
<input type="checkbox"/>	<a href="#">BE25100058</a>	MONITORING CONSTRUCTION SITE FOR SILT PREVENTION ...		Building Code Case	0	Linda Holloway	640	NW	7	AVE		Open
<input type="checkbox"/>	<a href="#">UDP-RS25003</a>	Site Plan Level II Review - RAC signage	Arcadian Signage	DRC- Regional Activity Center (RAC) Signage	0	Lorraine Tappen	640	NW	7	AVE	2-626	Void
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.I001</a>		Soil Bearing Capacity Certif...	Inspection Document Submittal	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.D007</a>	Elevation Certificate	Floodproofing Certificate	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Open
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D009</a>	SPOT SURVEY	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CMIS-25090213</a>	#SOUTH TOWER - POOL DECK CABANAS	Miscellaneous Permit	Structural Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">LND-INST-22120028.R001</a>	LANDSCAPE REVISION	LND-INST-22120028	Plan Revision	0		640	NW	7	AVE		Awaiting
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D008</a>	UNDER CONSTRUCTION ELEVATION CERTIFICATE	Internal Document Set	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Awaiting
<input type="checkbox"/>	<a href="#">PLB-IRR-22120027.R001</a>	IRRIGATION REVISION - IRRIGATION HEADS WERE ADDED...	PLB-IRR-22120027	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">FIR-GEN-24020028.R001</a>	Install an additional (8) sprinklers due to exhau...	FIR-GEN-24020028	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">PLB-COM-22120037.R002</a>	PLUMBING REVISION - REMOVE POOL COURTYARD BBQ GRI...	PLB-COM-22120037	Plan Revision	78.75		640	NW	7	AVE		Awaiting
<input type="checkbox"/>	<a href="#">ELE-COM-24030041.R002</a>	Ground floor plus 8 level parking garage	ELE-COM-24030041	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">MEC-COM-22120041.R002</a>	MECHANICAL REVISION - MAIL ROOM LAYOUT UNITS TO T...	MEC-COM-22120041	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">MEC-COM-23120036.R001</a>	Ground plus 8 level parking garage ADD GARAGE EXH...	MEC-COM-23120036	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ELE-COM-22120081.R002</a>	ELECTRICAL REVISION - ADDED MAIL ROOM LAYOUT TO P...	ELE-COM-22120081	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ELE-MISC-25080231</a>	THE ARCADIAN. Building Identification. SOUTH WEST...	Electrical Miscellaneous Permit	Electrical Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-GEN-25080472</a>	3RD FLOOR PARKING CONTROL ACCESS GATES WITH OPERA...	Fence Permit	Structural Permit	0		640	NW	7	AVE		In Revie
<input type="checkbox"/>	<a href="#">ELE-MISC-25080223</a>	Installation Exterior wall sign Building identifi...	Electrical Miscellaneous Permit	Electrical Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">TAM-VIO-25080006</a>		The Arcadian - Site	ROW Unpermitted Work	0	BRIANH	640	NW	7	AVE		Open
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D007</a>	SOUTH TOWER-UNDER CONSTRUCTION ELEVATION CERTIFICATE	Under Construction EC	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Awaiting
<input type="checkbox"/>	<a href="#">TAM-MOT-25080043</a>	WILL BE WORKING ON CURBS AND ASPHALT RESTORATION ...	ARCADIAN-6TH AVE MOT FOR CUR...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">TAM-MOT-25080044</a>	WE WILL BE WORKING ON THE CURBS AND ASPHALT RESTO...	ARCADIAN-6TH ST MOT FOR CURBING	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">ROW-MOT-25080011</a>	MOT ON NW 6TH ST FOR CURB WORK AND ASPHALT RESTOR...	MOT NW 6 ST CURB WORK AND AS...	ROW Maintenance of Traffic Permit	448		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ROW-MOT-25080010</a>	MOT for ROW Sidewalk - CURBS AND ASPHALT RESTORAT...	MOT for ROW Sidewalk	ROW Maintenance of Traffic Permit	384		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">TAM-VIO-25080003</a>		The Arcadian - Site	ROW Unpermitted Work	0	Rodney Lovinsky	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.R002</a>	Ground plus 8 level parking garage. REVISION TO E...	BLD-CNC-23090004	Plan Revision	105		640	NW	7	AVE		Awaiting
<input type="checkbox"/>	<a href="#">ELE-LV-22120028.R001</a>	LV ASBUILTS PER INSPECTORS REQUEST	ELE-LV-22120028	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-VOID-25070249</a>	TEMP STRUCTURE REQUEST TO VOID	ROW-MISC-24020006	Permit Void Request	0		640	NW	7	AVE	128	Comple
<input type="checkbox"/>	<a href="#">ELE-LV-23090019.R001</a>	NTOWER LV ASBUILTS SUBMITTED PER INSPECTOR REQUEST	ELE-LV-23090019	Plan Revision	52.5		640	NW	7	AVE		Awaiting
<input type="checkbox"/>	<a href="#">UDP-PDMR-25146</a>	Site Plan Amendment for the Arcadian Project	The Arcadian	DRC- Preliminary Development Meeting Request	0	Lorraine Tappen	640	NW	7	AVE	127	Closed
<input type="checkbox"/>	<a href="#">BLD-REFUND-25070078</a>		BLD-GEN-24100887	Refund Request - Permitting	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.R007</a>	SPECIAL INSPECTOR NORTH TPWER	BLD-CNC-23090003	Revision (In-Office Submittal)	0		640	NW	7	AVE		Comple

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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-CNC-22120001.R005</a>	SPECIAL INSPECTORS SOUTH TOWER	BLD-CNC-22120001	Revision (In-Office Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-GEN-25070517</a>	Printed Fabric Facade for Garage - Decorations of...	Sign Permit	Structural Permit	0		640	NW	7	AVE		Awaiting
<input type="checkbox"/>	<a href="#">ROW-MISC-25070005</a>	LIGHT POLES IN THE ROW	LIGHT POLES IN THE ROW	ROW Miscellaneous Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">TAM-MOT-25070061</a>	This job includes the installation of a 9-6" PVC ...	FPL WR# 12422488 640 NW 7th Ave	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE	127	Disappr
<input type="checkbox"/>	<a href="#">UDP-A25039</a>	Site Plan Level II (RAC) Amendment	Arcadian / Amendment #3 to U...	AR- Administrative Review	0	Lorraine Tappen	640	NW	7	AVE	127	Approve
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D006</a>	ROLL UP DOOR SHOPS	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.D008</a>	ROLL UP DOOR SHOPS	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-25070013</a>	Stubbing 3-6" conduits to the existing concrete p...	FPL WR 14087895 Arcadian DB	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE	101	Closed
<input type="checkbox"/>	<a href="#">BLD-WIN-WT-25070007</a>	Printed fabric facade for Garage decorations	Online Walk-Thru- Window and...	Walk-Thru - Window and Door	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">TAM-VIO-25070001</a>	THE WORK WILL BE PERFORMED ON 6TH STREET (SISTRUN...	The Arcadian - Site	ROW Closure Violation	0	Rodney Lovinsky	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">ELE-COM-25060343</a>	ELECTRICAL FOR TV SCREEN	Electrical Subpermit	Electrical Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-COM-25060384</a>	PLUMBING FOR TV SCREEN STRUCTURE	Plumbing Subpermit	Plumbing Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-COC-25060136</a>		BLD-CPAV-22120006	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25060127</a>		ENG-LAND-22120020	Change of Contractor (Online Submittal)	27		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BE25060168</a>	NOISE COMPLAINT AFTER HOURS		Building Code Case	0	KATIEWM	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.D006</a>	SHOP DRAWINGS - EXTERIOR HOLLOW METAL DOORS PARKI...	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.D007</a>	SHOP DRAWINGS - EXTERIOR HOLLOW METAL DOORS NORTH...	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.R006</a>	REV 1-OWNERS CHANGES	BLD-CNC-23090003	Plan Revision	105		640	NW	7	AVE		Awaiting
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D005</a>	EXTERIOR HOLLOW DOORS	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-VOID-25050168</a>	VOIDING ENG-WAT-22120002	ENG-WAT-22120002	Permit Void Request	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-VOID-25050170</a>	VOIDING BLD-GEN-24100887	BLD-GEN-24100887	Permit Void Request	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25050284</a>		ELE-GEN-25020178	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-VOID-25050169</a>	VOIDING ENG-PAV-22120009	ENG-PAV-22120009	Permit Void Request	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-25050070</a>	GAS MAIN EXTENSION	640 NW 7 AVE / GAS MAIN EXTE...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-25050055</a>	PHASE 3 DRAINAGE ON 6TH	ARCADIAN SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25050147</a>	PRE-ISSUANCE	ENG-MOT-23050015	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25050118</a>		PLB-com-23090036	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">PLB-COM-22120037.R001</a>	REV 1-GENERAL REVISION	PLB-COM-22120037	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-25050037</a>	SIDEWALK MOT WORK ON 6TH	ARCADIAN SITEWORK-TAM FOR SI...	Maintenance of Traffic Application	500	Mario Huayamave	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.R004</a>	REV 1-GENERAL PLAN REVISION	BLD-CNC-22120001	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ROW-MOT-25050003</a>	mot for sidewalk on 6th eng-sw-22120010	SUNSHINE SHIPYARD LLC	ROW Maintenance of Traffic Permit	96		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ELE-COM-22120081.R001</a>	REV 1 GENERAL REVISION - REVISED COMMON AREA POOL...	ELE-COM-22120081	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">MEC-COM-22120041.R001</a>	REV 1-GENERAL REVISION - REMOVED VENTILATION CALC...	MEC-COM-22120041	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-SIP-23080003.R001</a>	VIBRO-ADDING 24 UNITS	BLD-SIP-23080003	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CMIS-25040728</a>	TV SCREEN STAND	Miscellaneous Permit	Structural Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">TAM-MOT-25040072</a>	SEWER WORK ON 7TH AVE PER BROWARD COUNTY GUIDELINES	ARCADIAN-SITEWORK-TAM FOR PA...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25040153</a>		PLB-com-23050023	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.R005</a>	DROP CEILING REVISION	BLD-CNC-23090003	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.R003</a>	DROP CEILING REVISION	BLD-CNC-22120001	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25040079</a>		BLD-FEN-22070030	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple

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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-COC-25040077</a>		BLD-FEN-22070021	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25040078</a>		BLD-FEN-22070022	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.D005</a>	Ground plus 5 level garage	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25040075</a>		BLD-FEN-22070019	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25040076</a>	POST ISSUANCE	BLD-FEN-22070020	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25040042</a>	ELE-LV-23120026 PREISSUANCE COC	ELE-LV-23120026	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ELE-LV-25040074</a>	LV DATA/PHONE	Electrical Low Voltage Permit	Electrical Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-ADDNEW-25040008</a>			Address Request - New or Alternate	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25030288</a>		ELE-LV-22120029	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25030291</a>		ELE-LV-23090019	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25030292</a>		ELE-LV-22120028	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25030287</a>		ELE-LV-23090020	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">PLB-COM-22120038.R001</a>	ONSITE WATER-24 UNIT ADDITION	PLB-COM-22120038	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25030174</a>		ELE-GEN-25020008	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-VOID-25030101</a>	VOIDING FIR-SUPP-23090006	FIR-SUPP-23090006	Permit Void Request	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25030128</a>		FIR-ALARM-23090026	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25030083</a>		PLB-com-23050023	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.D004</a>	DEFERRED SUBMITTAL FOR BARRIER CABLE SYSTEM	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">FIR-MISC-25030014</a>	FIRE MAIN	FIRE MAIN	Fire Permit	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25030045</a>		PLB-COM-22120038	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25030040</a>	PREISSUANCE COC - TBD REPLACEMENT	BLD-CPSF-23090004	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">PLB-GAS-23090028.R001</a>	GAS REVISION FOR ADDITION OF 24 UNITS	PLB-GAS-23090028	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25020163</a>		MEC-COM-22120042	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-25020162</a>	PRE-ISSUANCE	MEC-COM-23090026	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CONTADD-25020021</a>		MEC-COM-23120036	Contact Addition	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">PLB-GAS-22120049.R001</a>	24 UNIT ADDITION	PLB-GAS-22120049	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ELE-POOL-25020178</a>	ELECTRICAL FOR NORTH TOWER POOL	Electrical Pool-Spa-Fountain...	Electrical Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-VOID-25020031</a>	VOIDING MEC-COM-23090027	MEC-COM-23090027	Permit Void Request	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-25020009</a>	TAM FOR PHASE 5 SEWER	ARCADIAN-SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ROW-MOT-25020002</a>	MOT FOR SEWER	640 NW 7 AVE, FORT LAUDERDALE	ROW Maintenance of Traffic Permit	64		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.R002</a>	FIRE PROOFING	BLD-CNC-22120001	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.R004</a>	FIRE PROOFING	BLD-CNC-23090003	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ELE-POOL-25020008</a>	ELECTRICAL WORK FOR POOL/SPA BLD-CPSF-22120002	Electrical Pool-Spa-Fountain...	Electrical Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-COC-25010240</a>		LND-TREE-23050187	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-VOID-25010153</a>	VOIDING FIR-SMU-23010002	FIR-SMU-23010002	Permit Void Request	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-VOID-25010154</a>	Voiding FIR-SUPP-23010008	FIR-SUPP-23010008	Permit Void Request	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-VOID-25010155</a>	Voiding MEC-COM-22120044	MEC-COM-22120044	Permit Void Request	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ROW-MOT-25010025</a>	MOT FOR DRAINAGE FOR ENG-STRM-22120007 PHASE 2	SUNSHINE SHIPYARD LLC	ROW Maintenance of Traffic Permit	64		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">TAM-MOT-25010085</a>	TAM FOR PHASE 1 PAVING	ARCADIAN-SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-25010086</a>	TAM FOR PHASE 2 DRAINAGE 2/24/25-3/7/25	ARCADIAN-SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comple

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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="#">Statu</a>
<input type="checkbox"/>	<a href="#">FIR-SSA-23090016.R001</a>	ADDITION OF 24 UNITS	FIR-SSA-23090016	Plan Revision	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">CE25010941</a>	MONITORING CONSTRUCTION SITE FOR SILT PREVENTION ...		Code Case	0	Linda Holloway	640	NW	7	AVE		Close
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.D003</a>	Parking Garage - DEFERRED SUBMITTAL FOR HOLLOW ME...	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.D002</a>	Parking Garage - DEFERRED SUBMITTAL FOR FIRE ALAR...	Document Type: Shop Drawing...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.D001</a>	Parking Garage - door hardware shop drawings	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BE25010133</a>	REPEAT CITATION - 25-14 - SILT, SEDIMENT, LIQUID ...	CITATION	Building Code Case	0	Linda Holloway	640	NW	7	AVE		Close
<input type="checkbox"/>	<a href="#">BLD-SITEWORK-23090002.R001</a>	SPECIAL INSPECTOR FORM	BLD-SITEWORK-23090002	Plan Revision	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.R001</a>	SPECIAL INSPECTOR FORM	BLD-CNC-22120001	Plan Revision	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.R003</a>	SPECIAL INSPECTOR REPORT	BLD-CNC-23090003	Plan Revision	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D004</a>	SPECIAL INSPECTOR FORM	Document Type: Permit Appl...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.D006</a>	SPECIAL INSPECTOR FORM	Document Type: Permit Appl...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">MEC-COM-23090025.R001</a>	MICHAICAL REVISION FOR ADDITION OF 24 UNITS	MEC-COM-23090025	Plan Revision	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-ROOF-24120318</a>	NEW ROOF FOR BLD-CNC-23090003	Re-Roof Permit	Structural Permit	0		640	NW	7	AVE		Issue
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.R002</a>	ARCH- STRUCT	BLD-CNC-23090003	Plan Revision	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D003</a>	STAIR RAILINGS	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.D005</a>	STAIR RAILINGS	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">ELE-COM-23090059.R001</a>	ELECTRICAL REVISION FOR ADDITIONAL 24 UNITS	ELE-COM-23090059	Plan Revision	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">PLB-COM-23090027.R001</a>	PLUMB REVISION TO ADD 24 UNITS	PLB-COM-23090027	Plan Revision	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.D004</a>	BALCONY RAILING SHOP DRAWINGS	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D002</a>	STOWER BALCONY RAILINGS	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001.D001</a>	WINDOW SHOPS	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.D003</a>	WINDOW SHOPS	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BLD-GEN-24100887</a>	POOL AND SPA FOR NORTH TOWER	Pool-Spa-Fountain Permit	Structural Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">TAM-MOT-24100055</a>	640 NW 7TH AVE-PEOPLES GAS SYSTEM	ROW-UF-24060015	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BE24100079</a>	25-14 - BMP'S NOT RE-INSTALLED AFTER HURRICANE MI...	CITATION	Building Code Case	0	Linda Holloway	640	NW	7	AVE		Close
<input type="checkbox"/>	<a href="#">ELE-COM-24030041.R001</a>	9 story parking garage	ELE-COM-24030041	Plan Revision	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">TAM-MOT-24090084</a>	PHASE 1 PAVING-ARCADIAN-SITEWORK	ARCADIAN-SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Disap
<input type="checkbox"/>	<a href="#">BLD-COC-24090063</a>		ELE-GEN-24030041	Change of Contractor (PRE-ISSUANCE ONLY)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">TAM-MOT-24090017</a>	PAVING-PHASE 1 (11/4/24-11/15/24)	ARCADIAN-SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">ROW-MOT-24090006</a>	MOT FOR PAVING - PHASE 1	SUNSHINE SHIPYARD LLC	ROW Maintenance of Traffic Permit	64		640	NW	7	AVE		Issue
<input type="checkbox"/>	<a href="#">ELE-GEN-24080369</a>	New Electrical for Garage	Electrical Subpermit	Electrical Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">TAM-MOT-24080099</a>	PHASE 1 DRAINAGE-INFRASTRUCTURE	ARCADIAN-SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">ROW-MOT-24080018</a>	MOT for ROW Drainage	MOT for ROW Drainage	ROW Maintenance of Traffic Permit	64		640	NW	7	AVE		Issue
<input type="checkbox"/>	<a href="#">ROW-MOT-24080011</a>	MOT FOR OFF SITE SEW	SUNSHINE SHIPYARD LLC	ROW Maintenance of Traffic Permit	96		640	NW	7	AVE		Issue
<input type="checkbox"/>	<a href="#">TAM-MOT-24080083</a>	PHASE 3 & 4-SEWER-INFRASTRUCTURE-ARCADIAN-SITEWORK	ARCADIAN-SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BE24080316</a>	CITATION 1608 - 25-111 - THERE IS A BREACH OF THE...	CITATION	Building Code Case	0	Linda Holloway	640	NW	7	AVE		Close
<input type="checkbox"/>	<a href="#">BLD-COC-24080120</a>		MEC-COM-23120036	Change of Contractor (PRE-ISSUANCE ONLY)	0		640	NW	7	AVE		Comç
<input type="checkbox"/>	<a href="#">BE24080302</a>	25-7 - CONSTRUCTION MATERIAL AND DEBRIS STORED ON...	CITATION	Building Code Case	0	Linda Holloway	640	NW	7	AVE		Close
<input type="checkbox"/>	<a href="#">BE24080303</a>	25-14 - THE CITY'S INLET'S ARE NOT PROTECTED AN...	CITATION	Building Code Case	0	Linda Holloway	640	NW	7	AVE		Close
<input type="checkbox"/>	<a href="#">BLD-COC-24080085</a>		FIR-ALARM-23010024	Change of Contractor (PRE-ISSUANCE ONLY)	0		640	NW	7	AVE		Comç

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<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Street #</u>	<u>Dir</u>	<u>Street Name</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	<a href="#">TAM-MOT-24080045</a>	PHASE 7 WATER INTERSECTION- ARCADIAN SITEWORK	ARCADIAN-SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ROW-MOT-24080006</a>	MOT FOR OFF SITE WATER MAIN - ENG-WAT-22120003 - ...	SUNSHINE SHIPYARD LLC - THE ...	ROW Maintenance of Traffic Permit	96		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-GEN-24080328</a>	Install 2 new straight cool mini splits - To be l...	The arcadian Garage	Structural Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">BLD-ADDDVER-24080004</a>			Address Request - Verification	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-24070121</a>		PLB-GAS-22120049	Change of Contractor (PRE-ISSUANCE ONLY)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-24070120</a>		PLB-GAS-23090028	Change of Contractor (PRE-ISSUANCE ONLY)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-24070022</a>	640 NW 7 Ave.FORT LAUDERDALE - PEOPLES GAS SERVICES	ROW-UF-24060015	Maintenance of Traffic Application	0	Mario Huayamave						Comple
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004.R001</a>	CHANGE OF ENGINEER	BLD-CNC-23090004	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ENG-CR-24050004</a>	616 NW 7 AVE	616 NW 7 AVE	Capacity Request	0		616	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-ROOF-24030341.R001</a>	New Roof TPO. I just need to change the drawing a...	BLD-ROOF-24030341	Plan Revision	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-24040092</a>	PHASE 6 WATER INTERSECTION-ARCADIAN	ARCADIAN-SITEWORK-TAM FOR PH...	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ROW-MOT-24040015</a>	MOT FOR OFF SITE WATER MAIN ENG-WAT-22120003 PHAS...		ROW Maintenance of Traffic Permit	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ENG-RL-24030001</a>	RLA PLN-PROW-23110001	THE ARCADIAN_RLA PLN-PROW-23...	Revocable License	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-ROOF-24030341</a>	Commercial TPO Roof	Re-Roof Permit	Structural Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ELE-COM-24030041</a>	ELECTRICAL WORK FOR GARAGE	Electrical Subpermit	Electrical Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">UDP-A24010</a>	Site Plan Level II (RAC) Amendment – Revise arch...	Arcadian Amendment	AR- Administrative Review	0	Lorraine Tappen	640	NW	7	AVE		Approve
<input type="checkbox"/>	<a href="#">MEC-GEN-24020158</a>	Heating, Ventilation, and Air Conditioning SOUTH ...	The Arcadian	Mechanical Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">MEC-GEN-24020157</a>	Heating, Ventilation, and Air conditioning NORTH ...	The Arcadian	Mechanical Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">BLD-COC-24020041</a>		ENG-SITE-22120001	Change of Contractor (Online Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">FIR-GEN-24020028</a>	PARKING GARAGE Install NPFA 13 overhead wet spri...	Sprinkler System Aboveground	Fire Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ROW-MISC-24020006</a>	SIDEWALK PROTECTION	THE ARCADIAN-SIDEWALK PROTEC...	ROW Miscellaneous Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">TAM-MOT-24020047</a>	The entire NW 6th Avenue sidewalk, stretching bet...	The Arcadian	Maintenance of Traffic Application	0	Mario Huayamave	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ROW-MOT-24020001</a>	A MAINTENANCE OF TRAFFIC ROW-MOT FOR RLA PLN-PROW...	THE ARCADIAN	ROW Maintenance of Traffic Permit	1024		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">FIR-GEN-24010034</a>	Install NFPA 13 & 14 overhead wet sprinkler syste...	The Arcadian Apts. (North Bl...	Fire Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">FIR-GEN-24010033</a>	Install NFPA 13 & 14 overhead wet sprinkler syste...	The Arcadian Apts. (South Bl...	Fire Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.D002</a>	THRESHOLD INSPECTION REPORT	Document Type: Schedules	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">PLB-COM-23120041</a>	PLUMBING FOR BLD-CNC-23090004	THE ARCADIAN GARAGE-PLUMB	Plumbing Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">MEC-COM-23120036</a>	MECHANICAL FOR GARAGE	THE ARCADIAN GARAGE-MECH	Mechanical Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ELE-LV-23120026</a>	#3RD FL GARAGE - ACCESS CONTROL FOR BLD-CNC-23090004	THE ARCADIAN-GARAGE-ACCESS C...	Electrical Low Voltage Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.R001</a>	SPECIAL INSPECTOR REPORTS	THE ARCADIAN-SPECIAL INSPECT...	Plan Revision	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003.D001</a>	SPECIAL INSPECTOR FORMS -UP TO 10.25.23 AND 11.27.23	Document Type: Special Ins...	Deferred Submittal (Electronic Document Submittal)	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">TAM-MOT-23110073</a>	ARCADIAN-SITEWORK-TAM/MOT FOR PHASE 2 WATER INTER...	ARCADIAN-SITEWORK-TAM/MOT FO...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ENG-MOT-23110027</a>	MOT FOR OFF SITE WATER - PHASE 3	THE ARCADIAN	ROW Maintenance of Traffic Permit	0		640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">TAM-MOT-23110074</a>	ARCADIAN-SITEWORK-TAM/MOT FOR PHASE 3 WATER FOR M...	ARCADIAN-SITEWORK-TAM/MOT FO...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ENG-MOT-23110028</a>	MOT	MOT	ROW Maintenance of Traffic Permit	32		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">TAM-MOT-23110075</a>	ARCADIAN-SITEWORK-TAM/MOT FOR PHASE 4 WATER FOR M...	ARCADIAN-SITEWORK-TAM/MOT FO...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ENG-MOT-23110029</a>	MOT	MOT	ROW Maintenance of Traffic Permit	32		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">TAM-MOT-23110076</a>	ARCADIAN-SITEWORK-TAM/MOT FOR PHASE 5 WATER FOR M...	ARCADIAN-SITEWORK-TAM/MOT FO...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Comple
<input type="checkbox"/>	<a href="#">ENG-MOT-23110023</a>	MOT FOR OFF SITE WATER - PHASE 2	THE ARCADIAN	ROW Maintenance of Traffic Permit	64		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">TAM-MOT-23110066</a>	ARCADIAN-SITEWORK-TAM/MOT FOR PHASE 2 WATER FOR M...	ARCADIAN-SITEWORK-TAM/MOT FO...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Comple

