



BOARD OF ADJUSTMENT VIRTUAL MEETING NOTICE: BOARD OF ADJUSTMENT

August 28, 2020

A Public Hearing will be held before the Board of Adjustment on: Wednesday, September 9, 2020 at 6:30 P.M.

This meeting will be held virtually, to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA.

CASE: PLN-BOA-20070001
OWNER: CAR PROPERTIES LLC
AGENT: MITCH MARKAY
ADDRESS: 444 E SUNRISE BLVD., FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION: PROGRESSO 2-18 D LOTS 2,3,4,5,6 & THAT PART OF BLK 215 WHICH LIES S OF LOT 6 & E OF ALLEY BLK 215
ZONING: NWRAC-MUne
COMMISSION DISTRICT: 2
REQUESTING: **Sec. 47-22.4. - Maximum number of signs at one location and special requirements in zoning districts.**

A. Business, General Aviation, and RMH-60 zoning districts. The following regulations shall apply in all business, general aviation, and RMH-60 zoning districts: 1. Single business buildings. The total number of signs on anyone (1) lot or plot shall not exceed four (4). The signs shall be limited and oriented to be viewed from the streets and vehicle travel ways abutting the lot or plot as follows (streets and vehicle trafficways that are located parallel to one (1) another is considered separate): Two (2) streets and two (2) or more travel ways = Four (4) signs, no more than one (1) being a freestanding sign

The applicant is requesting to increase the total number of signs per lot from the maximum of four (4) signs with no more than one being a freestanding sign, to a total of ten (10) signs, a total increase of six (6) signs. The four (4) signs permitted by right would be signs 1,2,3&4, comprised of three (3) wall signs and one (1) free standing sign per the submittal. The six (6) extra signs requested are all considered wall signs and are numbered 5,6,7,8,9, & 10 per the submittal.

The virtual meeting will be accessible through the City's local government access channel FLTV at: www.fortlauderdale.gov/FLTV.

Should you desire to speak on this item, please fill out the speaker form available at this link on the City's website: www.fortlauderdale.gov/government/BOA.

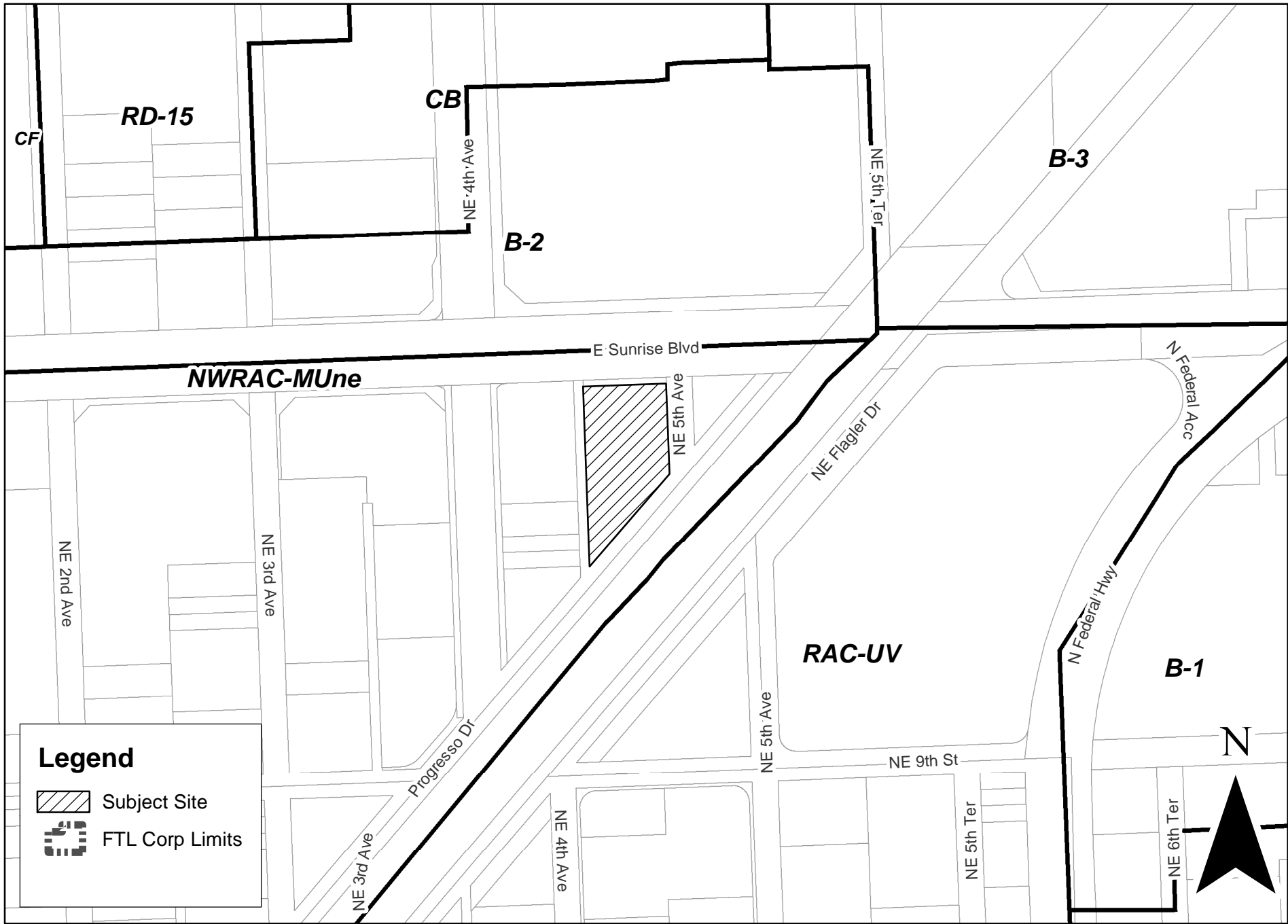
You may also email comments to: Chakila Crawford-Williams regarding Case: **PLN-BOA- 20070001**
Send email to: chcrawfordl@fortlauderdale.gov.