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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="#">Stat</a>
<input type="checkbox"/>	<a href="#">ENG-MOT-23110022</a>	MOT FOR OFF SITE WATER - PHASE 2	THE ARCADIAN	ROW Maintenance of Traffic Permit	0		640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">TAM-MOT-23110064</a>	ARCADIAN-SITEWORK- TAM/MOT-SEWER PHASE 2 INTERSEC...	ARCADIAN-SITEWORK- TAM/MOT-S...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">ENG-MOT-23110021</a>	MOT FOR OFF SITE SEWER - PHASE 2	THE ARCADIAN	ROW Maintenance of Traffic Permit	64		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">TAM-MOT-23110063</a>	ARCADIAN-SITEWORK- TAM/MOT-SEWER PHASE 2 FOR ENG...	ARCADIAN-SITEWORK- TAM/MOT-S...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">ENG-MOT-23110020</a>	MOT FOR SEWER - PHASE 2	THE ARCADIAN	ROW Maintenance of Traffic Permit	0		640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">TAM-MOT-23110062</a>	ARCADIAN-SITEWORK-TAM/MOT FOR PHASE 1 WATER INTER...	ARCADIAN-SITEWORK-TAM/MOT FO...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">ENG-MOT-23110019</a>	MOT FOR OFF SITE WATER - PHASE 1	THE ARCADIAN	ROW Maintenance of Traffic Permit	0		640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">TAM-MOT-23110054</a>	ARCADIAN-SITEWORK-TAM/MOT FOR PHASE 1 WATER FOR M...	ARCADIAN-SITEWORK-TAM/MOT FO...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">ENG-MOT-23110017</a>	MOT FOR OFFSITE WATER MAIN - PHASE 1	THE ARCADIAN	ROW Maintenance of Traffic Permit	0		640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">TAM-MOT-23110051</a>	ARCADIAN-SITEWORK-TAM/MOT FOR PHASE 1 SEWER-INTER...	ARCADIAN-SITEWORK-TAM/MOT FO...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">ENG-MOT-23110014</a>	MOT FOR OFF SITE PHASE 1	THE ARCADIAN	ROW Maintenance of Traffic Permit	0		640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">PLN-PROW-23110001</a>		640 NW 7th Ave - RLA	AR- Property and Right-of-Way (RLA, Sidewalk Waiver)	0	Benjamin Restrepo	640	NW	7	AVE		Ope
<input type="checkbox"/>	<a href="#">TAM-MOT-23110050</a>	ARCADIAN-SITEWORK- TAM/MOT-SEWER PHASE 1 FOR ROW ...	ARCADIAN-SITEWORK- TAM/MOT-S...	Maintenance of Traffic Application	0	FRANCYNEW	640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">ENG-MOT-23110013</a>	MOT FOR OFF SITE SEWER - PHASE 1	THE ARCADIAN	ROW Maintenance of Traffic Permit	0		640	NW	7	AVE		Com
<input type="checkbox"/>	<a href="#">PLB-MET-WT-23100006</a>	2IN TEMP METER FOR CONSTRUCTION	Online Walk-Thru- Water Meter	Walk-Thru - Water Meter	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">FIR-MISC-23090002</a>	BDA/FIRE RADIO FOR NORTH TOWER	THE ARCADIAN-NTOWER-BDA	Fire Miscellaneous Permit	110.86		640	NW	7	AVE		Awa
<input type="checkbox"/>	<a href="#">BLD-CPSF-23090004</a>	NEW POOL FOR NTOWER	THE ARCADIAN-NTOWER-POOL	Commercial Pool-Spa-Fountain Permit	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">PLB-COM-23090036</a>	POOL PIPING FOR POOL AT NORTH TOWER	THE ARCADIAN-NTOWER POOL PIPING	Plumbing Commercial Permit	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">FIR-SUPP-23090006</a>	ARCADIAN- NORTH TOWER- FIRE SUPP	ARCADIAN- NORTH TOWER- FIRE ...	Fire Suppression Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">FIR-ALARM-23090026</a>	ARCADIAN- NORTH TOWER- FIRE ALARM	ARCADIAN- NORTH TOWER- FIRE ...	Fire Alarm System Permit	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">FIR-SSA-23090016</a>	ARCADIAN- NORTH TOWER- FIRE SPRINKLER	ARCADIAN- NORTH TOWER- FIRE ...	Sprinkler System Aboveground	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">PLB-GAS-23090028</a>	ARCADIAN- NORTH TOWER- GAS FOR BLD-CNC-23090003	ARCADIAN- NORTH TOWER- GAS	Plumbing Gas Permit	7.95		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">PLB-COM-23090027</a>	ARCADIAN- NORTH TOWER- PLUMBING	ARCADIAN- NORTH TOWER- PLUMBING	Plumbing Commercial Permit	4444.68		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">ELE-LV-23090020</a>	ARCADIAN- NORTH TOWER- LV- ACCESS CONTROL	ARCADIAN-NORTH TOWER- LV- AC...	Electrical Low Voltage Permit	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">ELE-LV-23090019</a>	ARCADIAN-NORTH TOWER- LV-PHONE/DATA	ARCADIAN-NORTH TOWER- LV-PHO...	Electrical Low Voltage Permit	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">ELE-COM-23090059</a>	ARCADIAN NORTH TOWER- ELEC	ARCADIAN-NORTH TOWER- ELEC	Electrical Commercial Permit	8424.35		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">MEC-COM-23090027</a>	ARCADIAN-NORTH TOWER-FUEL LINE	ARCADIAN-NORTH TOWER-FUEL LINE	Mechanical Commercial Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">MEC-COM-23090026</a>	ARCADIAN-NORTH TOWER-TRASH CHUTE	ARCADIAN-NORTH TOWER- TRASH ...	Mechanical Commercial Permit	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">MEC-COM-23090025</a>	HEATING VENTILATION AND AIR CONDITIONING THE NORT...	ARCADIAN-NORTH TOWER-MECH	Mechanical Commercial Permit	4141.38		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">BLD-CNC-23090004</a>	PARKING GARAGE FOR APARTMENT COMPLEX	THE ARCADIAN-PARKING GARAGE	Commercial New Construction Permit	0	William Kraemer	640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">BLD-CNC-23090003</a>	NORTH TOWER FOR ARCADIAN 227 MULTIFAMILY UNIT	THE ARCADIAN-NORTH TOWER	Commercial New Construction Permit	1261013.63		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">BLD-SITEWORK-23090002</a>	SITE CIVIL WORK FOR TWO APARTMENT TOWERS AND GARAGE	THE ARCADIAN-SITE CIVIL	Site Work Permit	4084		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">BLD-SIP-23080003</a>	SOIL IMPROVEMENTS FOR NEW APARTMENT COMPLEX	THE ARCADIAN-SOIL IMPROVEMENTS	Soil Improvement Permit	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">UDP-PDD23003</a>	VOID	The Arcadian	DRC- Planned Development District	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">CE23050758</a>	SUNSHINE SHIPYARD LLC VACANT LOT(S) HAVE OVERGROW...		Code Case	0	Gustavo Caracas	640	NW	7	AVE		Clos
<input type="checkbox"/>	<a href="#">ENG-LAND-23050015</a>	RIGHT OF WAY LANDSCAPE FOR NEW APARTMENT COMPLEX ...	THE ARCADIAN-ROW LANDSCAPE	ROW Landscaping Permit	665		640	NW	7	AVE		Awa
<input type="checkbox"/>	<a href="#">ENG-MISC-23050003</a>	RIGHT OF WAY CONCRETE FOR NEW APARTMENT COMPLEX W...	THE ARCADIAN-ROW CONCRETE	ROW Miscellaneous Permit	0		640	NW	7	AVE		Awa
<input type="checkbox"/>	<a href="#">ENG-PAV-23050013</a>	RIGHT OF WAY PAVING	THE ARCADIAN-ROW PAVING	ROW Paving Permit	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">LND-TREE-23050187</a>	Remove all trees and palms. Replace with 5 palms...	Tree Removal	Landscape Tree Removal-Relocation Permit	0		640	NW	7	AVE		Issu
<input type="checkbox"/>	<a href="#">ENG-MOT-23050015</a>	MOT SETUP	PHASE 3 STORMWATER DRAINAGE	ROW Maintenance of Traffic Permit	64		640	NW	7	AVE		Issu

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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="#">PLB-COM-23050023</a>	POOL PIPING FOR BLD-CPSF-22120002	THE ARCADIAN - POOL PIPING	Plumbing Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ENG-MISC-23050004</a>	RIGHT OF WAY IRRIGATION	THE ARCADIAN-ROW IRRIGATION	ROW Miscellaneous Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">FIR-SMU-23010002</a>	FIR-MAIN-UNDERGROUND LINE	ARCADIAN-FIR-MAIN	Sprinkler Main Underground	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">FIR-SUPP-23010008</a>	FIR-FIRE SUPPRESSION	ARCADIAN-FIR-SUPP	Fire Suppression Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">FIR-ALARM-23010024</a>	FIR- FIRE ALARM	ARCADIAN-FIR-ALARM	Fire Alarm System Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">FIR-SSA-23010035</a>	FIR-FIRE SPRINKLER	ARCADIAN-FIR-FS	Sprinkler System Aboveground	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">FIR-BDA-23010002</a>	FIRE RADIO FOR MASTER 2 TOWERS W/GARAGE -- 480 M...	THE ARCADIAN- MASTER PERMIT	BDA Fire Radio System	0		640	NW	7	AVE		Awaiting C
<input type="checkbox"/>	<a href="#">ENG-WAT-22120003</a>	WATER MAIN EXTENSION	THE ARCADIAN-OFFSITE WATERMA...	ROW Water Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">MEC-COM-22120041</a>	HEATING VENTILATION AND AIR CONDITIONING THE SOUT...	ARCAIDAN-MEC-COM	Mechanical Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">MEC-COM-22120042</a>	MECHANICAL-TRASH CHUTE FOR BLD-CNC-22120001	ARCADIAN-MEC-COM-TRASH CHUTE	Mechanical Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">MEC-COM-22120043</a>	MEC-COM-LINEN CHUTE	ARCADIAN-MEC-COM-LINEN CHUTE	Mechanical Commercial Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">MEC-COM-22120044</a>	MEC-COM-FUEL LINE	ARCADIAN-MEC-COM-FUEL LINE	Mechanical Commercial Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">ELE-COM-22120081</a>	ELECTRICAL FOR BLD-CNC-22120001	ARCADIAN-ELE-COM	Electrical Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ELE-LV-22120028</a>	SOUTH TOWER - LOW VOLTAGE-PHONE DATA FOR BLD-CNC-...	ARCADIAN-ELE-LV-PHONE DATA	Electrical Low Voltage Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ELE-LV-22120029</a>	ELE-ACCESS CONTROL	ARCADIAN-ELE-ACCESS CONTROL	Electrical Low Voltage Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-COM-22120037</a>	PLUMBING WORK	ARCADIAN SOUTH TOWER	Plumbing Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-GAS-22120049</a>	PLB-GAS-NATURAL FOR BLD-CNC-22120001	ARCADIAN-PLB-GAS	Plumbing Gas Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-IRR-22120027</a>	ONSITE-IRRIGATION FOR BLD-CNC-22120001	ARCADIAN-PLB-MISC	Plumbing Irrigation Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-COM-22120038</a>	PLB-ON SITE WATER/SEWER	ARCADIAN-PLB-WATER-SEWER	Plumbing Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-COM-22120039</a>	ONSITE STORM FOR BLD-CNC-22120001	ARCADIAN-PLB-STORM	Plumbing Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-COM-22120040</a>	PLB-WELL-ONSITE DRAINAGE	ARCADIAN-PLB-WELL	Plumbing Commercial Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-CPSF-22120002</a>	NEW POOL/SPA	ARCADIAN-PLB-POOL	Commercial Pool-Spa-Fountain Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-CPAV-22120006</a>	BLD-ONSITE PAVING	ARCADIAN-BLD-PAV	Commercial Paving Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">LND-INST-22120028</a>	ONSITE LANDSCAPE FOR BLD-SITWORK-23090002	ARCADIAN-BLD-LAND	Landscape Installation Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ENG-PAV-22120009</a>	ENG-PAV-OFF SITE PAVING	ARCADIAN-ENG-PAV	ROW Paving Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">ENG-MISC-22120004</a>	ENG-MISC-OFFSITE IRRIGATION	ARCADIAN-ENG-MISC	ROW Miscellaneous Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">ENG-SW-22120010</a>	ENG-SW-OFFSITE SIDEWALK AND CURBS	ARCADIAN-ENG-SW	ROW Sidewalk and Curb Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ENG-LAND-22120020</a>	OFFSITE LANDSCAPE	ARCADIAN-ENG-LAND	ROW Landscaping Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ENG-WAT-22120002</a>	ENG-WATER-OFFSITE WATER	ARCADIAN-ENG-WATER	ROW Water Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">ENG-STRM-22120007</a>	ENG-STORM-OFFSITE STORM	ARCADIAN-ENG-STORM	ROW Stormwater Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ENG-SEW-22120005</a>	ENG-SEWER-OFFSITE SEWER	ARCADIAN-ENG-SEWER	ROW Sewer Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-CNC-22120001</a>	SOUTH TOWER -- 251 MULTIFAMILY UNIT WITH 48 AFFOR...	THE ARCADIAN-South Tower	Commercial New Construction Permit	1123171.84		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">ENG-SITE-22120001</a>	Site Prep and Erosion Control	The Arcadian	ROW Site Prep and Erosion Control Permit	1313.25		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">CE22110476</a>	CONSTRUCTION SITE VIOLATION: NOISE: STARTING BEFO...		Code Case	0	Gustavo Caracas	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">BE22100124</a>	7 AVE AND SISTRUNK BLVD - COSTRUCTING SITE CAUSIN...		Building Code Case	0	HECTORS	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE22090375</a>	GRAFFITI ON EXTERIOR PERRIMETER WALL		Code Case	0	Gustavo Caracas	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">BLD-FEN-22070030</a>	TOTAL DEMOLITION	TEMP CHAIN LINK	Fence Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-BARR-22070001</a>	TOTAL DEMOLITION	TEMP CHAIN LINK	Temporary Construction Barrier Permit	0		640	NW	7	AVE		Void
<input type="checkbox"/>	<a href="#">BLD-FEN-22070019</a>	TEMP FENCE (CHAIN LINK) FOR BLD-CDEM-22070002	TEMP FENCE (CHAIN LINK) FOR...	Fence Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-FEN-22070020</a>	TEMP FENCE (CHAIN LINK) FOR BLD-CDEM-22070003	TEMP FENCE (CHAIN LINK) FOR...	Fence Permit	0		640	NW	7	AVE		Issued

# 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-22070021</a>	TEMP FENCE (CHAIN LINK) FOR BLD-CDEM-22070004	TEMP FENCE (CHAIN LINK) FOR...	Fence Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-FEN-22070022</a>	TEMP FENCE (CHAIN LINK) FOR BLD-CDEM-22070005	TEMP FENCE (CHAIN LINK) FOR...	Fence Permit	0		640	NW	7	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-SEW-22060005</a>	#D-B - SEWER CAP	BW401 - SEWER CAP	Plumbing Sewer Cap Permit	0		640	NW	7	AVE		Complete
<input type="checkbox"/>	<a href="#">ENG-SITE-22060003</a>	TOTAL DEMOLITION/ SIDE PREP		ROW Site Prep and Erosion Control Permit	0		640	NW	7	AVE		Complete
<input type="checkbox"/>	<a href="#">BLD-CDEM-22060005</a>	TOTAL DEMOLITION		Commercial Demolition Permit	0		640	NW	7	AVE		Complete
<input type="checkbox"/>	<a href="#">CE22040760</a>	BULK TRASH LEFT ON SWALE/R.O.W.		Code Case	0	Gustavo Caracas	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE21100172</a>	BULK TRASH LOCATED ON NW 7 ST, NORTH OF THE PROPE...		Code Case	0	Gustavo Caracas	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">UDP-DRT21013</a>	Design Review for 492 Multi-family Residential Un...	The Arcadian	M-Design Review Team (DRT)	0	Lorraine Tappen	640	NW	7	AVE		Complete
<input type="checkbox"/>	<a href="#">UDP-S21043</a>	Site Plan Level II (RAC) - 480 Multifamily Units ...	The Arcadian	DRC- Site Plan (Level II, III, IV)	0	Lorraine Tappen	640	NW	7	AVE		Under Cor
<input type="checkbox"/>	<a href="#">BE21080107</a>	10-YEAR BUILDING SAFETY INSPECTION	10-YEAR BUILDING SAFETY INSP...	Building Code Case	0	GEORGE P	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">BT-RTL-REN-20070984</a>		Retail-Wholesale Renewal	Retail - Wholesale Business Tax Renewal	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE19100354_3</a>	EXTERIOR IN DISREPAIR	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE19100354_2</a>	EXTERIOR IN DISREPAIR	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE19100354_1</a>	EXTERIOR IN DISREPAIR	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE19100354</a>	EXTERIOR IN DISREPAIR	SUNSHINE AUTO RECYCLERS	Code Case	0	ROBERTAJ	640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE19061066_1</a>	TRASH ON PROPERTY	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE19061066</a>	TRASH ON PROPERTY, TRASH ON PROPERTY	SUNSHINE AUTO RECYCLERS	Code Case	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18111407_1</a>	BULK TRASH ALONG NW 7 ST	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE18111407</a>	BULK TRASH ALONG NW 7 ST	SUNSHINE AUTO RECYCLERS	Code Case	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18102089_1</a>	BULK TRASH - ALONG NW 7 ST - THERE IS BULK TRASH	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE18102089</a>	BULK TRASH - ALONG NW 7 ST - THERE IS BULK TRASH,...	SUNSHINE AUTO RECYCLERS	Code Case	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18082244_1</a>	BULK TRASH ON CITY RIGHT-OF-WAY	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE18082244</a>	BULK TRASH ON CITY RIGHT-OF-WAY	SUNSHINE AUTO RECYCLERS	Code Case	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18081613_1</a>	BULK TRASH ON SWALE AREA CONSISTING OF BUT NOT	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE18081613</a>	BULK TRASH ON SWALE AREA CONSISTING OF BUT NOT, L...	SUNSHINE AUTO RECYCLERS	Code Case	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18040654_1</a>		SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE18040654</a>	L/S PROPLOGIX - 0- CASE FOUND	SUNSHINE AUTO RECYCLERS	Code Case	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17090001_1</a>		SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17090001</a>	L/S PROPLOGIX - 1 - CASE FOUND, CE99091163	SUNSHINE AUTO RECYCLERS	Code Case	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">PM-10020962</a>	REROOF FLAT 3800SF	REROOF FLAT 3800SF	Re-Roof Permit	0		640	NW	7	AVE		Complete
<input type="checkbox"/>	<a href="#">PM-09062280</a>	7008 1830 0004 8003 2615	7008 1830 0004 8003 2615	Building Recertification	0		640	NW	7	AVE		Complete
<input type="checkbox"/>	<a href="#">PM-06081944</a>	ABANDON SEPTIC TANK CONNECT TO SEWER	ABANDON SEPTIC TANK CONNECT ...	Plumbing Sewer Cap Permit	0		640	NW	7	AVE		Complete
<input type="checkbox"/>	<a href="#">AB-0042661</a>		SUNSHINE AUTO RECYCLERS INC	Resident/Business Alarm Registration	0		640	NW	7	AVE		Active
<input type="checkbox"/>	<a href="#">CE99091163</a>	FIRE	SUNSHINE AUTO RECYCLERS	Code Case	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE99091163_1</a>	FIRE	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE99091163_2</a>	FIRE	SUNSHINE AUTO RECYCLERS	Violation-CODE Hearing	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">FS-99030039</a>		SUNSHINE SHIPYARD LLC	Fire Safety Account	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">BL-988909</a>	USED CAR SALES, JUNK DEALERS LOCAL	SUNSHINE AUTO RECYCLERS INC	Retail - Wholesale Business Tax Receipt	0		640	NW	7	AVE		Closed
<input type="checkbox"/>	<a href="#">BL-988910</a>		SUNSHINE AUTO RECYCLERS	General Business Tax Receipt	0		640	NW	7	AVE		Closed



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: December 10, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25110003

### Section 47-22.3.S Supergraphics Signs

- Requesting a variance to allow the installation of supergraphics measuring approximately 93' x 30'-7" (west elevation) and 75' x 30' (east elevation) that incorporates lettering. Whereas the code defines as per section 47-22.2.A.27 Supergraphics sign: A design or pictorial representation that contains no lettering or business identification or logo used as a sign as defined herein.

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

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





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 checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation ( <b>Before</b> )	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation ( <b>After</b> )	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures ( <b>Homesteaded Only</b> ) ( <b>Before</b> )	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures ( <b>Homesteaded Only</b> ) ( <b>After</b> )	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

# Page 1: BOA - Applicant Information Sheet

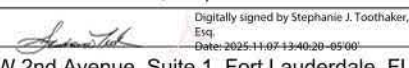
**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or 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.

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	SUNSHINE SHIPYARD LLC
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	Agent: 501 SW 2nd Avenue, Suite 1, Fort Lauderdale, FL 33301
<b>E-mail Address</b>	Agent: stephanie@toothaker.org; cc: estefania@toothaker.org
<b>Phone Number</b>	Agent: 954.648.9376
<b>Proof of Ownership</b>	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

<b>Applicant / Agent's Name</b>	Stephanie J. Toothaker, Esq.
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	501 SW 2nd Avenue, Suite 1, Fort Lauderdale, FL 33301
<b>E-mail Address</b>	stephanie@toothaker.org; cc: estefania@toothaker.org
<b>Phone Number</b>	954.648.9376
<b>Agent Authorization Form Submitted</b>	<input checked="" type="checkbox"/>

<b>Include ANY Related code case/permit #</b>	BLD-GEN-25070517
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 640 NW 7th Avenue, Fort Lauderdale, FL 33311
<b>Legal Description</b>	See attached survey
<b>Tax ID Folio Numbers</b> <i>(For all parcels in development)</i>	494234077560
<b>Variance/Special Exception Request</b> <i>(Provide a brief description of your request)</i>	Requesting a variance to allow the installation of supergraphics measuring approximately 93' x 30'-7" (west elevation) and 75' x 30' (east elevation) that incorporates lettering, whereas the code defines as per Section 47-22.2.A.27 <i>Supergraphics sign:</i> A design or pictorial representation that contains no lettering or business identification or logo used as a sign as defined herein.
<b>Applicable ULDR Sections</b> <i>(Include all code sections)</i>	Section 47-22.3.S Supergraphics Signs

<b>Current Land Use Designation</b>	Northwest Regional Activity Center
<b>Current Zoning Designation</b>	NWRAC-MUe
<b>Current Use of Property</b>	Mixed Use (Under Construction)
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	N/A	N/A
Side	N/A	N/A
Side	N/A	N/A
Rear	N/A	N/A

**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 form. 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.

N/A

**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

Refer to attached narrative.

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

Refer to attached narrative.

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

Refer to attached narrative.

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

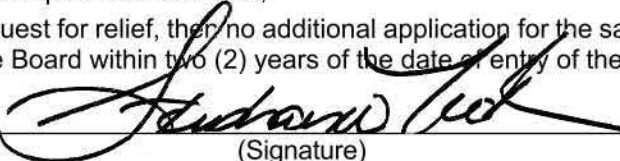
Refer to attached narrative.

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

Refer to attached narrative.

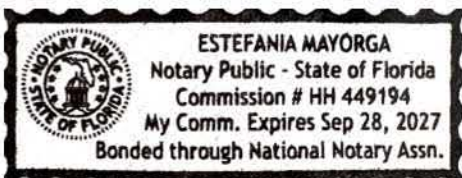
**AFFIDAVIT**: I, Stephanie J. Toothaker, Esq. the Owner/Agent of said property ATTEST that I am aware of the following:


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.

  
(Signature)

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

(SEAL)



  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via [Lauderbuild](#). \*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

- **Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 10/3/2025
- **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. \*Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- **Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. \*Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- ~~**Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.~~
- ~~**Elevations**- If applicable (Elevations may be required by staff upon application submittal).~~
- ~~**Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).~~
- **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19<sup>TH</sup> Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)  
700 N.W. 19th Avenue  
Fort Lauderdale, Florida 33311**

**How To order a Tax Map and Notice List-** To order a tax map and notice list, please contact Heather Hanson at [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

**How to Submit Your Application submittal-** Submittals must be conducted through the City's Online Citizen Access portal- [LauderBuild](#). No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

**Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".**

November 7, 2025  
Updated November 18, 2025

**VIA ELECTRONIC SUBMISSION**  
BOARD OF ADJUSTMENT  
DEVELOPMENT SERVICES DEPARTMENT  
CITY OF FORT LAUDERDALE  
700 NW 19TH AVE  
FORT LAUDERDALE, FL 33311

**RE: Variance Request for Arcadian Art Canvases**

Dear Members of the Board of Adjustment:

This firm represents SUNSHINE SHIPYARD LLC (the “Applicant”), owner and developer of the property located at 640 NW 7<sup>th</sup> Avenue, Fort Lauderdale, FL 33311, Folio No. 494234077560 (the “Property”). The Property is designated with underlying Northwest Regional Activity Center future land use and is zoned Northwest Regional Activity Center – Mixed Use East (“NWRAC-MUe”). The Applicant obtained Site Plan Level II Development Permit approval for The Arcadian, a mixed-use, mixed-income project consisting of 502 residential units (including 51 deed-restricted affordable units), 13,493 square feet of commercial space, 1,650 square feet of outdoor dining space, and a 629-space structured parking garage, Case No. UDP-S21043, as subsequently amended (the “Approved Site Plan”). The Arcadian is currently under construction and anticipating Certificate of Occupancy issuance by December 2025.

The Applicant respectfully requests approval of the following:

**Section 47-22.3.S Supergraphics Signs.**

- Requesting a variance to allow the installation of supergraphics measuring approximately 93’ x 30’-7” (west elevation) and 75’ x 30’ (east elevation) that incorporates lettering, whereas the code defines as per Section 47-22.2.A.27 *Supergraphics sign*: A design or pictorial representation that contains no lettering or business identification or logo used as a sign as defined herein.

Pursuant to the Approved Site Plan, the Applicant proposes to install two large-scale artwork canvases to screen the west and east elevations of the parking garage along NW 7<sup>th</sup> Avenue (Avenue of the Arts) and NW 6<sup>th</sup> Avenue in compliance with the architectural screening required under the Approved Site Plan. As illustrated in the submitted shop drawings and renderings, the proposed frames and artwork have the following dimensions:

- West Elevation: Frame – 92’-4” x 29’-11”; Artwork – 93’-0” x 30’-7”
- East Elevation: Frame – 74’-9” x 29’-10”; Artwork – 75’-0” x 30’-0”

The Applicant submitted a sign permit (BLD-GEN-25070517) and was advised that the sign type was regulated by ULDR Section 47-22.3.S, *Supergraphics Signs*, below:

**Stephanie J. Toothaker, Esq.**  
land use development political strategy procurement

**S. Supergraphics signs.** Supergraphics signs are a special permitted use on building walls in any zone; provided, however, the design for the supergraphics has been reviewed and approved by the building and zoning department under the criteria as follows:

1. The proposed general design, arrangement, texture, material, colors, lighting, placement, and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards, and criteria of the sign regulations.
2. The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and avoid visual clutter.
3. The shape of the sign shall not create visual clutter.
4. The size, style, and location of the sign shall be appropriate to the activity of the message.
5. The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture.
6. The sign should be consolidated into a minimum number of elements.

However, supergraphics signs are defined as “design or pictorial representation that *contains no lettering* or business identification or logo used as a sign as defined herein” per ULDR Section 47-22.2. The permit review advised to submit a Site Plan Level II application for the proposed garage screening pursuant to ULDR Section 47-22.4.C.13.I. (note that City staff has since clarified that the proposed size is not an issue):

**Zoning:**

*Exceeds the allowable size for SuperGraphics signage. **ULDR Sec 47-24 Plans require a site plan level II review.** Please speak to a planner @ 828-6520 for a pre-administrative review meeting.*

ULDR Section 47-22.4.C.13.I establishes a process for any sign that does not fully comply with the requirements applicable to signs within the Regional Activity Center Districts to be reviewed as a Site Plan Level II permit subject to a fifteen (15)-day City Commission Request for Review period, and the Applicant submitted such application (UDP-RS25003) in accordance with City staff’s direction following the permit comment. However, City staff subsequently determined that the proposed garage screening does not qualify under this Site Plan Level II process and advised that, due to the inclusion of lettering, the proposed art canvases require a variance from ULDR Section 47-22.3.S (Supergraphics Signs).

The proposed art canvases are an integral architectural feature of the Approved Site Plan, serving both as functional screening for the parking garage and as a public-facing art installation commemorating the City’s history. It is important to note that, unlike typical canvas installations, the proposed canvases will be mounted at multiple points, including the outer edges and across four (4) interior anchor bars spanning the middle of each canvas as shown in the attached shop drawings.

**1. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST**

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

**Response: Special conditions and circumstances affect the Property. The Approved Site Plan requires use of a large-scale art canvas screening system as the architectural treatment for the parking garage façades. This system was expressly approved by the City to provide parking garage screening along the Property’s double street frontage pursuant to the Northwest Regional Activity Center Illustration of Design Standards (“NWRAC Design Standards”) while still**

**maintaining minimum openness percentages to satisfy Florida Building Code (“FBC”) requirements for naturally ventilated parking garages.**

**However, under the City’s interpretation of ULDR Section 47-22.3.S (Supergraphics), artistic garage screening treatments that include lettering require a variance as there is no alternative sign type or process available under Section 47-22 to authorize such screening systems. This regulatory gap prevents the Applicant from implementing the City-approved design intent.**

**These factors create a unique conflict between the approved design and sign regulations, effectively preventing the installation of the artistic garage screening consistent with its Approved Site Plan unless the requested variance is granted for the artistic lettering.**

- b. *That the 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*

**Response: The circumstances which cause these special conditions are peculiar to the Property and not generally applicable to others within the Regional Activity Center zoning districts. The Property’s approved architectural design incorporates a large-scale canvas screening system satisfies the NWRAC Design Standards for parking garage screening. The ULDR does not recognize a sign type that accommodates large-scale, artistic installations with integrated lettering that also function as parking garage screening. The City’s interpretation of Section 47-22.3.S (Supergraphics) and the Sign Code effectively precludes such treatments, creating a code gap unique to this design context. The Property’s double frontage and prominent visibility within the NWRAC heighten its design and screening obligations beyond what is typically required for interior parcels. The intersection of these regulatory and contextual factors constitutes special conditions peculiar to the Property, justifying the requested variance.**

- c. *That the 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*

**Response: Literal application of ULDR Section 47-22.3.S would deprive the Applicant of a substantial property right enjoyed by other property owners in the Regional Activity Center zoning districts, specifically the right to apply an architectural and artistic screening treatment consistent with an approved site plan and City-supported design intent. While properties throughout the districts are permitted to incorporate architectural screening systems and integrated artistic design treatments, the City’s interpretation that supergraphics containing lettering are prohibited effectively prevents this Property from using an equivalent design solution. The Property’s garage façades require screening that both satisfies FBC natural ventilation standards and achieves visual screening for the parking garage under the NWRAC Design Standards while the incorporation of lettering is part of the artistic intent. Denial of this variance would preclude the Applicant from installing the screening as currently designed.**

- d. *That 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*

**Response:** The hardship necessitating this variance is not self-created by the Applicant or its predecessors, nor does it result from disregard or ignorance of the ULDR. The hardship arises from the City Approved Site Plan, which expressly approved an artistic canvas screening system as the architectural treatment for the parking garage façades. The Applicant's proposed artwork was developed to fulfill the Approved Site Plan design intent and to ensure compliance with FBC ventilation and NWRAC Design Standards. Only through subsequent staff interpretation of ULDR Section 47-22.3.S was it determined that the inclusion of artistic lettering disqualify the treatment as permissible supergraphics, thereby triggering the need for this variance. Accordingly, the Applicant's position results not from voluntary action or disregard for the ULDR, but from a good-faith effort to implement the City-approved design intent within the framework of the applicable building and zoning codes.

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

**Response:** The requested variance represents the minimum relief necessary to allow implementation of the City-approved architectural screening concept and to satisfy FBC and NWRAC Design Standards. The variance solely allows the inclusion of integrated lettering within the approved canvas screening system which also functions as an artistic façade treatment. The proposed design maintains visual harmony with the surrounding built environment, complements the building's architecture, and reinforces the NWRAC's design objectives. The variance will not create adverse visual impacts, will not introduce incompatible land uses, and will not be detrimental to the public welfare. Rather, it ensures consistency with the City's adopted design intent, achieves the minimum deviation necessary to install the screening, and remains fully consistent with the general purposes and intent of the ULDR.

November 7, 2025  
Updated November 18, 2025

**VIA ELECTRONIC SUBMISSION**  
BOARD OF ADJUSTMENT  
DEVELOPMENT SERVICES DEPARTMENT  
CITY OF FORT LAUDERDALE  
700 NW 19TH AVE  
FORT LAUDERDALE, FL 33311

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The Applicant respectfully requests approval of the following:

**Section 47-22.3.S Supergraphics Signs.**

- Requesting a variance to allow the installation of supergraphics measuring approximately 93’ x 30’-7” (west elevation) and 75’ x 30’ (east elevation) that incorporates lettering, whereas the code defines as per Section 47-22.2.A.27 *Supergraphics sign*: A design or pictorial representation that contains no lettering or business identification or logo used as a sign as defined herein.

Pursuant to the Approved Site Plan, the Applicant proposes to install two large-scale artwork canvases to screen the west and east elevations of the parking garage along NW 7<sup>th</sup> Avenue (Avenue of the Arts) and NW 6<sup>th</sup> Avenue in compliance with the architectural screening required under the Approved Site Plan. As illustrated in the submitted shop drawings and renderings, the proposed frames and artwork have the following dimensions:

- West Elevation: Frame – 92’-4” x 29’-11” ; Artwork – 93’-0” x 30’-7”
- East Elevation: Frame – 74’-9” x 29’-10” ; Artwork – 75’-0” x 30’-0”

The Applicant submitted a sign permit (BLD-GEN-25070517) and was advised that the sign type was regulated by ULDR Section 47-22.3.S, *Supergraphics Signs*, below:

**Stephanie J. Toothaker, Esq.**  
land use development political strategy procurement

**S. Supergraphics signs.** Supergraphics signs are a special permitted use on building walls in any zone; provided, however, the design for the supergraphics has been reviewed and approved by the building and zoning department under the criteria as follows:

1. The proposed general design, arrangement, texture, material, colors, lighting, placement, and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards, and criteria of the sign regulations.
2. The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and avoid visual clutter.
3. The shape of the sign shall not create visual clutter.
4. The size, style, and location of the sign shall be appropriate to the activity of the message.
5. The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture.
6. The sign should be consolidated into a minimum number of elements.

However, supergraphics signs are defined as “design or pictorial representation that *contains no lettering* or business identification or logo used as a sign as defined herein” per ULDR Section 47-22.2. The permit review advised to submit a Site Plan Level II application for the proposed garage screening pursuant to ULDR Section 47-22.4.C.13.I. (note that City staff has since clarified that the proposed size is not an issue):

**Zoning:**

*Exceeds the allowable size for SuperGraphics signage. **ULDR Sec 47-24 Plans require a site plan level II review.** Please speak to a planner @ 828-6520 for a pre-administrative review meeting.*

ULDR Section 47-22.4.C.13.I establishes a process for any sign that does not fully comply with the requirements applicable to signs within the Regional Activity Center Districts to be reviewed as a Site Plan Level II permit subject to a fifteen (15)-day City Commission Request for Review period, and the Applicant submitted such application (UDP-RS25003) in accordance with City staff’s direction following the permit comment. However, City staff subsequently determined that the proposed garage screening does not qualify under this Site Plan Level II process and advised that, due to the inclusion of lettering, the proposed art canvases require a variance from ULDR Section 47-22.3.S (Supergraphics Signs).

The proposed art canvases are an integral architectural feature of the Approved Site Plan, serving both as functional screening for the parking garage and as a public-facing art installation commemorating the City’s history. It is important to note that, unlike typical canvas installations, the proposed canvases will be mounted at multiple points, including the outer edges and across four (4) interior anchor bars spanning the middle of each canvas as shown in the attached shop drawings.

**1. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST**

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

**Response: Special conditions and circumstances affect the Property. The Approved Site Plan requires use of a large-scale art canvas screening system as the architectural treatment for the parking garage façades. This system was expressly approved by the City to provide parking garage screening along the Property’s double street frontage pursuant to the Northwest Regional Activity Center Illustration of Design Standards (“NWRAC Design Standards”) while still**

**maintaining minimum openness percentages to satisfy Florida Building Code (“FBC”) requirements for naturally ventilated parking garages.**

**However, under the City’s interpretation of ULDR Section 47-22.3.S (Supergraphics), artistic garage screening treatments that include lettering require a variance as there is no alternative sign type or process available under Section 47-22 to authorize such screening systems. This regulatory gap prevents the Applicant from implementing the City-approved design intent.**

**These factors create a unique conflict between the approved design and sign regulations, effectively preventing the installation of the artistic garage screening consistent with its Approved Site Plan unless the requested variance is granted for the artistic lettering.**

- b. *That the 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*

**Response: The circumstances which cause these special conditions are peculiar to the Property and not generally applicable to others within the Regional Activity Center zoning districts. The Property’s approved architectural design incorporates a large-scale canvas screening system satisfies the NWRAC Design Standards for parking garage screening. The ULDR does not recognize a sign type that accommodates large-scale, artistic installations with integrated lettering that also function as parking garage screening. The City’s interpretation of Section 47-22.3.S (Supergraphics) and the Sign Code effectively precludes such treatments, creating a code gap unique to this design context. The Property’s double frontage and prominent visibility within the NWRAC heighten its design and screening obligations beyond what is typically required for interior parcels. The intersection of these regulatory and contextual factors constitutes special conditions peculiar to the Property, justifying the requested variance.**

- c. *That the 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*

**Response: Literal application of ULDR Section 47-22.3.S would deprive the Applicant of a substantial property right enjoyed by other property owners in the Regional Activity Center zoning districts, specifically the right to apply an architectural and artistic screening treatment consistent with an approved site plan and City-supported design intent. While properties throughout the districts are permitted to incorporate architectural screening systems and integrated artistic design treatments, the City’s interpretation that supergraphics containing lettering are prohibited effectively prevents this Property from using an equivalent design solution. The Property’s garage façades require screening that both satisfies FBC natural ventilation standards and achieves visual screening for the parking garage under the NWRAC Design Standards while the incorporation of lettering is part of the artistic intent. Denial of this variance would preclude the Applicant from installing the screening as currently designed.**

- d. *That 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*

**Response:** The hardship necessitating this variance is not self-created by the Applicant or its predecessors, nor does it result from disregard or ignorance of the ULDR. The hardship arises from the City Approved Site Plan, which expressly approved an artistic canvas screening system as the architectural treatment for the parking garage façades. The Applicant's proposed artwork was developed to fulfill the Approved Site Plan design intent and to ensure compliance with FBC ventilation and NWRAC Design Standards. Only through subsequent staff interpretation of ULDR Section 47-22.3.S was it determined that the inclusion of artistic lettering disqualify the treatment as permissible supergraphics, thereby triggering the need for this variance. Accordingly, the Applicant's position results not from voluntary action or disregard for the ULDR, but from a good-faith effort to implement the City-approved design intent within the framework of the applicable building and zoning codes.

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

**Response:** The requested variance represents the minimum relief necessary to allow implementation of the City-approved architectural screening concept and to satisfy FBC and NWRAC Design Standards. The variance solely allows the inclusion of integrated lettering within the approved canvas screening system which also functions as an artistic façade treatment. The proposed design maintains visual harmony with the surrounding built environment, complements the building's architecture, and reinforces the NWRAC's design objectives. The variance will not create adverse visual impacts, will not introduce incompatible land uses, and will not be detrimental to the public welfare. Rather, it ensures consistency with the City's adopted design intent, achieves the minimum deviation necessary to install the screening, and remains fully consistent with the general purposes and intent of the ULDR.



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2025	<b>Property Use:</b> 10-02 Vacant Commercial with extra feature	<b>Deputy Appraiser:</b> Commercial Department
<b>Property ID:</b> 494234077560	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> SUNSHINE SHIPYARD LLC	<b>Adj. Bldg. S.F:</b> 0	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 900 NW 6 ST #201 FORT LAUDERDALE, FL 33311	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> NWRAC-MUe - NW REGIONAL ACTIVITY CENTER - MIXED USE EAST
<b>Physical Address:</b> 620 - 640 NW 7 AVENUE FORT LAUDERDALE, 33311-7307	<b>Effective Year:</b> 0	<b>Abbr. Legal Des.:</b> PROGRESSO 2-18 D LOTS 1-24, LESS A POR OF LOTS 23 & 24 DESC IN OR 3411/994 B; TOGWITH LOTS 25-48 LESS W 15 & LESS A POR OF LOTS 25 & 26 DESC IN OR 3411/995 B & LESS A POR OF LOTS 25-48 DESC IN INSTR# 119240434
	<b>Year Built:</b>	
	<b>Units/Beds/Baths:</b> 0 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$15,095,460	0	0	\$15,095,460	\$936,870	
2024	\$4,323,850	0	0	\$4,323,850	\$851,700	\$40,935.09
2023	\$4,849,500	0	0	\$4,849,500	\$774,280	\$44,155.82

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$15,095,460	\$15,095,460	\$15,095,460	\$15,095,460
Portability	0	0	0	0
Assessed / SOH	\$936,870	\$936,870	\$936,870	\$936,870
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$936,870	\$15,095,460	\$936,870	\$936,870

**SALES HISTORY FOR THIS PARCEL**

**LAND CALCULATIONS**

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
05/07/2024	Warranty Deed Excluded Sale	\$400,000	119570808	\$106.00	142,410	Square Foot
06/06/2018	Multi Special Warranty Deed Disqualified Sale	\$3,900,000	115123382			
12/21/1998	Multi Warranty Deed	\$510,000	29093 / 1698			
10/01/1984	Warranty Deed	\$70,000	15280 / 344			
03/01/1971	Warranty Deed	\$30,000				

### RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494234070860	09/11/2025	Warranty Deed	Qualified Sale	\$345,000	120433900	725 NW 1 AVE FORT LAUDERDALE, FL 33312
494234074020	08/27/2025	Quit Claim Deed	Disqualified Sale	\$289,000	120404762	929 NE 6 ST FORT LAUDERDALE, FL 33304
494234070340	08/26/2025	Special Warranty Deed	Qualified Sale	\$1,950,000	120402821	721 NW 3 AVE FORT LAUDERDALE, FL 33311
494234076420	08/25/2025	Warranty Deed	Qualified Sale	\$610,000	120419382	645 NW 2 AVE FORT LAUDERDALE, FL 33311
494234072940	07/18/2025	Warranty Deed	Disqualified Sale	\$715,000	120345392	714 NE 7 AVE FORT LAUDERDALE, FL 33301

### SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Vacant Lots (L)								
1						142,410.00		

### SCHOOL

North Side Elementary  
School: C  
Sunrise Middle School: B  
Fort Lauderdale High  
School: A

### ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
99	Daryl Campbell	32	Rosalind Osgood	Sarah Leonardi



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**Detail by Entity Name**

Foreign Limited Liability Company  
SUNSHINE SHIPYARD, LLC

**Filing Information**

<b>Document Number</b>	M18000008606
<b>FEI/EIN Number</b>	32-0565264
<b>Date Filed</b>	09/19/2018
<b>State</b>	DE
<b>Status</b>	ACTIVE

**Principal Address**

900 NW 6TH STREET, SUITE 201  
FORT LAUDERDALE, FL 33311

**Mailing Address**

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FORT LAUDERDALE, FL 33311

**Registered Agent Name & Address**

ARBEITMAN, GLENN A, Esq.  
900 NW 6TH STREET, SUITE 201  
FORT LAUDERDALE, FL 33311

Name Changed: 03/26/2025

Address Changed: 06/01/2020

**Authorized Person(s) Detail**

**Name & Address**

Title Manager

Fuse 9, LLC  
900 NW 6TH STREET, SUITE 201  
FORT LAUDERDALE, FL 33311

Title Manager

Boca Paila, LLC  
2100 PONCE DE LEON BLVD  
STE 860  
CORAL GABLES, FL 33134

**Annual Reports**

Report Year	Filed Date
2023	01/19/2023
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**Document Images**

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School: A

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Foreign Limited Liability Company  
SUNSHINE SHIPYARD, LLC

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**WRITTEN CONSENT ACTION OF THE MEMBERS OF**  
**SUNSHINE SHIPYARD LLC,**  
**A DELAWARE LIMITED LIABILITY COMPANY**

**THE UNDERSIGNED**, Eyal Peretz being a Manager of R.E.L. Partners LLC, a Florida limited liability company ("R.E.L."), which is a Manager of Florida Prime Acquisitions, LLC, a Florida limited liability company ("FPA"), which is the Manager of Fuse 9 LLC, a Delaware limited liability company ("Fuse 9"), and Shimon Elkabetz being the President of As Toren Inc, a Florida corporation, as a Manager of FPA jointly and collectively, being the "Fuse 9 Manager"); and Maricio Girault Domenge being the Manager of Boca Paila, LLC, a Florida limited liability company ("Boca Paila Manager", together with Fuse 9 Manager, being the Managers of Sunshine Shipyard LLC, a Delaware limited liability company (the "Company")), in accordance with applicable law and the current organizational documents of the Company and its Managers, the Managers hereby each certify that the following are true and correct copies of resolutions ("Resolutions") duly adopted by the Company by this written consent ("Written Consent Action"):

**WHEREAS**, the Company is a limited liability company organized under the laws of the state of Delaware and registered to do business in Florida;

**WHEREAS**, Fuse 9 LLC, a Delaware limited liability company ("Fuse 9") is the Administrative Member of the Company, as that term is defined in Section 8.2(a) the Operating Agreement of the Company, wherein Fuse 9 is conferred with all of the powers and authorities of the Company permitted to "managers" of a limited liability company under the Act (as defined in said Operating Agreement) ;

**WHEREAS**, Boca Paila, LLC, a Florida limited liability company ("Boca Paila") is the Developer Member of the Company as defined in Section 8.2(b) of the Operating Agreement of the Company, wherein Boca Paila is conferred with the full power and authority to oversee the development of the Project (as defined in the Operating Agreement and commonly known as the Arcadian which is a mixed use project of approximately 502 residential units, a garage and rentable retail space, common areas and amenities located at the project known as The Arcadian and having a street address of 640 NW 7<sup>th</sup> Avenue, Fort Lauderdale, Florida (the "Project").