**MOHAMMED MALIK
ZONING ADMINISTRATOR**

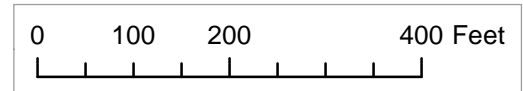
Florida Statutes, Sec. 286.0105

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-20070001

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\BOA20200909\PLN-BOA-20070001Map.mxd



Graphic Scale



CITY OF FORT LAUDERDALE PUBLIC NOTICE

BOARD OF ADJUSTMENT VIRTUAL MEETING

DATE: SEPTEMBER 9, 2020

TIME: 6:30 PM

CASE: PLN-BOA-20070001

Request: Sec. 47-22.4. - Maximum number of signs at one location and special requirements in zoning districts. A. Business, General Aviation, and RMH-60 zoning districts. The following regulations shall apply in all business, general aviation, and RMH-60 zoning districts: 1. Single business buildings. The total number of signs on any one (1) lot or plot shall not exceed four (4). The signs shall be limited and oriented to be viewed from the streets and vehicle travel ways abutting the lot or plot as follows (streets and vehicle traffic ways that are located parallel to one (1) another is considered separate): Two (2) streets and two (2) or more travel ways = Four (4) signs, no more than one (1) being a freestanding sign.

Requesting a variance to increase the total number of signs per lot from the maximum of four (4) signs with no more than one being a freestanding sign, to a total of ten (10) signs, a total increase of six (6) signs. The four (4) signs permitted by right would be signs 1,2,3&4, comprised of three (3) wall signs and one (1) free standing sign per the submittal. The six (6) extra signs requested are all considered wall signs and are numbered 5,6,7,8,9, & 10 per the submittal.

VIRTUAL MEETING INSTRUCTIONS:

Visit www.fortlauderdale.gov/fltv to watch and listen to the meeting.

Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.