**WHEREAS**, each of Fuse 9 and Boca Paila are acting as a manager as contemplated under the Operating Agreement of the Company, including without limitation Section 7.2 (a)(ix), and thus each being called a "Manager" hereunder;

**WHEREAS**, it is in the best interests of the Company to execute and deliver to the City of Fort Lauderdale, Broward County, all permits, applications, variance, or other documents relating to the Project without further authorization or approval.

IT IS HEREBY:

**RESOLVED**, the Company has authorized, empowered and directed, by and on behalf of the Company, Eyal Peretz ("Mr. Peretz"), as manager of R.E.L., as manager of FPA, as manager of Fuse 9, manager of the Company, to execute and deliver to the City of Fort Lauderdale, Broward County, Florida, and/or any agency

or department thereof, any and all permit applications, variances, land use applications, agent authorization letters, affidavits or agreements, and to take such action as Mr. Peretz may deem necessary or desirable in connection therewith or as otherwise required by the City of Fort Lauderdale or Broward County;

**FURTHER RESOLVED**, that the authority given herein be retroactive and any and all acts of Mr. Peretz as may be authorized herein that have been performed prior to the passage of these Resolutions are hereby approved, ratified and confirmed in all respects;


**FURTHER RESOLVED**, that these Resolutions and Written Consent Action may be executed by electronic delivery (.pdf, AdobeSign, Docusign) and shall be deemed original for all intents and purposes and may be relied upon as originally executed.

**IN WITNESS WHEREOF**, the undersigned have executed this Written Consent Action, as the Fuse 9 Manager, Boca Paila Manager, Administrative Member and Development Member of the Company.

By: **FUSE 9, LLC**, a Delaware limited liability company, Administrative Member

By: **Florida Prime Acquisitions, LLC**, a Florida limited liability company, its manager


By: **R.E.L. Partners, LLC**, a Florida limited liability company

By:  \_\_\_\_\_  
Eyal Peretz, Manager

By: **AS TOREN, INC.** a Florida corporation

By:  \_\_\_\_\_  
Shimon Elkabetz, President

By: **BOCA PAILA, LLC**, a Florida limited liability company, Development Member

By:  \_\_\_\_\_  
Mauricio Girault Domenge, Manager











# Written Consent - Sunshine Shipyard, LLC (Variance)


Final Audit Report


2025-11-12


Created:	2025-11-12
By:	Glenn Arbeitman (glenn@fusegroupco.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABh9XokZC0XJrTx3eHplkGBO0rHgj3YTR


## "Written Consent - Sunshine Shipyard, LLC (Variance)" History


-  Document created by Glenn Arbeitman (glenn@fusegroupco.com)  
2025-11-12 - 2:01:31 PM GMT
-  Document emailed to eyal@fusegroupco.com for signature  
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2025-11-12 - 2:01:35 PM GMT
-  Document emailed to mgirault@grupokrea.com.mx for signature  
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2025-11-12 - 2:09:30 PM GMT
-  Signer eyal@fusegroupco.com entered name at signing as Eyal Peretz  
2025-11-12 - 2:10:52 PM GMT
-  Document e-signed by Eyal Peretz (eyal@fusegroupco.com)  
Signature Date: 2025-11-12 - 2:10:54 PM GMT - Time Source: server
-  Email viewed by shimon@fusegroupco.com  
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-  Email viewed by mgirault@grupokrea.com.mx  
2025-11-12 - 4:58:36 PM GMT

 Signer mgirault@grupokrea.com.mx entered name at signing as Mauricio Girault  
2025-11-12 - 4:59:11 PM GMT

 Document e-signed by Mauricio Girault (mgirault@grupokrea.com.mx)  
Signature Date: 2025-11-12 - 4:59:13 PM GMT - Time Source: server

 Signer shimon@fusegroupco.com entered name at signing as shimon Elkabetz  
2025-11-12 - 7:29:21 PM GMT

 Document e-signed by shimon Elkabetz (shimon@fusegroupco.com)  
Signature Date: 2025-11-12 - 7:29:23 PM GMT - Time Source: server

 Agreement completed.  
2025-11-12 - 7:29:23 PM GMT



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

I SUNSHINE SHIPYARD LLC ("Owner") as the current title owner of the real property located at 640 NW 7th Avenue, Fort Lauderdale, FL 33311 ("Property"), do hereby authorize

Stephanie J. Toothaker, Esq., P.A. ("Authorized Agent") to act as my agent regarding the submittal

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.



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

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.**

SUNSHINE SHIPYARD LLC,  
a Delaware limited liability company

WITNESS:

Witness Signature

Jeffrey Cooper

Print Name

11/07/2025

Date

Signature - Owner/Authorized Individual

Eyal Peretz

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 November, 2025, by

Eyal Peretz, an individual who is personally known to me  or has produced \_\_\_\_\_ as identification

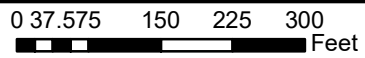
[NOTARY SEAL]



(Signature of Notary Public- State of Florida)

3/10/26  
My Commission Expires:

Alex Fraynd  
Print, Type, or Stamp Commissioned Name of Notary Public)



**MARTY KIAR**  
**BROWARD COUNTY PROPERTY APPRAISER**



**ARCADIAN**  
**DATE OF PRINT: 10/22/2025**

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP
494234068920	TAMARAC STORAGE LLC		3321 NW 82 WAY	COOPER CITY	FL 33024
494234068960	GRANT P GALUPPI LIV TR	GALUPPI,GRANT P TRSTEE	2365 NE 25 ST	LIGHTHOUSE POINT	FL 33064
494234068990	MILFORT,AMOS &	MILFORT,ELAINE	701 NW 7 AVE	FORT LAUDERDALE	FL 33311
494234069000	HASBUN,SALVADOR		3321 NW 82 WAY	COOPER CITY	FL 33024
494234069270	719 WAREHOUSE LLC		1339 NE 4 AVE #D	FORT LAUDERDALE	FL 33304
494234069280	MISCHIEVOUS JACK LLC		422 GLENBROOK DR	ATLANTIS	FL 33462
494234069290	711 WAREHOUSE INC		1339 NE 4 AVE #D	FORT LAUDERDALE	FL 33304
494234069300	CHRISTIE ROCIO PROPERTY LLC		10459 SW 185 TER	CUTLER BAY	FL 33157
494234069310	GADDIS PROPERTIES LLC		PO BOX 950	FORT LAUDERDALE	FL 33311
494234069320	MODERN CONTRACTORS INC		700 NW 7 AVE	FORT LAUDERDALE	FL 33311
494234069340	MF ASSOCIATES CONGRESS LLC		2450 HOLLYWOOD BLVD STE 602	HOLLYWOOD	FL 33020
494234069350	ROBERT & CAROLYN RICE REV LIV TR	RICE,ROBERT J & CAROLYN L TRS	3051 NE 42 ST	FORT LAUDERDALE	FL 33308
494234069460	THRIVE DEVELOPMENT GROUP LLC		9232 ABBOTT AVE	MIAMI	FL 33154
494234069630	STARTED FROM THE GROUND UP LLC		1314 E LAS OLAS #1141	FORT LAUDERDALE	FL 33301
494234069640	724 NW 6TH AVE LLC		PO BOX 1778	FORT LAUDERDALE	FL 33302
494234069641	708 NW 6TH AVE LLC		PO BOX 1778	FORT LAUDERDALE	FL 33302
494234077250	CFP 500 LLC		PO BOX 967	FORT LAUDERDALE	FL 33302
494234077270	SUNSHINE SHIPYARD II LLC		900 NW 6 ST #201	FORT LAUDERDALE	FL 33311
494234077370	JPG BELL PROPERTY LLC		PO BOX 950	FORT LAUDERDALE	FL 33302
494234077521	CITY OF FORT LAUDERDALE		101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
494234077542	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP FORT	FORT LAUDERDALE	FL 33311
494234077560	SUNSHINE SHIPYARD LLC		900 NW 6 ST #201	FORT LAUDERDALE	FL 33311
494234077660	ROY,DEVINDRA		645 NW 7 AVE	FORT LAUDERDALE	FL 33311
494234077690	FEA ENTERPRISES LLC		2031 SW 20 ST	FORT LAUDERDALE	FL 33315
494234077740	PROWLER RECOVERY II LLC		6040 45 ST	VERO BEACH	FL 32967
494234077770	SJC AOA LLC		4025 NE 34 AVE	FORT LAUDERDALE	FL 33308
494234077780	SJC SISTRUNK LLC		PO BOX 41	FORT LAUDERDALE	FL 33302
494234077940	630 NW 7TH TERRACE LLC		730 NW 7 ST	FORT LAUDERDALE	FL 33311
504203011410	WEST VILLAGE LLC		901 PONCE DE LEON BLVD #700	CORAL GABLES	FL 33134
504203230020	MJDC AOA LLC	% MILTON JONES DEV CORP	P.O BOX 357	DANIA BEACH	FL 33004
504203230060	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
504203240030	VILLAGE OF THE ARTS LTD		9 NW 4 AVE STE A	DANIA BEACH	FL 33004

East side Frame  
74'-9" x 29'-10"

Bleed  
75'-1" x 30'-2"



Artwork  
75' x 30'

West side Frame  
92'-4" x 29'-11"

Bleed  
93' x 30'-7"



Artwork  
93' x 30'-7"







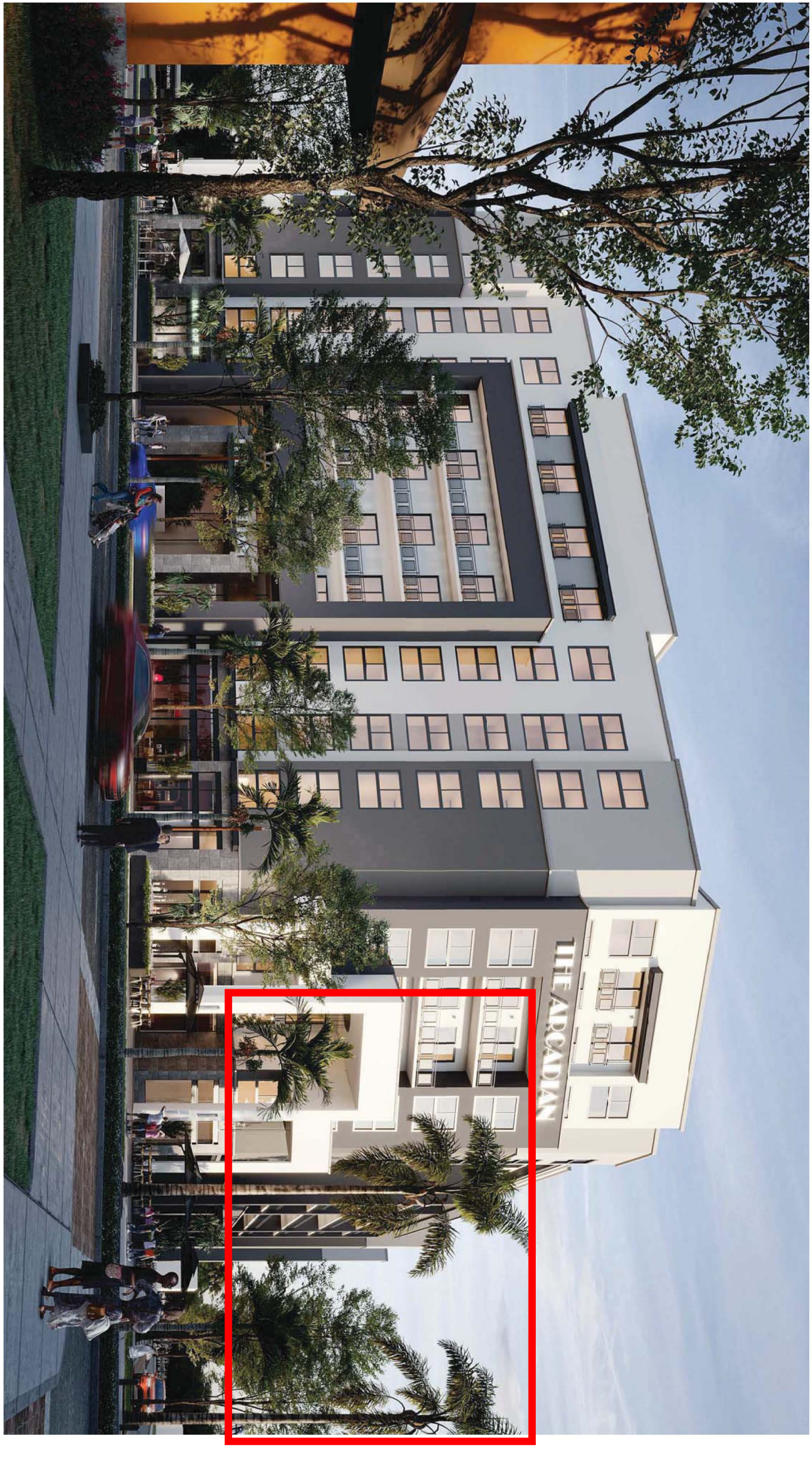
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02 - CONTEXT VIEW FROM NORTH WEST

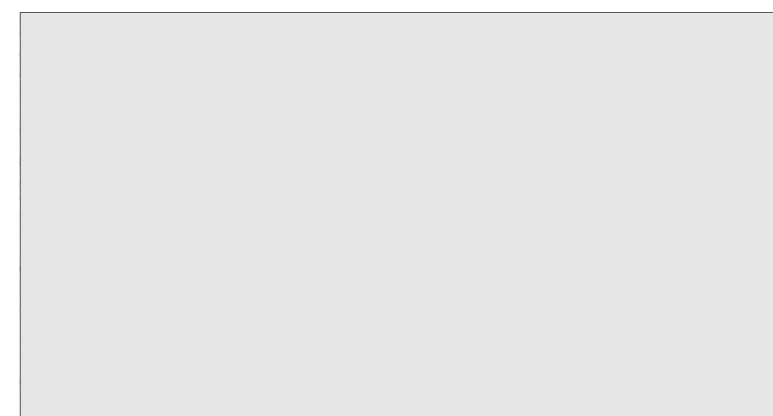
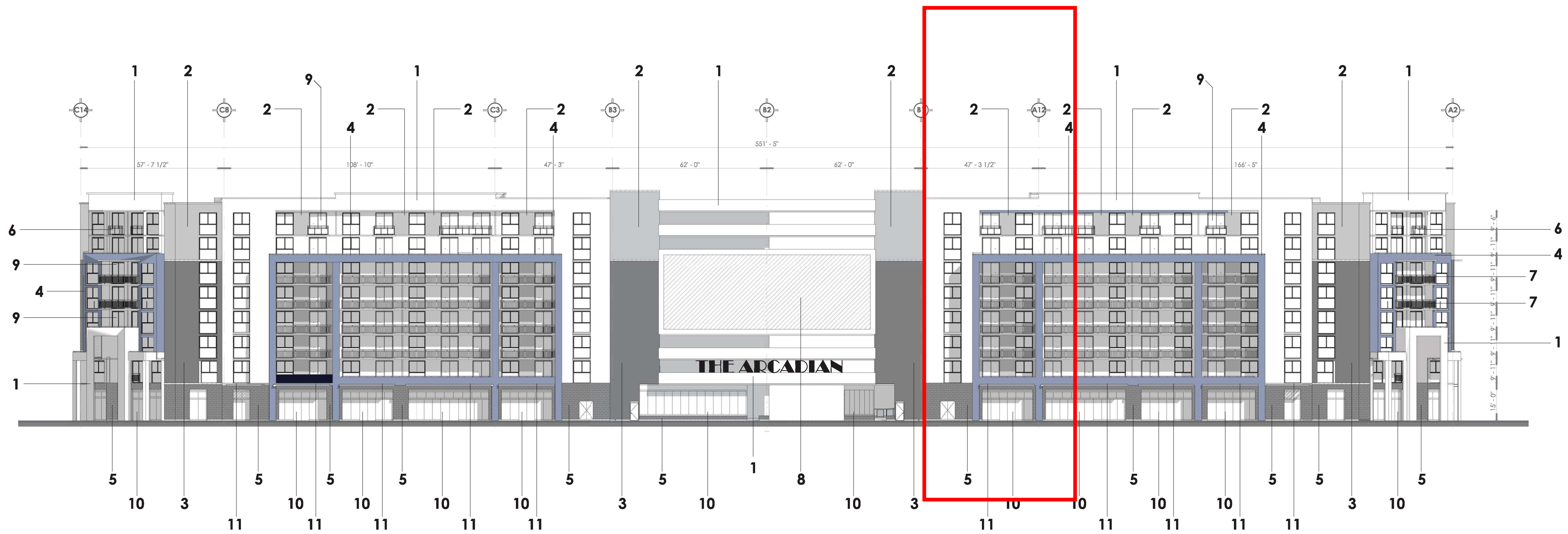


03 - BUILDING VIEW FROM SOUTHWESTH

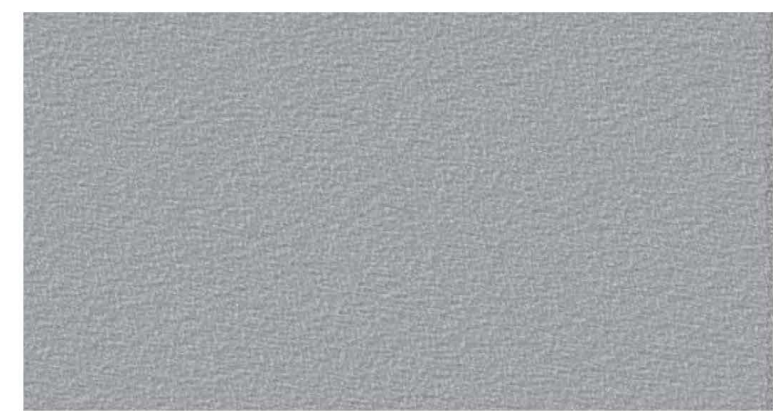


04 - BUILDING VIEW FROM SOUTHEAST

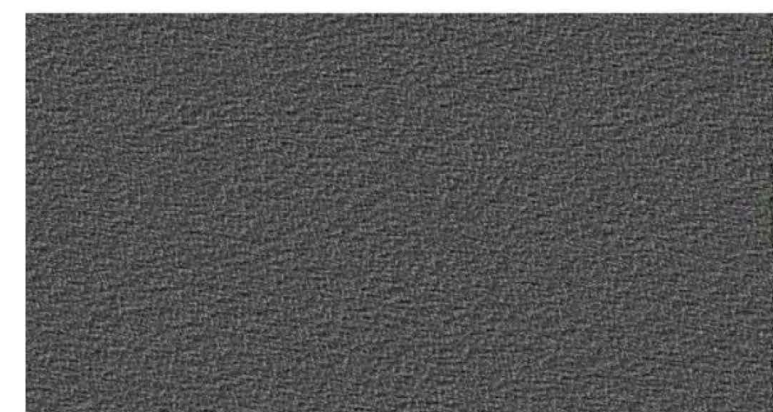
**SEAL:**  
 Digitally signed by  
 Javier Font  
 Date:  
 2022.02.10  
 17:49:44  
 -05'00'  
 JAVIER FONT AR No. 12547



**1- PAINTED SMOOTH STUCCO  
 FINISH COLOR WHITE**



**2- PAINTED LIGHT TEXTURED STUCCO  
 COLOR LIGHT GRAY FINISH**



**3- PAINTED LIGHT TEXTURED STUCCO  
 COLOR DARK GRAY**



**4- PAINTED SMOOTH STUCCO  
 COLOR DARK BLUE**



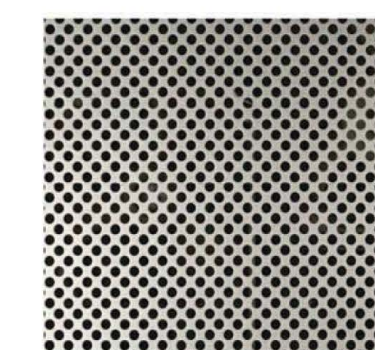
**5- BLACK LIMESTONE**



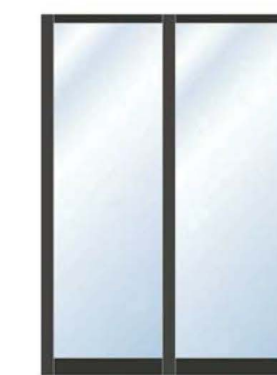
**6- GLASS ALUMINUM RAILING**



**7- SQUARE STEEL MESH BALCONY**



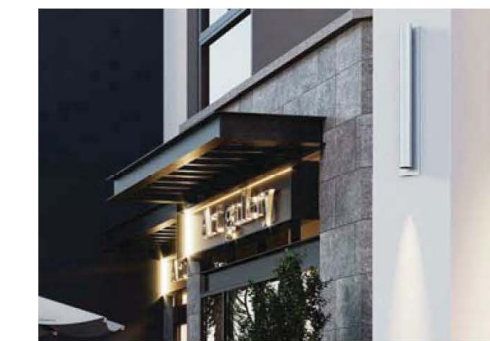
**8- PERFORATED CANVAS ART WORK**



**9- IMPACT RESISTANT ALUMINUM  
 SLIDING GLASS DOOR**



**10- IMPACT RESISTANT STOREFRONT  
 SYSTEM**



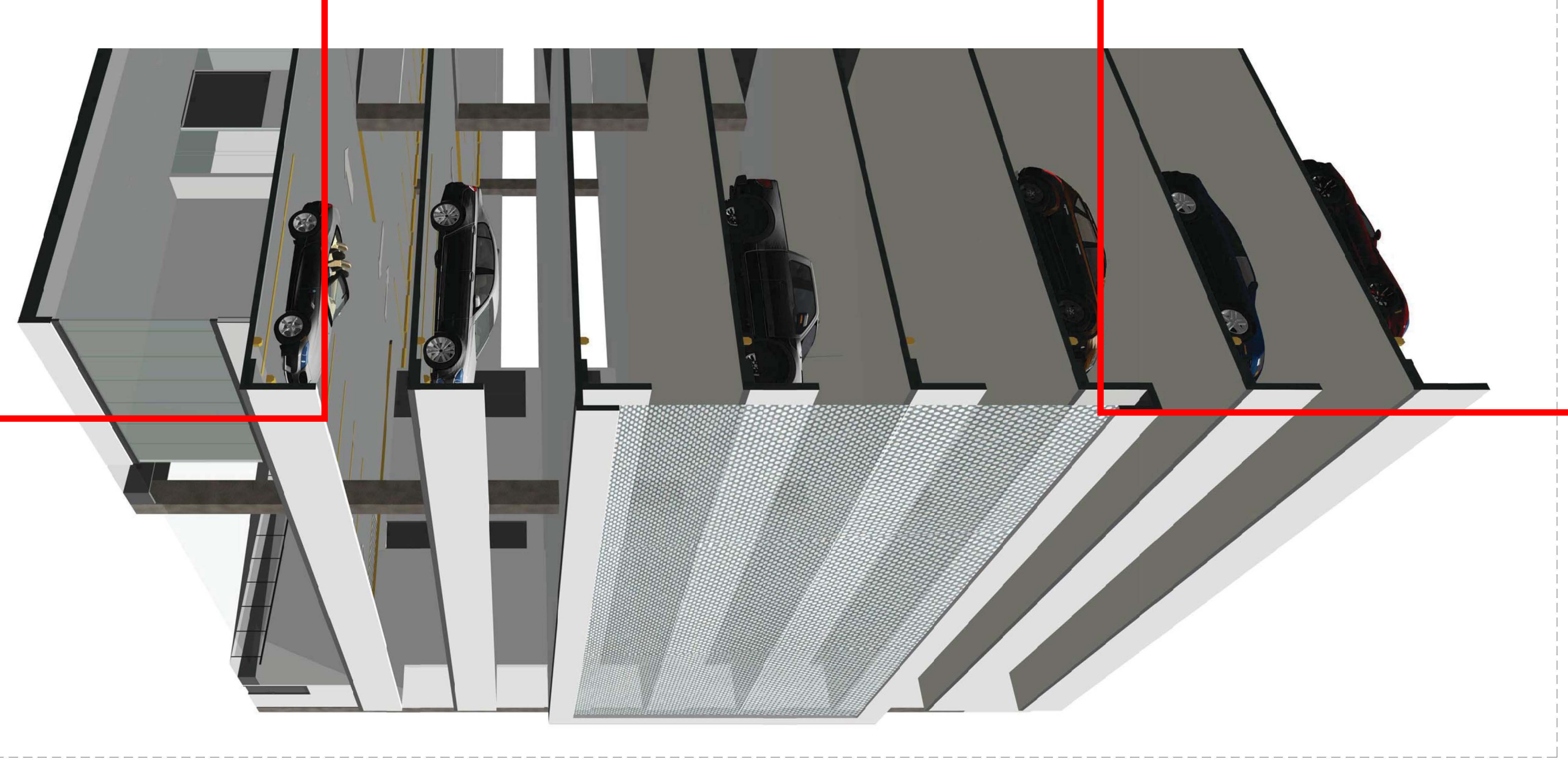
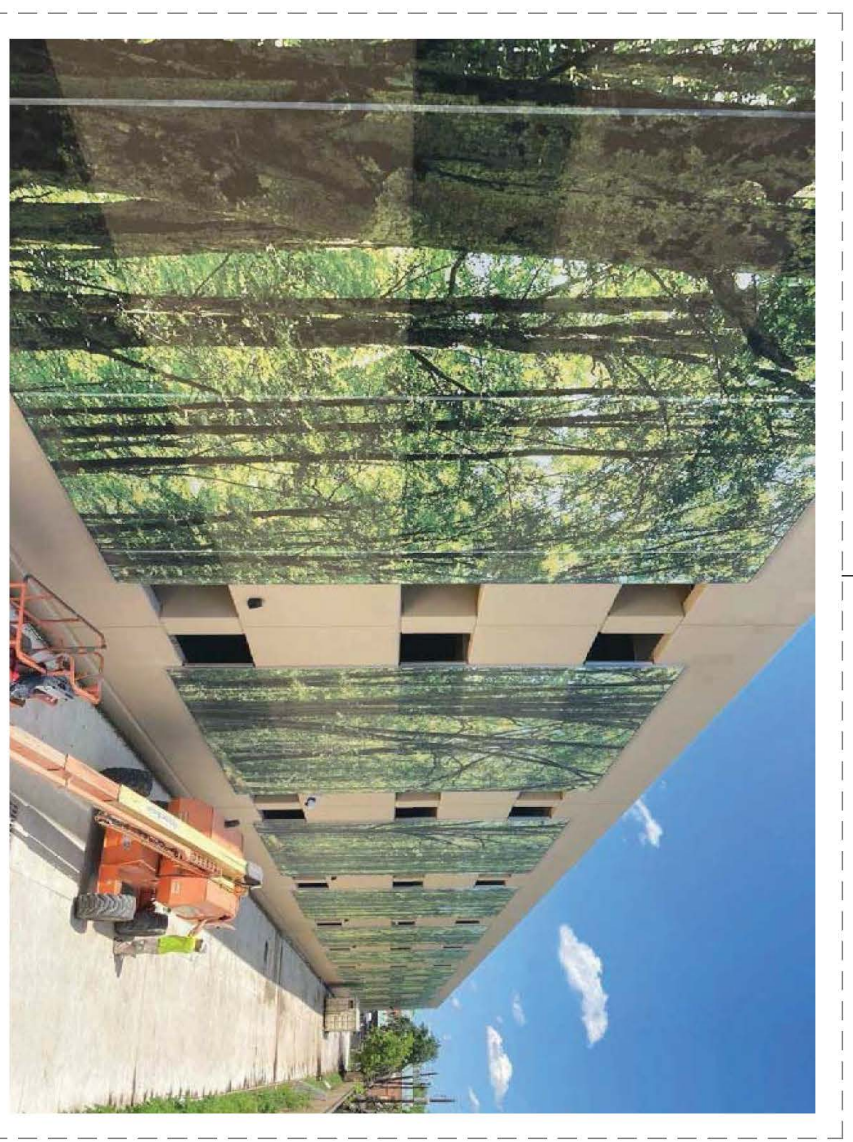
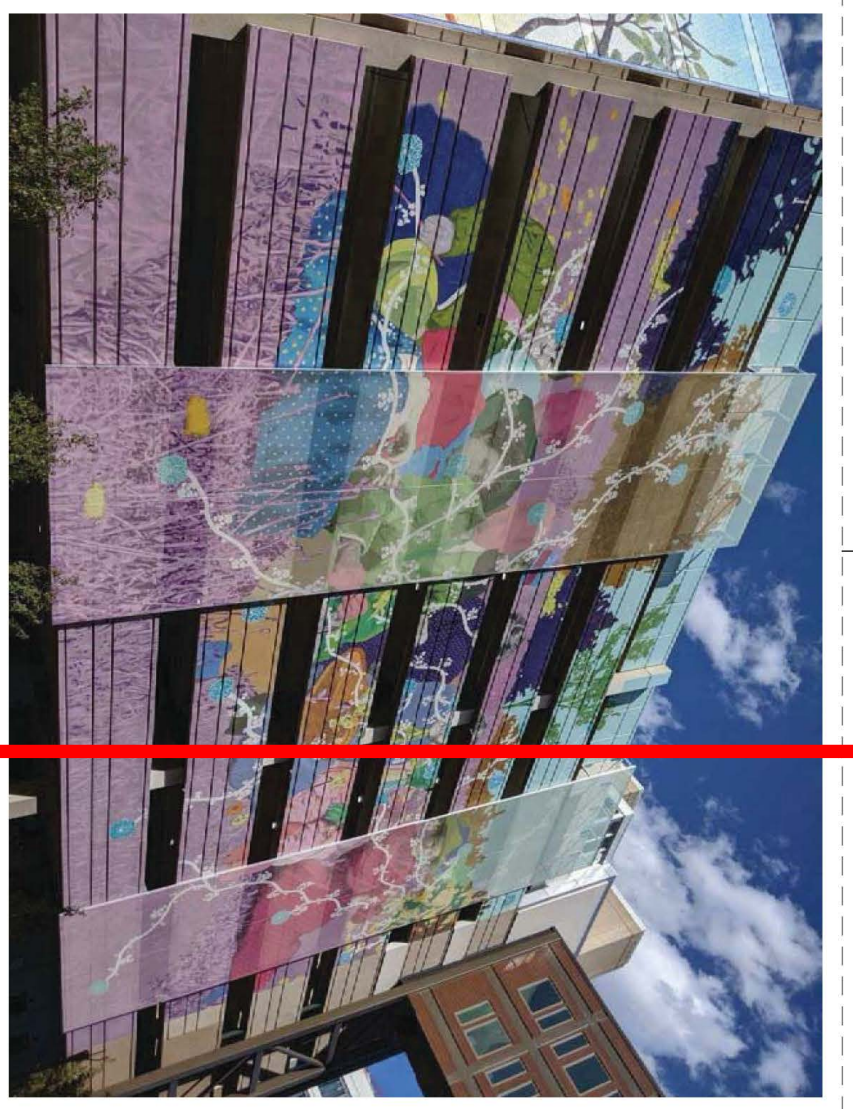
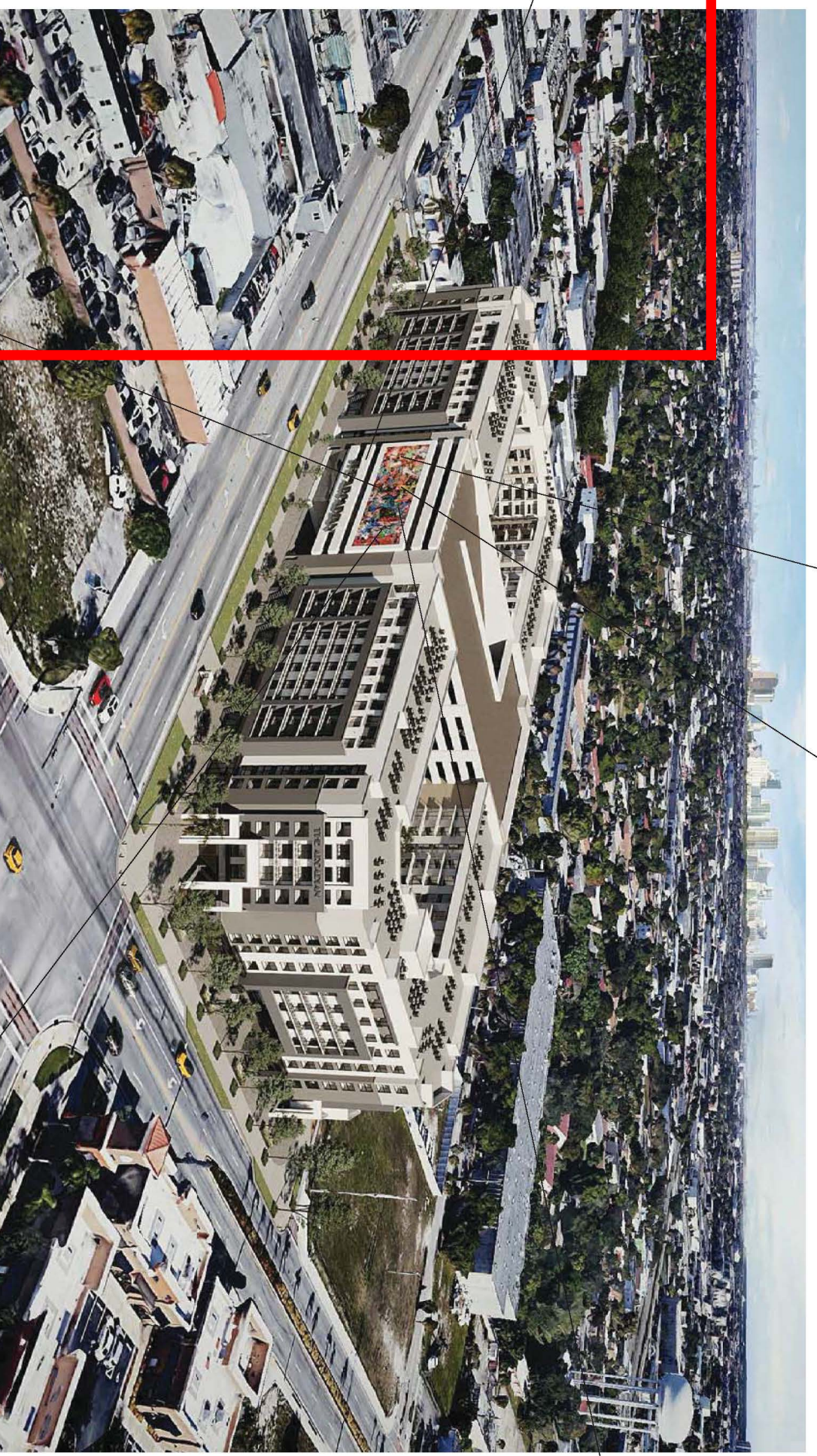
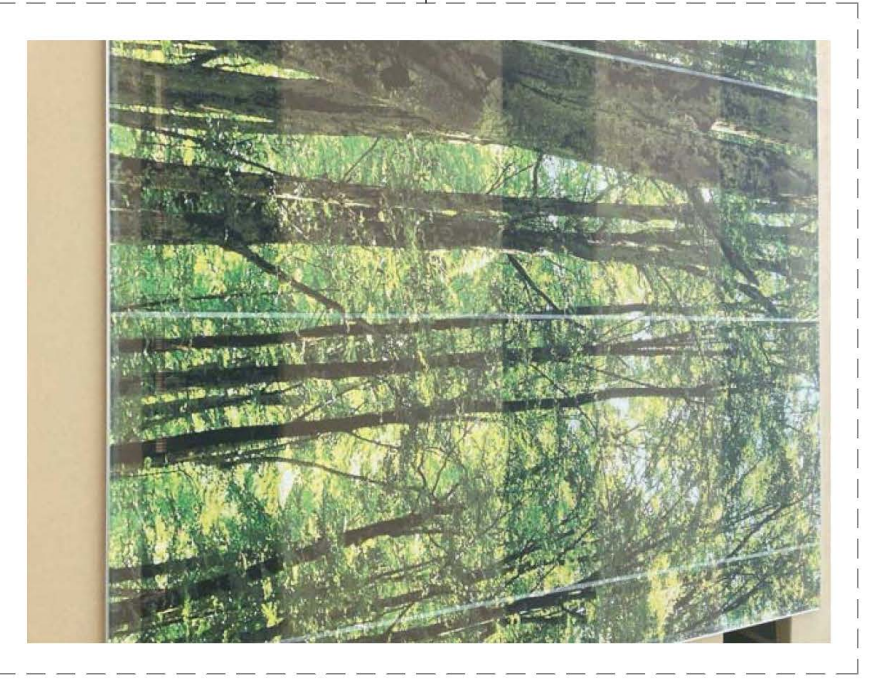
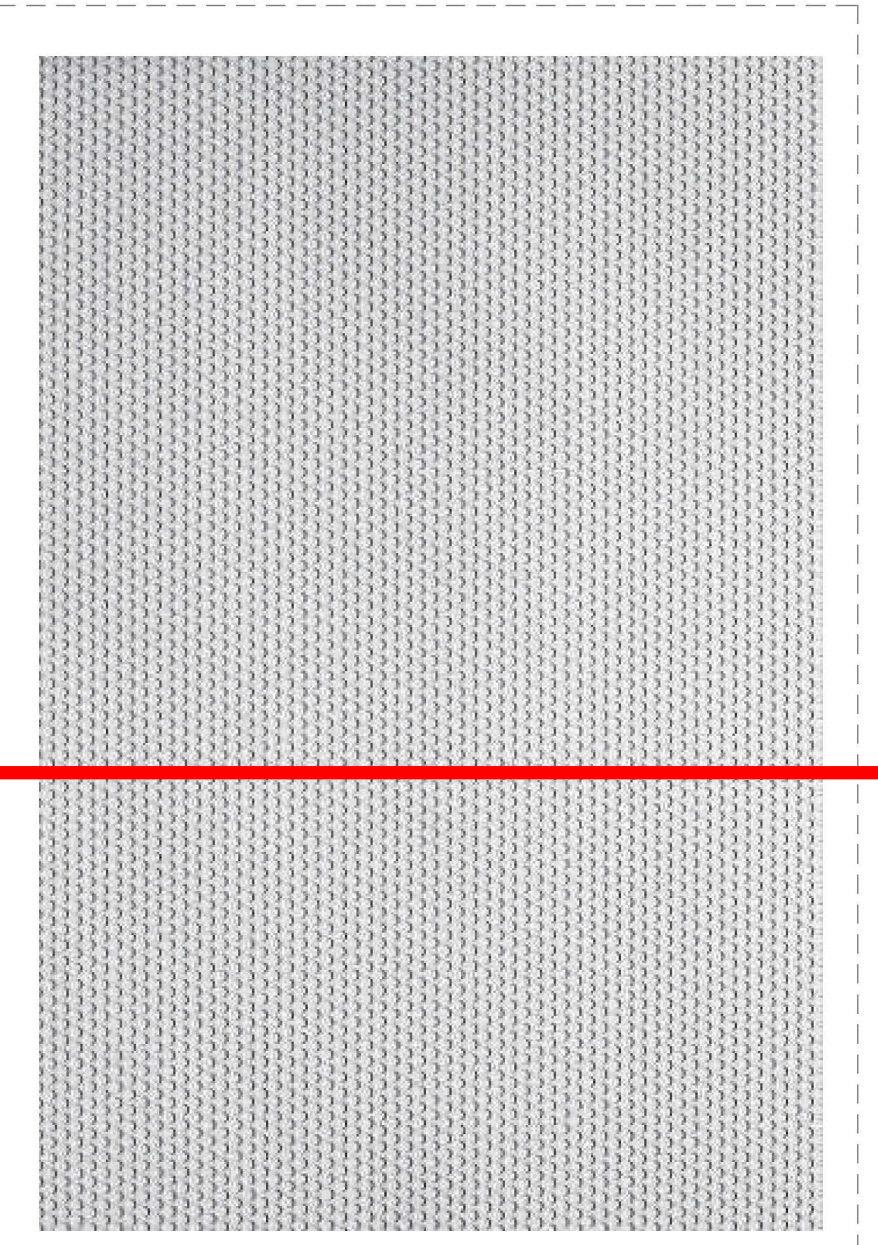
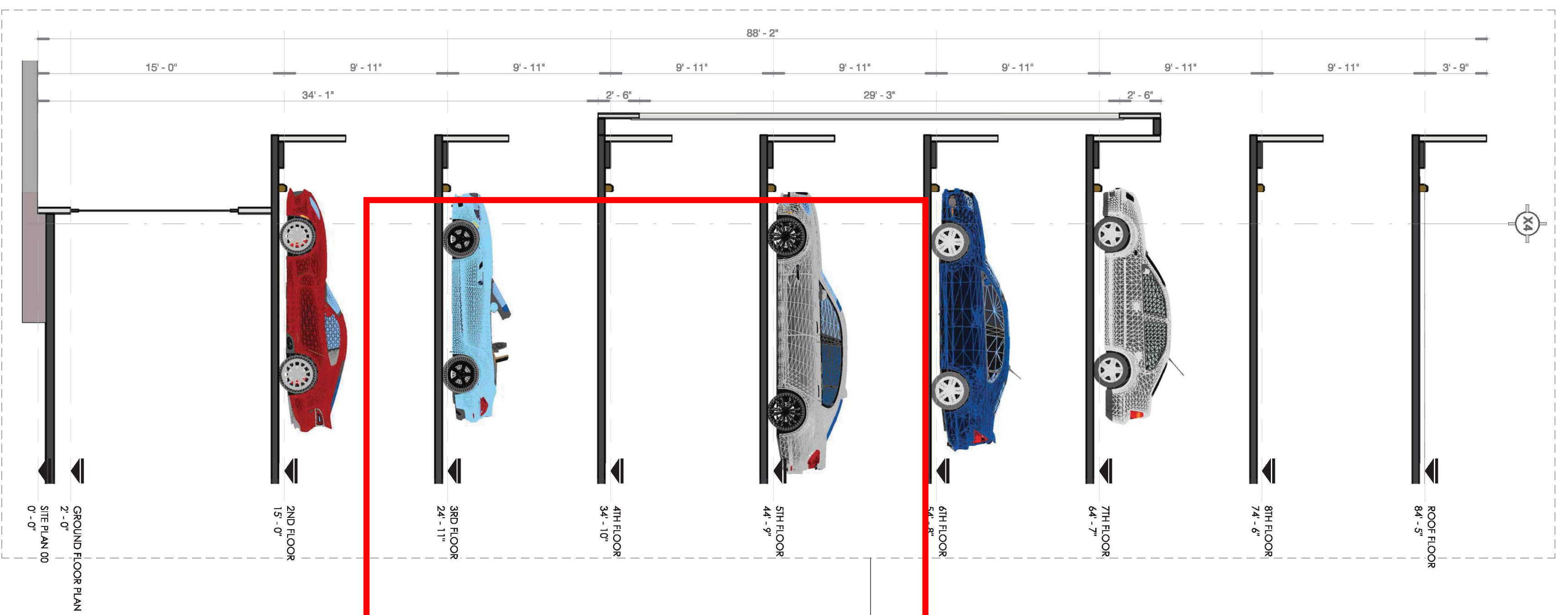
**11- DECORATIVE ALUMINUM TRELLIS**

PROPOSED A MIXED USE DEVELOPMENT

**THE ARCADIAN**  
 640 NW 7TH AVE  
 FORT LAUDERDALE, FLORIDA 33311

© 2020 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE:  
 PROJECT NO: 20-059  
 DRAWING NAME:  
**ARCH-MT-FL-00**  
 SHEET NO:  
**A-21**



MATERIAL IMAGERY BOARD

# Frontside

Print 371

Technical properties		Standards
Yarn	1100 / 2200 Dtex PET HT	
Weight	440 g/m <sup>2</sup> - 13.0 oz/yd <sup>2</sup>	EN ISO 2286-2
Standard format length	50 lm - 54.6 yds	
Thickness	0.65 mm - 650 microns	
Width	267 cm - 105.1 in	

Physical properties		Standards
Tensile strength (warp/weft)	300/300 daN/5cm	EN ISO 1421
Tear strength (warp/weft)	60/60 daN	DIN 53.363
Adhesion	9 daN/5 cm	EN ISO 2411
Porosity	20 %	
Extreme working temperature	-30°C / +70°C	

Flame retardancy		Standards
Rating	M1/NFP 92-507 — B1/DIN 4102-1 — Method 1/NFPA 701 CSFMT19 — VKF 5.3/SN 198898	
Euroclass	B-s2,d0	EN 13501-1

Solar and light properties		Standards
	ref. 371-3048	EN 14501
Solar Transmission (%) (TS)	30	
Solar Reflectance (%) (RS)	41	
Solar Absorption (%) (AS)	29	* Type "D" glazing insulating, slightly emissive double glazing in position 3 (4 + 16 + 4; argon-filled g=0.59 - U=1.2)
Normal-hemispherical Visible Light Transmission (TVn-h)	28	
External Solar Factor* (g <sub>ext</sub> *)	0.15	

Environmental impact: LCA (Life Cycle Assessment)				ISO 14041-44
Comparative analysis depending on end-of-life scenarios				Functional unit = 1 sqm Frontside Print 371 material
	Recycling	Incineration	Landfill	
Resources depletion	0.011	0.055	0.055	kg eq. Sb
Global warming	0.86	1.87	1.59	kg eq. CO <sub>2</sub>
Energy consumption	36.3	58.2	58.2	Megajoul eq.
Water consumption	72.2	148.7	148	Liters

Management Systems		Standards
Quality		ISO 9001
Environmental communication		ISO 14021

**Certifications, labels, warranties, recycling**

**Tools and services**

- LCA available on request
- Document and photo libraries: [www.sergeferrari.com](http://www.sergeferrari.com)

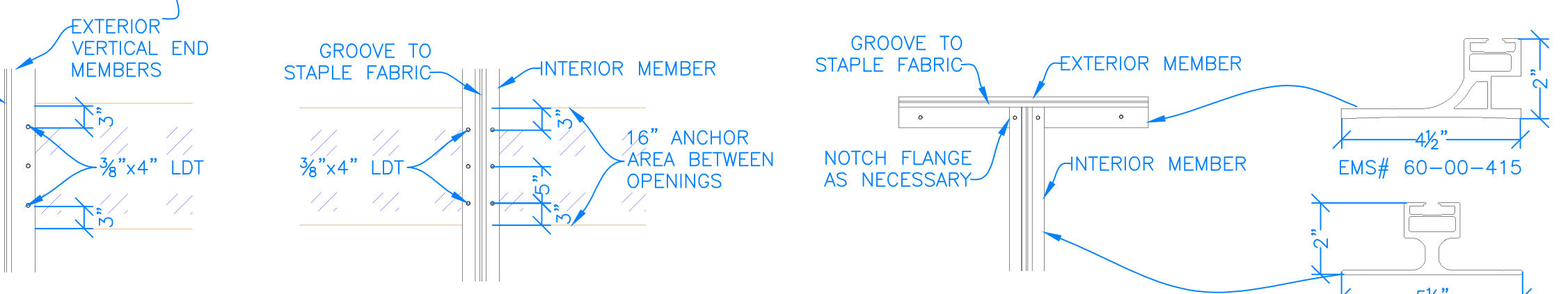
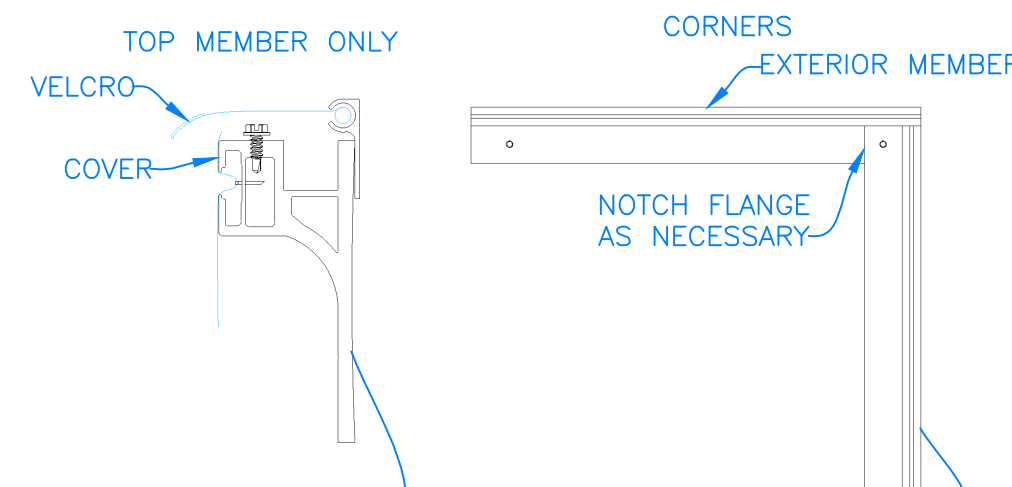
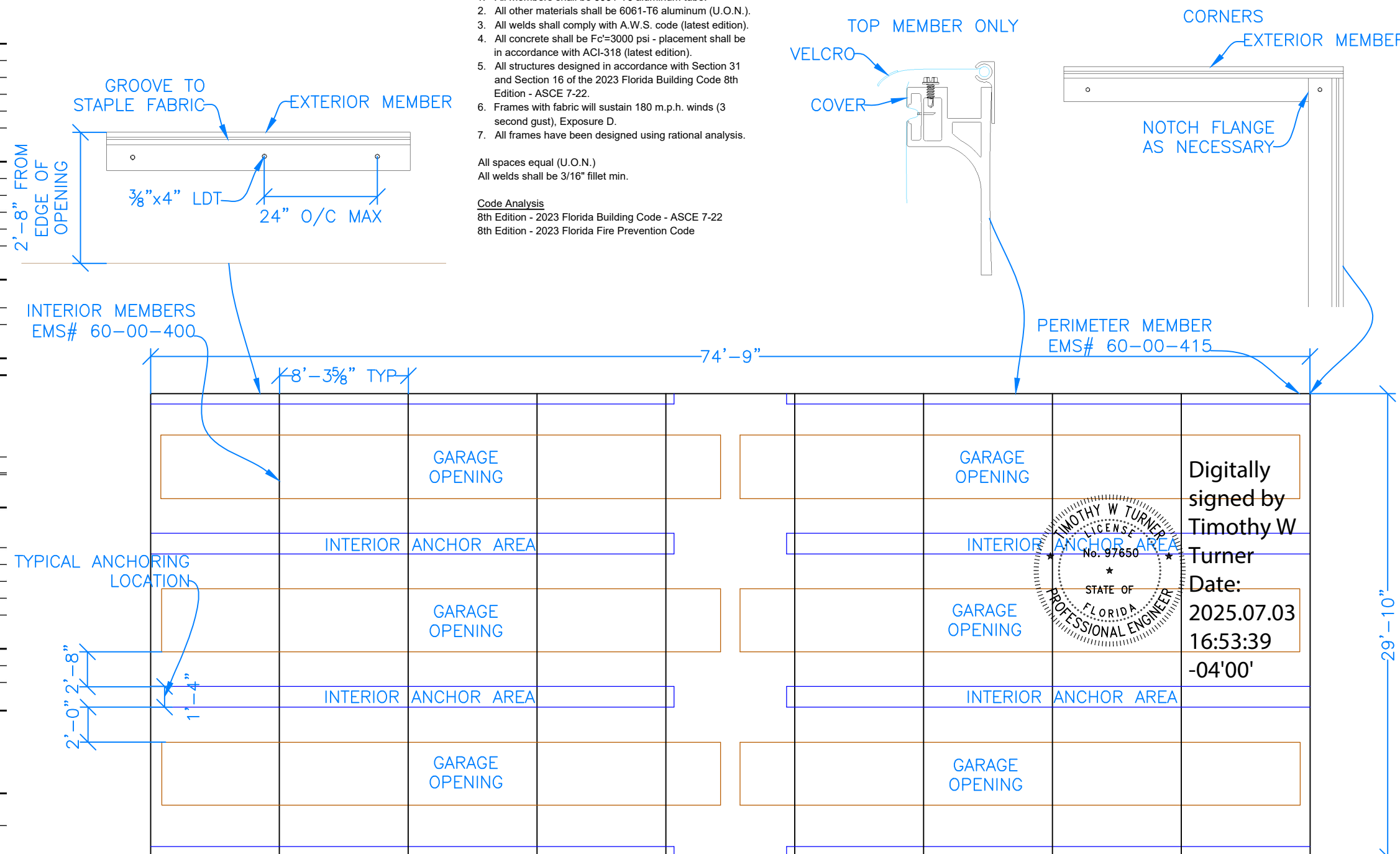
The technical data above are average values with a +/- 5% tolerance. The buyer of our products is fully responsible for their application or their transformation concerning any possible third party. The buyer of our products is responsible for their implementation and installation in compliance with standards, codes of practice and safety regulation in force in destination countries. To ensure warranty effectiveness, refer to warranty certificate concerned available on demand. The values quoted above represent results of test performed in compliance with common design practices and are provided for information on to enable customers to make the best use of our products. Our products are subject to evolutions due to technical progress, we remain entitled to modify the characteristics of our products at any time. The buyer of our products is responsible to check that the here above data are still valid.

## GENERAL NOTES:

- All members shall be 6061-T6 aluminum tube.
- All other materials shall be 6061-T6 aluminum (U.O.N.).
- All welds shall comply with A.W.S. code (latest edition).
- All concrete shall be Fc'=3000 psi - placement shall be in accordance with ACI-318 (latest edition).
- All structures designed in accordance with Section 31 and Section 16 of the 2023 Florida Building Code 8th Edition - ASCE 7-22.
- Frames with fabric will sustain 180 m.p.h. winds (3 second gust), Exposure D.
- All frames have been designed using rational analysis.

All spaces equal (U.O.N.)  
All welds shall be 3/16" fillet min.

**Code Analysis**  
8th Edition - 2023 Florida Building Code - ASCE 7-22  
8th Edition - 2023 Florida Fire Prevention Code



**EAST SIDE**

**WEST PALM OFFICE**  
5107 Australian Avenue  
West Palm Beach, FL 33407  
Ph. 1-800-844-4848  
Fax. (561) 844-6879

**FT. LAUDERDALE OFFICE**  
844 NW 9th Avenue  
Ft. Lauderdale, FL 33311  
Ph. 1-800-264-7417  
Fax. (954) 763-5606

[HooverAP.com](http://HooverAP.com)

Drawn By: **DMR**  
Date: **4/17/25**  
Revised: **4/23/25**  
Scale: **N.T.S.**  
Sheet: **1 of 1**

Sales Person: **M. CARROLL**  
JOB - #: **242AC1001**  
THIS DRAWING IS PROPERTY OF HOOVER CANVAS PRODUCTS AND SHALL NOT BE ALTERED, REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM HOOVER CANVAS PRODUCTS.

Customer: **KREA USA LLC**  
Address: **640 NW 7TH ST FT. LAUDERDALE, FL, 33311**

P-TERN#: **SERGE FERRARI 371**  
COLOR: **WHITE**  
V-L-NCE: **----**  
SC-LLOP: **----**

BINDING: **----**  
TRIM: **----**  
THRE-D COLOR: **----**  
COLOR LACE ROPE: **----**

PIPE: **----**  
P-INT FR-ME: **WHITE**  
TO F-BRIC-TION: **----**

Technical properties		Standards
Yarn	1100 / 2200 Dtex PET HT	
Weight	440 g/m <sup>2</sup> · 13.0 oz/yd <sup>2</sup>	EN ISO 2286-2
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Euroclass	G1/GOST 30244-94	
Euroclass	B-s2,d0	EN 13501-1

Solar and light properties		Standards
ref. 371-3048		EN 14501
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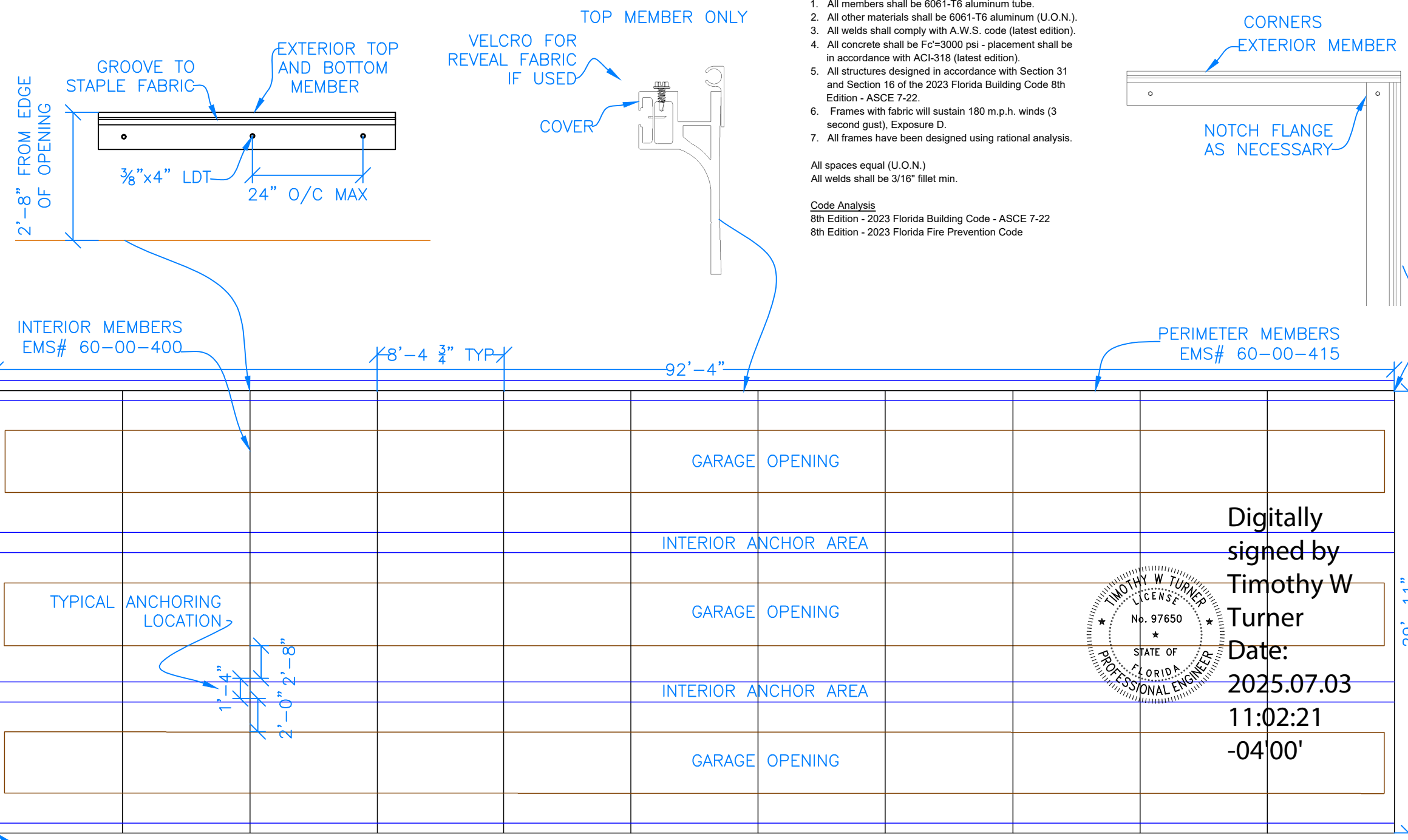
Environmental Impact: LCA (Life Cycle Assessment)				ISO 14041-44
Comparative analysis depending on end-of-life scenarios				Functional unit = 1 sqm Frontside Print 371 material
Resources depletion	0.011	0.055	0.055	kg eq. Sb
Global warming	0.86	1.87	1.59	kg eq. CO <sub>2</sub>
Energy consumption	36.3	58.2	58.2	Megajoulet eq.
Water consumption	72.2	148.7	148	Liters

Management Systems		Standards
Quality		ISO 9001
Environmental communication		ISO 14021

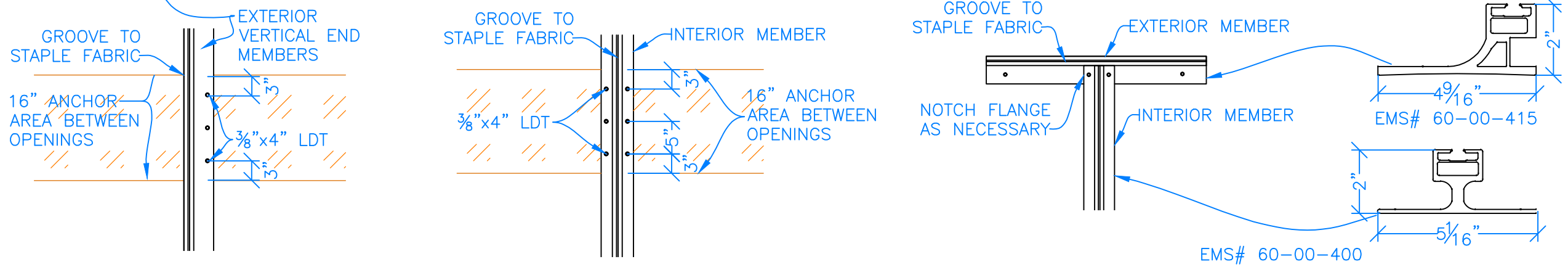
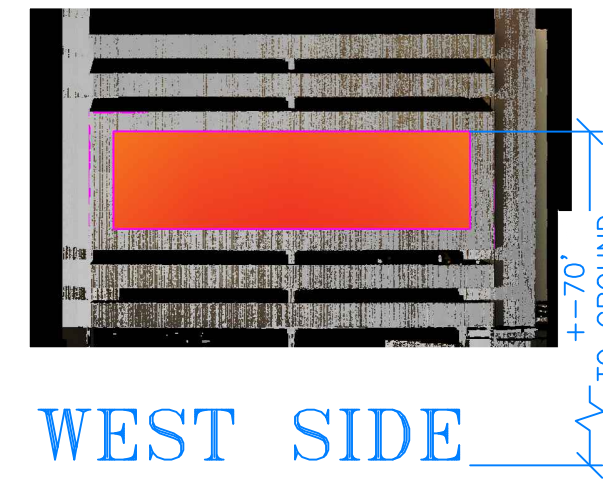


— LCA available on request  
— Document and photo libraries: www.sergeferrari.com

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  - All structures designed in accordance with Section 31 and Section 16 of the 2023 Florida Building Code 8th Edition - ASCE 7-22.
  - Frames with fabric will sustain 180 m.p.h. winds (3 second gust), Exposure D.
  - All frames have been designed using rational analysis.
- All spaces equal (U.O.N.)  
All welds shall be 3/16" fillet min.
- Code Analysis**  
8th Edition - 2023 Florida Building Code - ASCE 7-22  
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Drawn By: **DMR**  
Date: **4/17/25**  
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Sales Person: **M. CARROLL**  
JOB - #: **242AC1001**  
THIS DRAWING IS PROPERTY OF HOOVER CANVAS PRODUCTS AND SHALL NOT BE ALTERED, REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM HOOVER CANVAS PRODUCTS.

Customer: **KREA USA LLC**  
Address: **640 NW 7TH ST FT. LAUDERDALE, FL, 33311**

P-TERN#: **SERGE FERRARI 371**  
COLOR: **White**  
V-L-NCE: **----**  
SC-LLOP: **----**

BINDING: **----**  
TRIM: **----**  
THRE-D COLOR: **----**  
COLOR LACE ROPE: **----**

PIPE: **----**  
P-INT FR-ME: **White**  
TO F-BRIC-TION: **----**

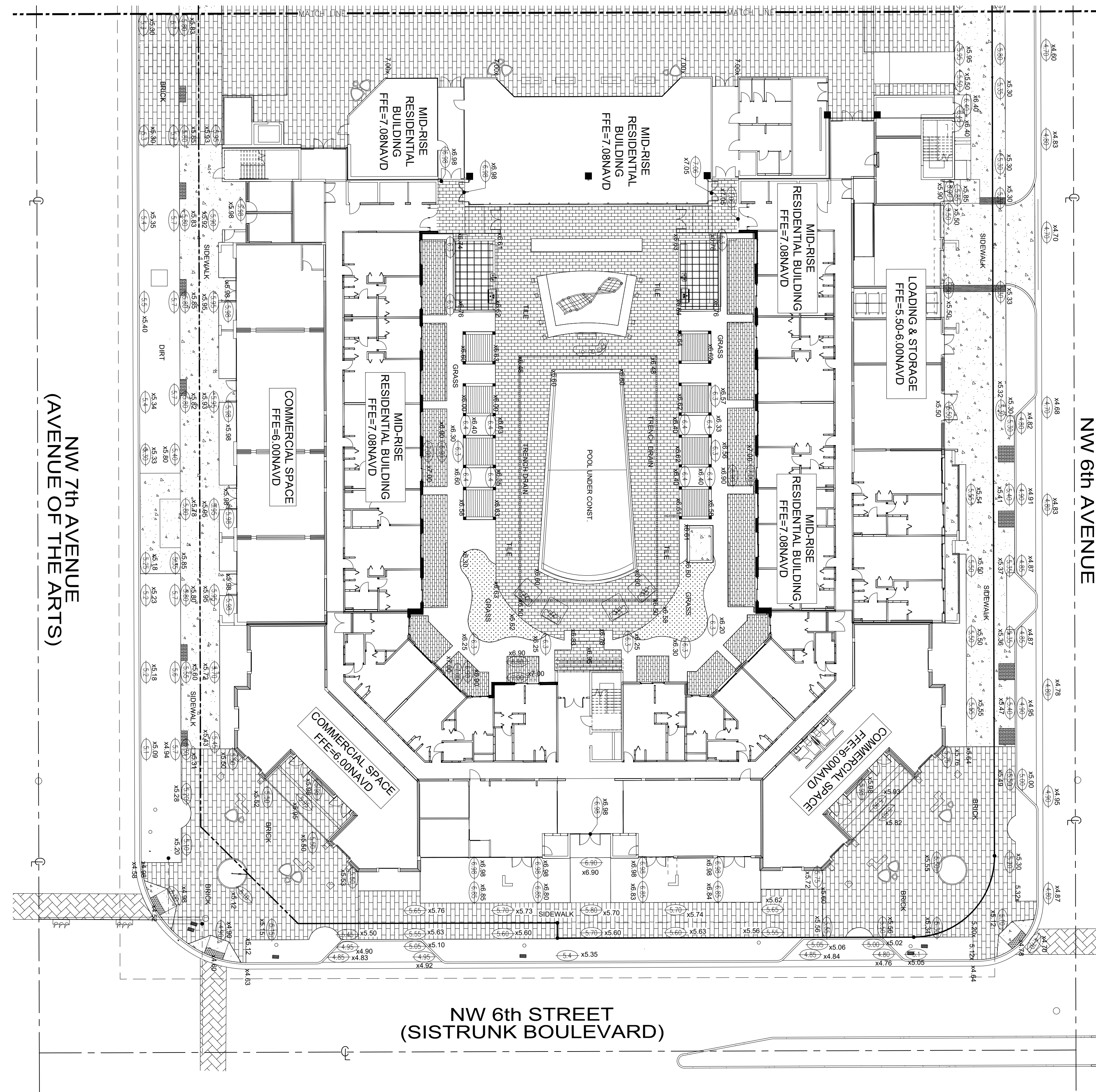
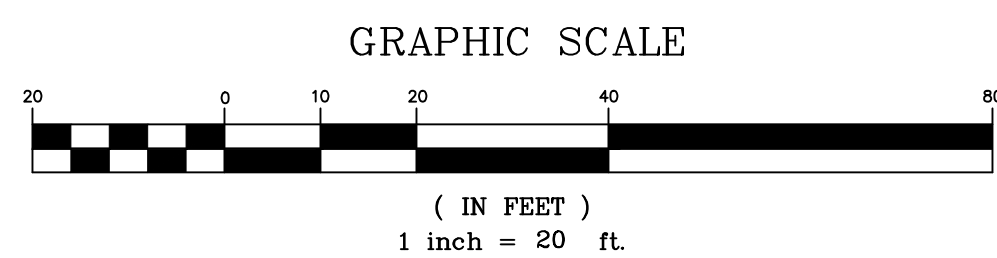
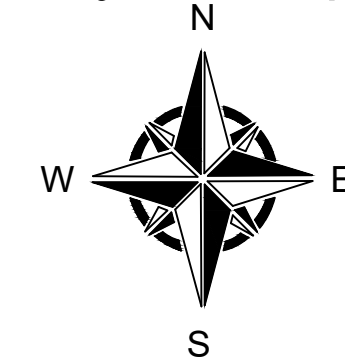
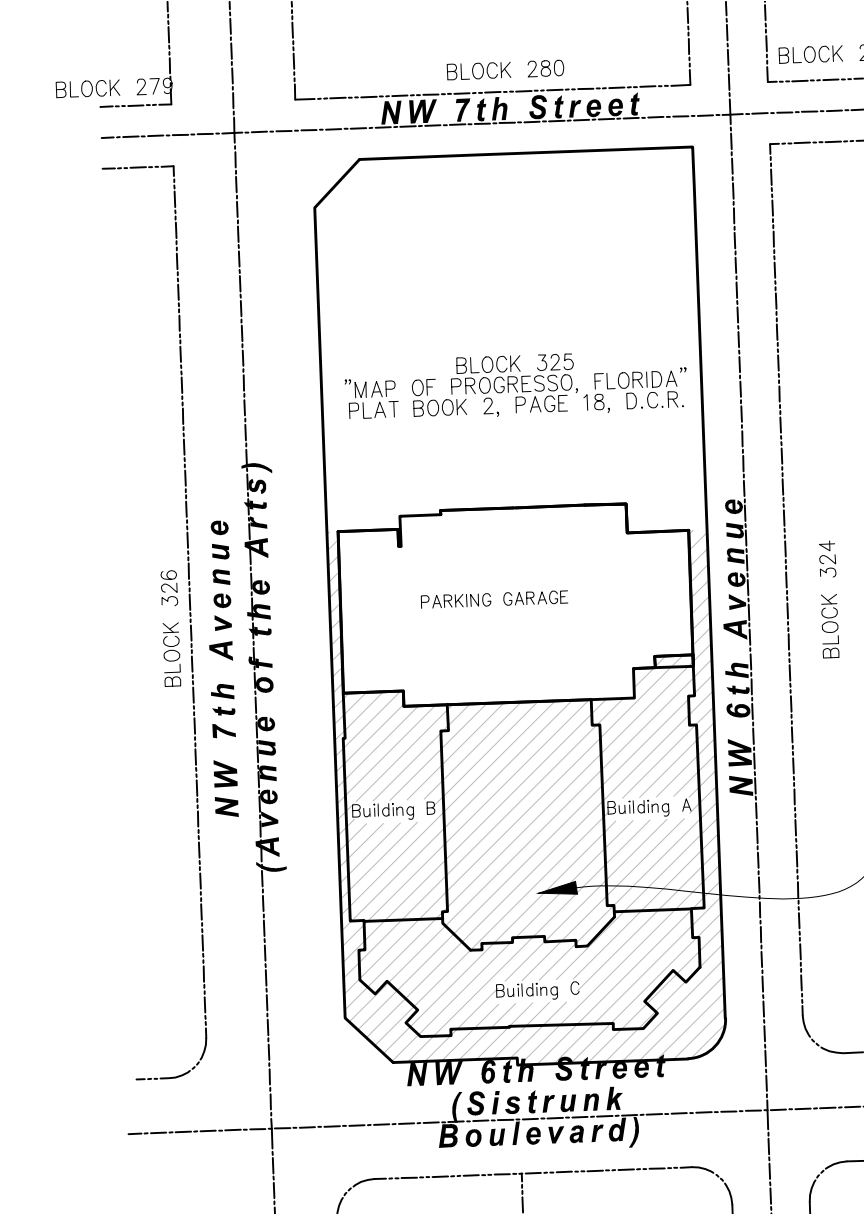
# PHASE I PRELIMINARY AS-BUILT ELEVATION

## THE ARCADIAN (SOUTH TOWER)

639 NW 6TH AVE., FORT LAUDERDALE, FL 33311

- Folio: 494234077410
- Folio: 494234077490
- Folio: 494234077510
- Folio: 494234077520
- Folio: 494234077540
- Folio: 494234077550
- Folio: 494234077560

### LOCATION MAP N.T.S SEC. 36 -TWP 55S - RGE 41E



#### LEGAL DESCRIPTION

PORTION OF PARCEL 1 AND PARCEL 2 OF BLOCK 325, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

#### SURVEYOR'S NOTES:

- #1 Please See Abbreviations and Legend
- #2 Scale of Drawing: As shown
- #3 No underground installations on improvements have been located except as noted.
- #4 Record a measurement calls are in substantial agreement unless otherwise shown.

#### VERTICAL PRIMARY CONTROL INFORMATION:

Benchmark: NAVD 1988  
 Designation: H 235  
 PID - AD2496  
 State/County: FL/Broward  
 Country: US  
 USGS QUAD - Fort Lauderdale South (2018)  
 NAVD 88 Ortho Height: 3.88 (feet) Adjusted  
 Elevations shown hereon are based on the NAVD 1988

**STATION DESCRIPTION**  
 DESCRIBED BY COAST AND GEODETIC SURVEY 1965 1.8 MI N FROM FORT LAUDERDALE, ABOUT 1.8 MILES NORTH ALONG THE FLORIDA EAST COAST RAILWAY FROM THE STATION AT FORT LAUDERDALE, IN SECTION 3, R 42 E, T 50 S, BETWEEN WEST BROWARD BLVD.

#### HORIZONTAL CONTROL INFORMATION:

Designation: FT LAUDERDALE MUN TANK MAST  
 PID - AD7108  
 State/County: FL/Broward  
 Country: US  
 USGS QUAD - Fort Lauderdale North (2018)

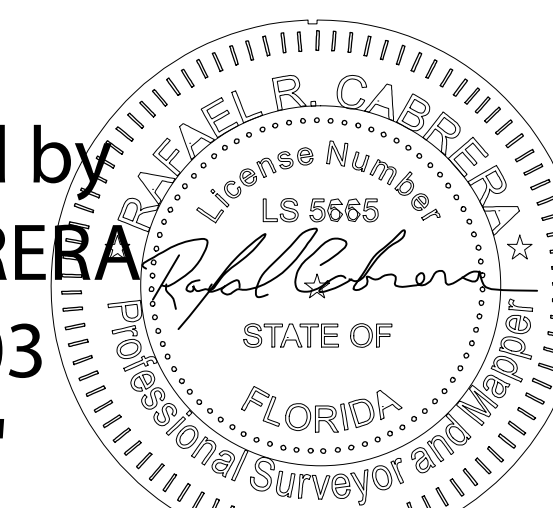
North	East	Units	Scale Factor	Converg.
654,139.73	936,300.21	sFT	1.00003116	+0 22 33.8

**STATION DESCRIPTION**  
 DESCRIBED BY COAST AND GEODETIC SURVEY 1955 (IRR)  
 THE LARGE ALUMINUM-COLORED MUNICIPAL WATER TANK LOCATED ON THE W SIDE OF NW SECOND AVENUE BETWEEN NW SIXTH AND NW SEVENTH STREETS IN FORT LAUDERDALE.

#### Legend and Abbreviations

- Wood Pole
- Catch Basin
- American Telephone and Telegraph Company
- Drainage Manhole
- Drainage Well
- Sanitary Manhole
- Water Valve
- Water Meter
- Fire Hydrant
- Electric Box
- Light Pole
- Stop Sign
- Traffic Sign
- Elevations
- Center Line
- R/W Right of Way
- PB Plat Book
- Pg Page
- MDCR Miami-Dade County Record

**RAFAEL R CABRERA**  
 Digitally signed by  
**RAFAEL R CABRERA**  
 Date: 2025.11.03  
 08:01:08 -05'00'



I hereby certify that this South Tower Final Elevation Survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

BY RAFAEL R. CABRERA  
 Professional Surveyor & Mapper  
 Certificate No. 5665  
 STATE OF FLORIDA  
 DATE: 10-28-2025

**America Layout Corp**  
 LB 7464  
 8890 S.W. 24 Street, Suite 217  
 Miami, Florida 33165  
 Tel. 305-606-0031

PROJECT:  
**PHASE I FINAL ELEVATION  
 THE ARCADIAN  
 639 NW 6TH AVENUE,  
 FORT LAUDERDALE, FLORIDA 33311**

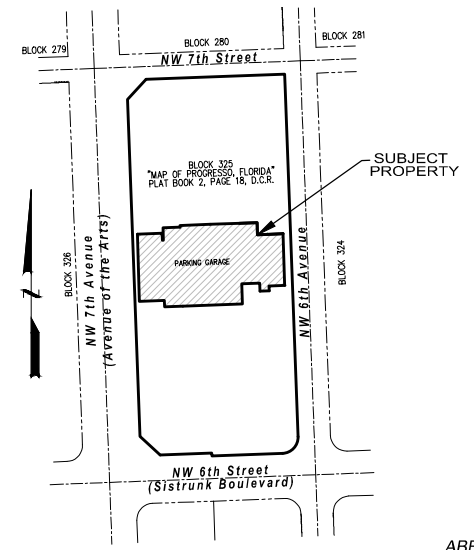
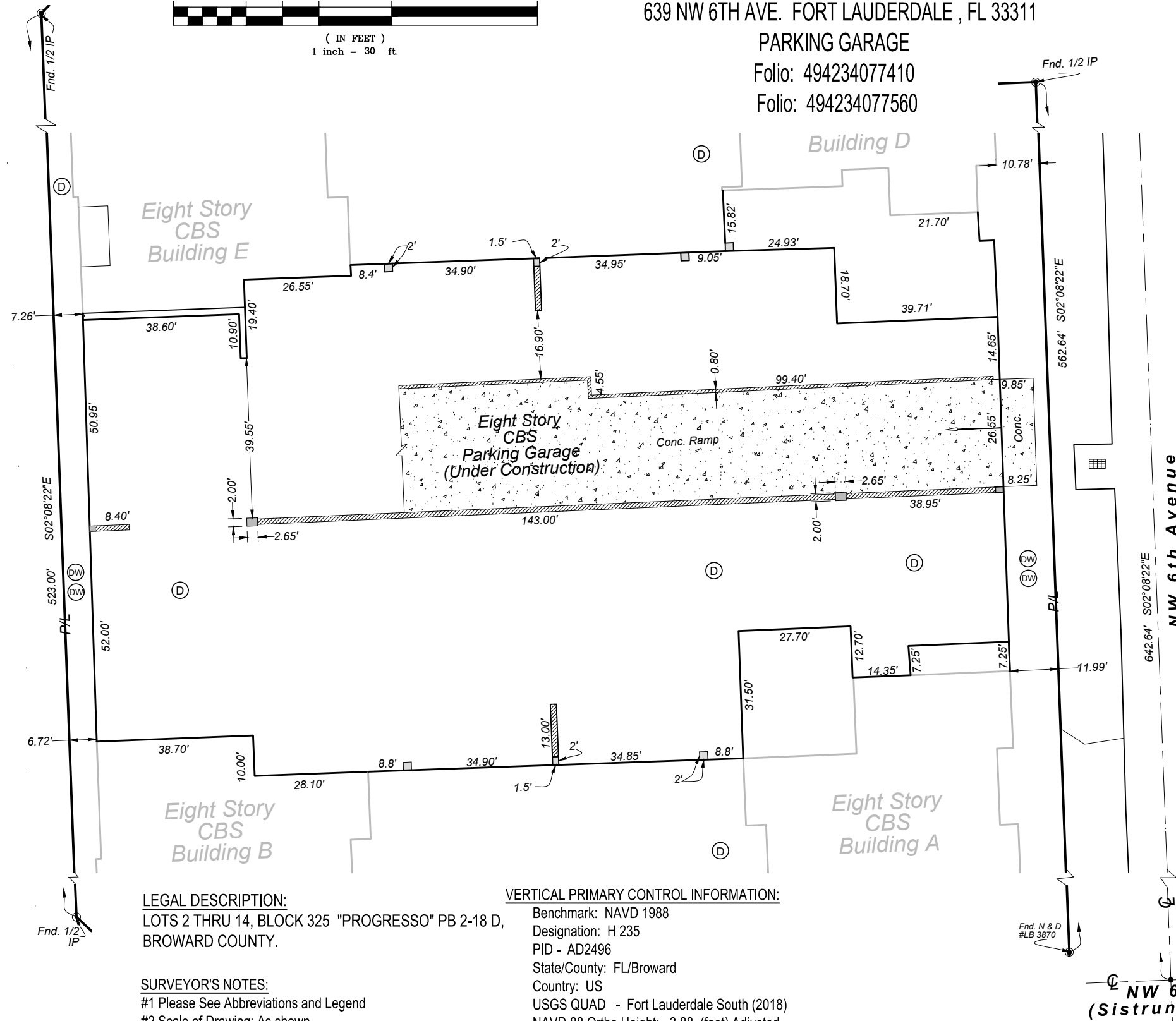
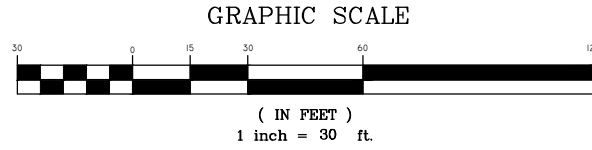
- JOB No. 25082
- FIELD BOOK:
- CAD FILE: 082
- DATE: 10-28-25
- SCALE: 1"=20'
- DRAWN: AT
- REV.: RC
- REVISIONS
- SHEET No. 1-OF-1

# SPOT SURVEY

639 NW 6TH AVE. FORT LAUDERDALE, FL 33311

PARKING GARAGE  
Folio: 494234077410  
Folio: 494234077560

## LOCATION MAP N.T.S SEC: 3-50S-42E



### SYMBOL LEGEND

- PROPERTY LINE
- CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- CB
- PALM
- TREE

### ABBREVIATIONS

- AVE = AVENUE
- ASPH = ASPHALT
- AW = ANCHOR WIRE
- A/C = AIR CONDITIONER
- BLDG = BUILDING
- B. COR = BLOCK CORNER
- CAL = CALCULATED
- C.B. = CATCH BASIN
- CH = CHORD
- C.L. = CHAIN LINK FENCE
- CONC. = CONCRETE
- COL. = COLUMN
- C.U.P. = CONCRETE UTILITY POLE
- C.L.P. = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- C.M.E. = CANAL MAINTENANCE EAS
- D.W. = DRIVEWAY
- D.M.E. = DRAINAGE & MAINTENANCE EAS
- EAS. = EASEMENT
- ENC. = ENCROACHMENT
- E.T.P. = ELECTRIC TRANSFORMER PAD
- F.P.L. = FLORIDA POWER AND LIGHT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F.E.L. = FINISH FLOOR ELEVATION
- F.D.H. = FOUND DRILL HOLE
- F.R. = FOUND REBAR
- F.D. = FOUND DISC
- F.N. = FOUND NAIL
- IF = IRON FENCE
- L = LIGHT
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- MEAS. = MEASURED
- M.H. = MAN HOLE
- M.L. = MONUMENT LINE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.E. = OVERHEAD ELECTRIC LINE
- O.L. = OR LINE
- O.H. = OVERHANGING ROOF
- O.S. = OFF SET
- P = PLAT
- P.C. = POINT OF CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- P.L. = PROPERTY LINE
- P.L. = PLANTER
- P.M. = PARKING METER
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R.W. = PARKWAY
- R. = RADIUS
- RES. = RESIDENCE
- R.O.W. = RIGHT OF WAY
- S.I.P. = SET IRON PIPE
- SN = SET NAIL
- SOWLK = SIDEWALK
- T = TANGENT
- U.E. = UTILITY EASEMENT
- W = WIDTH
- WF = WOOD FENCE
- WS = WOOD SHED
- W.V. = WATER VALVE
- W.U.P. = WOOD UTILITY POLE
- W.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- W.F. = CHICKEN FENCE
- W.F. = CBS WALL
- W.F. = OVERHEAD ELEC.
- W.F. = CENTERLINE
- W.F. = EASEMENT
- W.F. = NOTES ELEVATIONS
- W.F. = BUILDING
- W.F. = DISTANCE
- W.F. = CATCH BASIN
- W.F. = WATER METER
- W.F. = W.U.P.
- W.F. = STATE ROAD
- W.F. = HIGHWAY
- W.F. = INTERSTATE
- W.F. = COLUMNS

**LEGAL DESCRIPTION:**  
LOTS 2 THRU 14, BLOCK 325 "PROGRESSO" PB 2-18 D, BROWARD COUNTY.

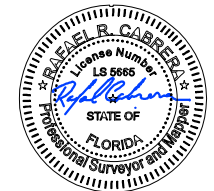
**SURVEYOR'S NOTES:**  
#1 Please See Abbreviations and Legend  
#2 Scale of Drawing: As shown  
#3 No underground installations on improvements have been located except as noted.  
#4 Record a measurement calls are in substantial agreement unless otherwise shown.

**VERTICAL PRIMARY CONTROL INFORMATION:**  
Benchmark: NAVD 1988  
Designation: H 235  
PID - AD2496  
State/Country: FL/Broward  
Country: US  
USGS QUAD - Fort Lauderdale South (2018)  
NAVD 88 Ortho Height: 3.88 (feet) Adjusted  
Elevations shown hereon are based on the NAVD 198

**STATION DESCRIPTION**  
DESCRIBED BY COAST AND GEODETIC SURVEY 1965 1.8 MI N FROM FORT LAUDERDALE. ABOUT 1.8 MILES NORTH ALONG THE FLORIDA EAST COAST RAILWAY 'FROM THE STATION AT FORT LAUDERDALE, IN SECTION 3, R 42 E, T 50 S, BETWEEN WEST BROWARD BLVD.

NW 6th Street  
(Sistrunk Boulevard)

Digitally signed by RAFAEL R CABRERA  
CABRERA  
Date: 2025.06.26 16:25:21 -04'00'



I hereby certify that this SPOT SURVEY is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

BY RAFAEL R. CABRERA  
Professional Surveyor & Mapper  
Certificate No. 5665  
STATE OF FLORIDA  
DATE: 06-19-2025

**America Layout Corp**  
LB 7464  
8890 SW 24 Street, Suite 217  
Miami Florida 33165  
Tel. 305-606-0031

PROJECT: **SPOT SURVEY THE ARCADIAN**  
639 NW 6TH AVE. Fort Lauderdale, FL 33311  
Broward County  
PARKING GARAGE

JOB No.	061925
FIELD BOOK:	
CAD FILE:	
DATE:	06-19-25
SCALE:	1"=30'
DRAWN:	MM
REV.:	RC
REVISIONS	
SHEET No.	I-OF-I

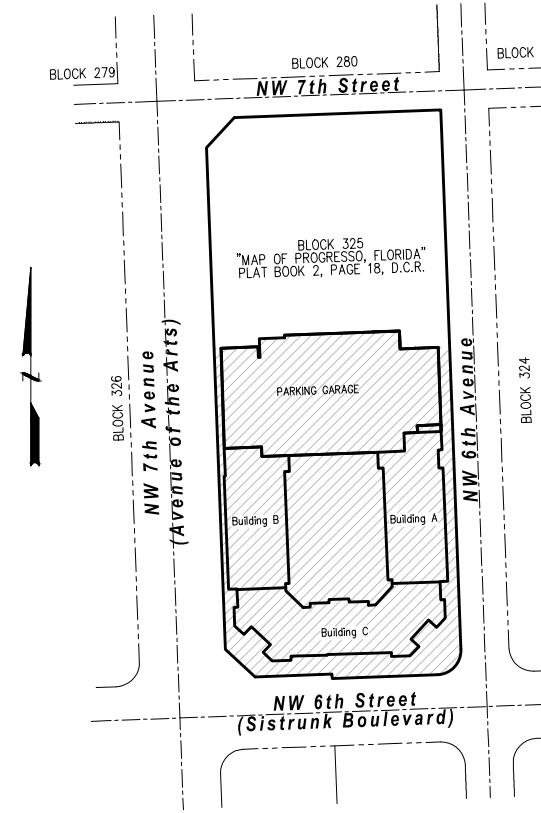
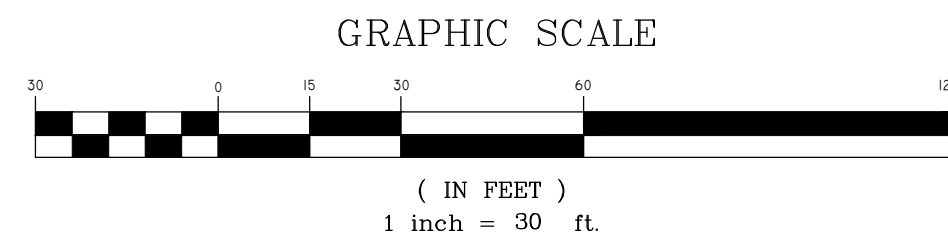
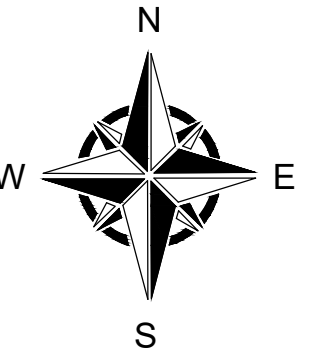
# SOUTH TOWER SPOT ELEVATION SURVEY

THE ARCADIAN  
639 NW 6TH AVE. FORT LAUDERDALE, FL 33311

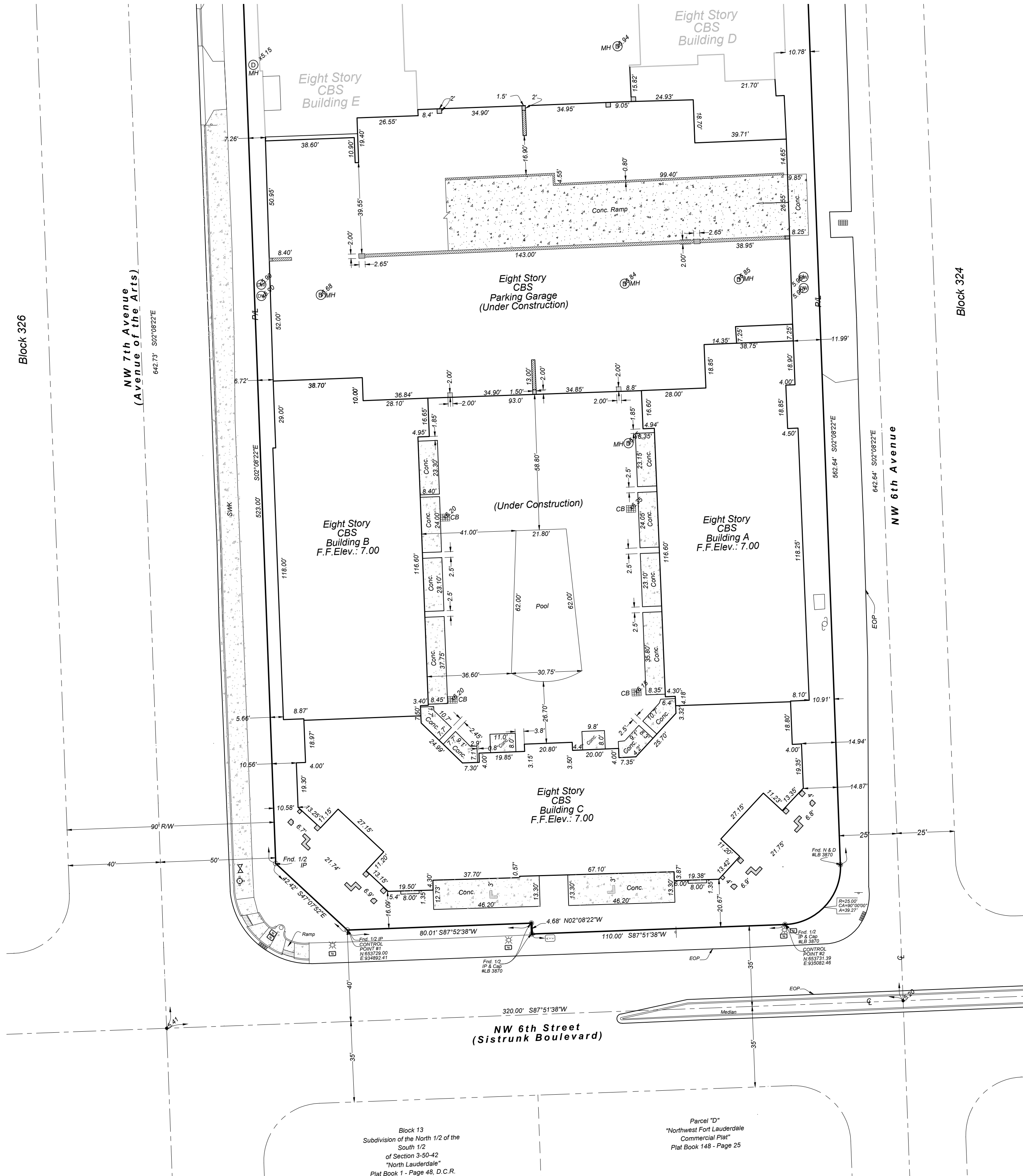
Folio: 494234077410  
Folio: 494234077490  
Folio: 494234077510  
Folio: 494234077520  
Folio: 494234077540  
Folio: 494234077550  
Folio: 494234077560

America Layout Corp

Location Sketch  
IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
Scale: 1" = 200'



America Layout Corp  
LB 7464  
8890 SW 24 Street, Suite 217  
Miami Florida 33165  
Tel. 305-606-0031



**LEGAL DESCRIPTION**

PORTION OF PARCEL 1 AND PARCEL 2 OF BLOCK 325, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- #1 Please See Abbreviations and Legend
- #2 Scale of Drawing: As shown
- #3 No underground utilities shown
- #4 No other means shown in substantial

Benchmark: NAVD 1988  
Designation: 11233  
PID - AD2496  
State/Country: FL/Broward  
Country: US  
USGS QUAD - Fort Lauderdale South (2018)  
NAVD 88 Ortho Height: 3.88 (feet) Adjusted  
Elevations shown hereon are based on the NAVD 1988

DESCRIBED BY COAST AND GEODETIC SURVEY 1965 1.8 MI  
STATION DESCRIPTION

N FROM FORT LAUDERDALE, ABOUT 1.8 MILES NORTH ALONG THE FLORIDA EAST COAST RAILWAY FROM THE STATION AT FORT LAUDERDALE, IN SECTION 3, R 42 E, T 50 S, BETWEEN WEST BROWARD BLVD.

**HORIZONTAL CONTROL INFORMATION:**  
Designation: FT LAUDERDALE MON TANK MAST  
PID - AD7108  
State/Country: FL/Broward  
Country: US  
USGS QUAD - Fort Lauderdale North (2018)  
North East Units Scale Factor Converg.  
654,139.73 936,300.21 sFT 1.00003116 +0 22 33.8

DESCRIBED BY COAST AND GEODETIC SURVEY 1955 (IRR)  
STATION DESCRIPTION

THE LARGE ALUMINUM-COLORED MUNICIPAL WATER TANK LOCATED ON THE W SIDE OF NW SECOND AVENUE BETWEEN NW SIXTH AND NW SEVENTH STREETS IN FORT LAUDERDALE.

**Legend and Abbreviations**

- Wood Pole
- Catch Basin
- American Telephone and Telegraph Company
- Drainage Manhole
- Drainage Well
- Sanitary Manhole
- Water Valve
- Water Meter
- Fire Hydrant
- Electric Box
- Light Pole
- Stop Sign
- Traffic Sign
- Elevations
- Center Line
- R/W Right of Way
- PB Plat Book
- Pg Page
- MDCR Miami-Dade County Record

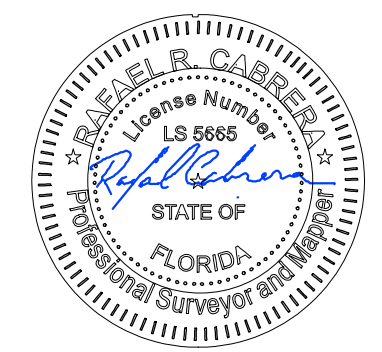
PROJECT:  
SOUTH TOWER SPOT ELEVATION SURVEY  
THE ARCADIAN  
639 NW 6TH AVE. FORT LAUDERDALE, FL 33311

JOB No. 080525  
FIELD BOOK:  
CAD FILE:  
DATE: 08-05-2025  
SCALE: AS SHOWN  
DRAWN: MM  
REV.: RC

REVISIONS

SHEET No.  
1-OF-1

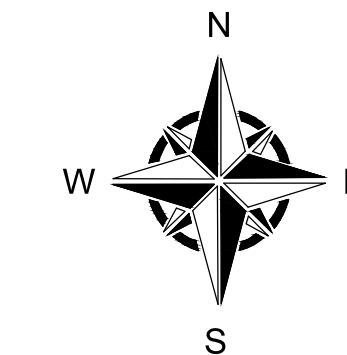
Digitally signed by  
RAFAEL R CABRERA  
Date: 2025.08.05  
11:26:07 -04'00'



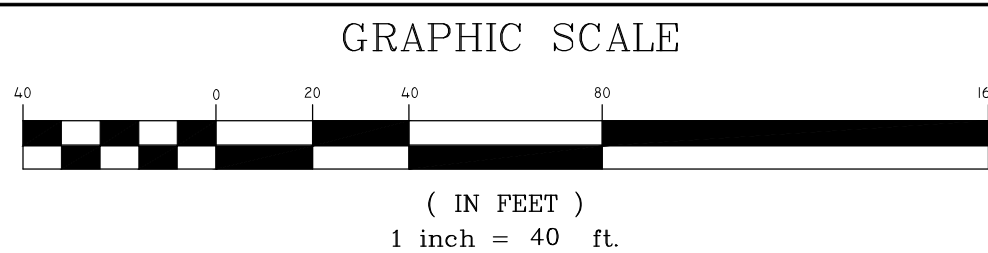
I hereby certify that this

SOUTH TOWER SPOT ELEVATION SURVEY is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

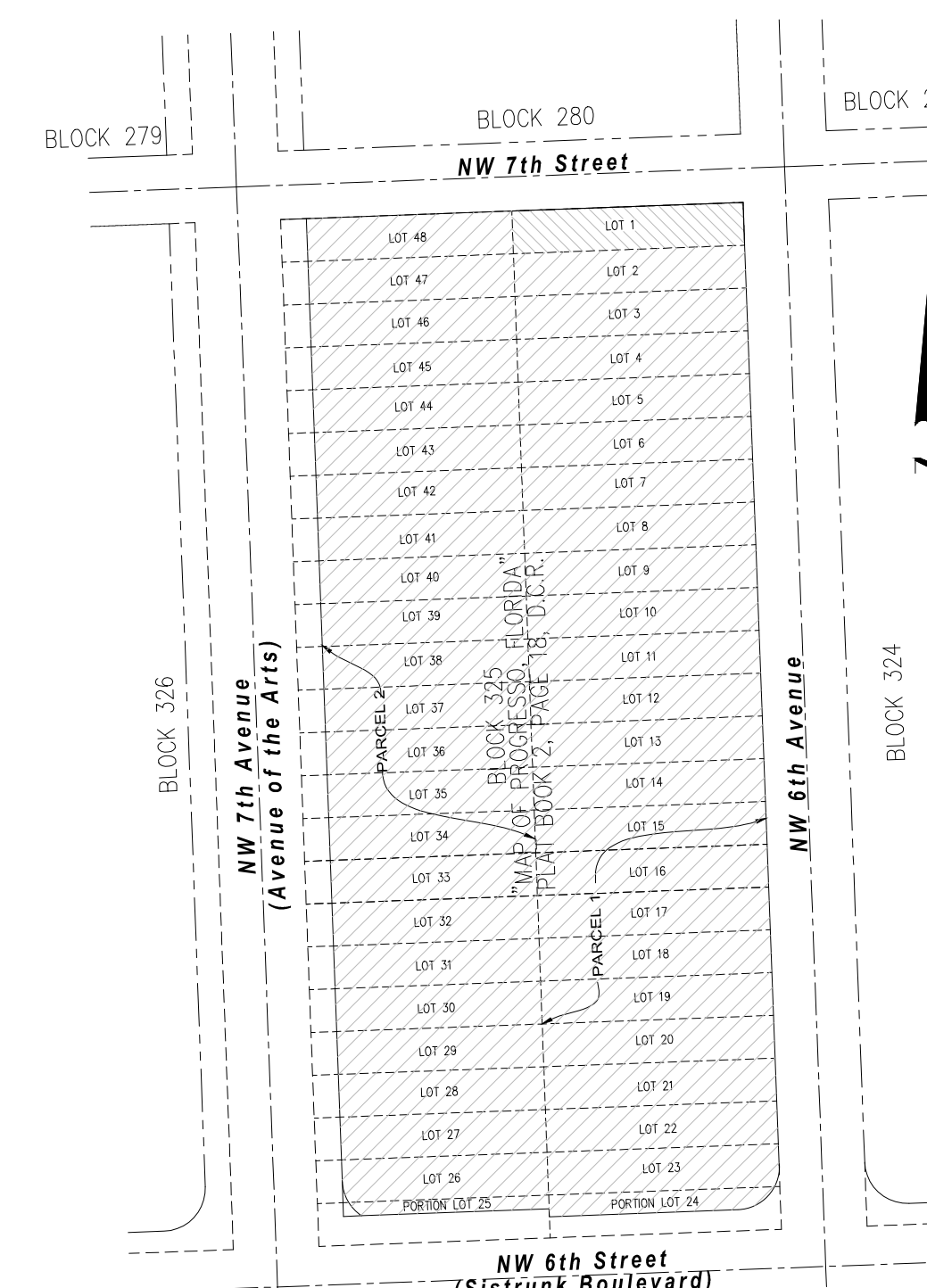
BY RAFAEL R. CABRERA  
Professional Surveyor & Mapper  
Certificate No. 5685  
STATE OF FLORIDA  
08-05-2025



# BOUNDARY SURVEY ALTA/ NSPS LAND TITLE SURVEY THE ARCADIAN



Location Sketch  
IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
Scale: 1" = 100'

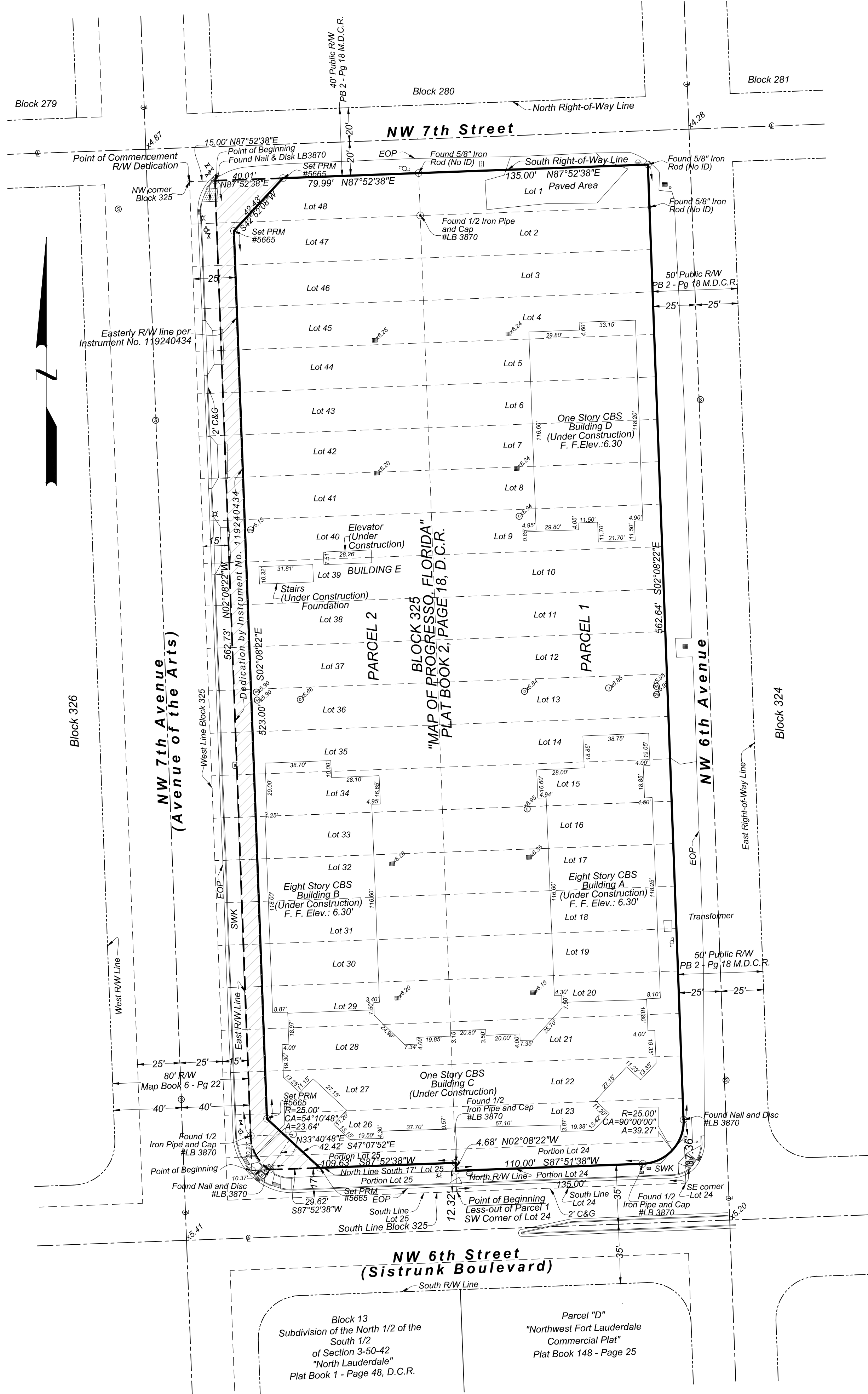


PROJECT:  
ALTA/NSPS LAND TITLE SURVEY  
THE ARCADIAN

PROJECT:  
ALTA/NSPS LAND TITLE SURVEY  
THE ARCADIAN

JOB No. JN 24-34-05  
FIELD BOOK:  
CAD FILE:  
DATE: 04-29-2024  
SCALE: AS SHOWN  
DRAWN: LB  
REV.: RC

REVISIONS  
SHEET No. 1-OF-1



### LEGAL DESCRIPTION

**Lot 1**  
Lot 1, Block 325, PROGRESSO, according to the Plat thereof, recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

**Parcel 1**  
Lots 2 through 24, Block 325, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.  
Less and except from Parcel 1, the following property conveyed by C. W. HENDRIX et. al. to the CITY OF FORT LAUDERDALE, a municipal corporation by deed recorded in Official Records Book 3411, Page 994:  
That part of Lots 23 and 24 in Block 325 of "PROGRESSO", as recorded in Plat Book 2, Page 18 of the public records of Miami-Dade County, Florida; described as follows:  
BEGIN at the southwest corner of said Lot 24; thence go easterly 135.0 feet along the south line thereof to the southeast corner of said Lot 24; thence northerly along the east line thereof 37.36 feet to the tangent point of a circular arc having a radius of 25 feet and being concave to the northwest; thence southerly to westerly along said arc, 39.27 feet through a central angle of 90°00' to the end of said arc; thence westerly and tangent to said arc along a line being 35 feet north of and parallel to the south boundary of the N1/2 of Section 3, Township 50 South, Range 42 East, 110.0 feet to the west line of said Lot 24; thence southerly 12.32 feet along said west line to the POINT OF BEGINNING -

**Parcel 2**  
Lots 25 through 48, less the West 15 feet for right of way of said Lots, in Block 325, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.  
Less and except from Parcel 2, the following property conveyed by C. W. HENDRIX et. al. to the CITY OF FORT LAUDERDALE, a municipal corporation by deed recorded in Official Records Book 3411, Page 995:  
That part of Lots 25 and 26 in Block 325 of "PROGRESSO", as recorded in Plat Book 2, Page 18 of the public records of Miami-Dade County, Florida; described as follows:  
BEGIN at the intersection of the east line of the west 15 feet and the north line of the south 17 feet of said Lot 25; thence go northerly along said east line and along the east line of the west 15 feet of Lot 26, 20.27 feet to the tangent point of a circular arc concave to the northeast; thence southeasterly along said arc, having a radius of 25 feet and arc distance of 23.64 feet through a central angle of 54° 10' 48" to the north line of the south 17 feet of Lot 25; thence westerly along said north line 10.37 feet to the POINT OF BEGINNING.  
AND Less the South 17 feet of the aforesaid Lot 25 for right of way.

And further less from Parcels 1 and 2, above the land conveyed by deed attached to Resolution No. 2023-446 (accepting same) recorded as Instrument Number 119240434 more particularly described below:

### Legal description: Right-of-Way Dedication

A portion of Lots 25 through 48, Block 325, "Progresso", according to the plat thereof, as recorded in plat book 2. Page 18, of the public records of Miami-Dade County, Florida, being more particularly described as follows:  
Commence at the Northwest corner of said Block 325; thence North 87°52'38" East along the North line of said Block 325 for 15.00 feet to the Point of Beginning. Thence continue North 87°52'38" East along said North line 40.01 feet; thence South 42°52'08" West 42.43 feet to a point on a line 25 feet East of and parallel with the West line of said Block 325; thence South 02°08'22" East along said parallel line 523.00 feet; thence South 47°07'52" East 42.42 feet to a point on a line 17 feet North of and parallel with the South line of said Block 325; thence South 87°52'38" West along said parallel line 29.62 feet to a point on the arc of a circular curve concave Northeasterly from which a radial line bears North 33°40'48" East; thence Northwesterly along the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 54°10'48", for an arc distance of 23.84 feet to a point of tangency on a line 15 feet East of and parallel with said West line of Block 325; thence North 02°08'22" West along said parallel line 562.73 feet to the Point of Beginning.

Said land lying and being in the City of Fort Lauderdale. Broward County, Florida.

### Parcel's ID:

Lot 1: Folio # 4942 34 07 7380

### Parcel 1:

Lots 2 through 14 - Folio # 4942 34 07 7410  
Lots 15 through 18 - Folio # 4942 34 07 7490  
Lots 19 and 20 - Folio # 4942 34 07 7510  
Lots 21 through 24 - Folio # 4942 34 07 7520

### Parcel 2:

Lots 25 through 28 - Folio # 4942 34 07 7540  
Lots 29 through 33 - Folio # 4942 34 07 7550  
Lots 34 through 48 - Folio # 4942 34 07 7560

### CERTIFIED TO:

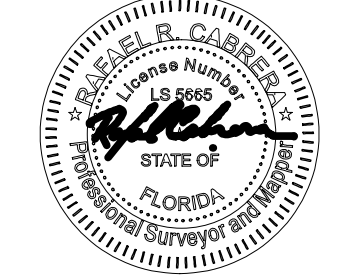
- CENTENNIAL BANK, an Arkansas banking corporation, its successors and/or assigns
- Fort Lauderdale Community Redevelopment Agency, its successors and/or assigns
- Old Republic National Title Insurance Company
- Waserstein & Nunez, PLLC
- Kensington Vanguard National Land Services

### SURVEYOR'S NOTES:

- This Survey map and report or the copies thereof are not valid without the original signature and seal or electronic signature and electronic seal of a Florida Licensed Surveyor and Mapper.
- This site contains 149,097 square feet (3.42 acres) more or less. Net area (after Proposed Right-of-way dedications) is 142,429.83 square feet (3.26 acres).
- This site lies in Section 3, Township 50 South, Range 42 East, Broward County, Florida.
- Flood Zone: AH & X. Base Flood Elevation 6.00 feet & none. Panel # 12011C0369H; Community # 125105, Community Name: City of Fort Lauderdale. Map date 08/18/2014.
- **Parcels 1 and 2 Block 325:**  
This Survey was prepared with benefit of a Commitment for Title Insurance, File No. 20182558, prepared by American Land Title Association issued through Waserstein & Nunez, PLLC, dated December 11, 2020 at 8:00 am. The following items are exceptions in Schedule B-II of Said Commitment:  
Items 1, 2, 3, 4, 5 & 6: Standard Exceptions, NOT ADDRESSED.  
Item 7: Intentionally Deleted (released pursuant to 270.11 F.S. (Lots 2 through 14, Block 325)  
Item 8: reservations for Oil, Gas and Mineral Rights in Deed Book 469, Page 195, and Deed Book 469, Page 198 with Right of Entry and Exploration released pursuant to 270.11 F.F. apply to this Site but cannot be plotted.  
Items 9 through 15, NOT PLOTTABLE.  
**Lot 1 Block 325:**  
This Survey was prepared with benefit of a Commitment for Title Insurance, prepared by American Land Title Association, issued by First American Title Insurance Company. Following items are exceptions in Schedule B-II  
Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10: Standard Exceptions, NOT ADDRESSED  
Items 11, 12, 13 and 14, NOT PLOTTABLE  
6. - All recorded documents are per Broward County Records, unless otherwise noted.  
7. - Vertical Control Point  
Benchmark: NAVD 1988  
Designation: H 235  
PID - AD2496  
State/Country: FL/Broward  
Country: US  
USGS QUAD - Fort Lauderdale South (2018)  
NAVD 88 Ortho Height: 3.88 (feet) Adjusted  
Elevations shown hereon are based on the NAVD 1988  
8. - Subsurface and environmental conditions were not examined nor considered as part of this survey.  
9. - No wetland markers or wetlands were observed in the process of fieldwork.  
10. - No encroachments or setback violations affect the property  
11. - The surveyed property is the same property that is referenced in the legal description provided in the title documents.  
12. - Survey prepared by Rafael R. Cabrera, LS 5665, America Layout Corp. LB 7464, under Job JN 24-34-05, dated April 18, 2024, discloses no objectionable matters.

RAFAEL R  
CABRERA

Digitally signed by RAFAEL R  
CABRERA  
Date: 2024.04.30 11:38:39 -04'00'



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS

THE FIELDWORK WAS COMPLETED ON APRIL 12, 2024  
DATE OF PLAT: 04-29-2024

BY RAFAEL R. CABRERA  
Professional Surveyor & Mapper  
Certificate No. 5665  
STATE OF FLORIDA  
04-29-2024