This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.
In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BoA 20070001

APPLICANT: CAR PROPERTIES LLC

PROPERTY: 444 E Sunrise Blvd

PUBLIC HEARING DATE: September 9th, 2020

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

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

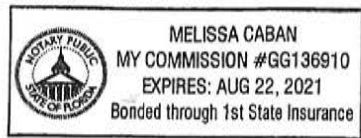
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (Initial here)

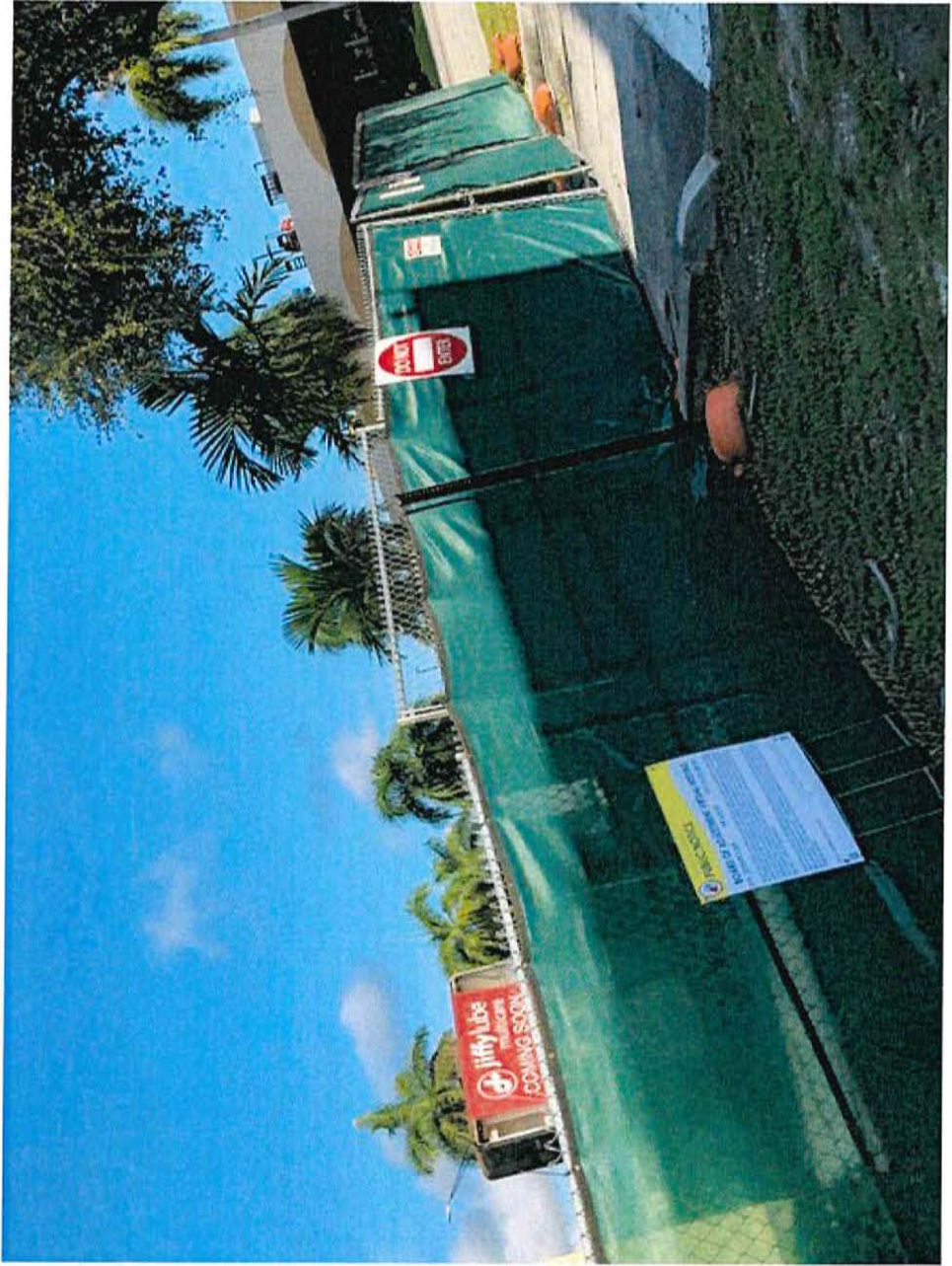
Affiant Michael Markay

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3rd day of September, 2020

(SEAL)

Melissa Caban
NOTARY PUBLIC
MY COMMISSION EXPIRES:







Page 1: BOA - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	CAR PROPERTIES LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	12 HIGH STREET, NORWALK CT, 06851
E-mail Address	MMARKAY@ACEJIFFYLUBE.COM
Phone Number	203 838 8118
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed _or_ <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	MITCH MARKAY
Applicant / Agent's Signature	
Address, City, State, Zip	C/O ATLANTIC COAST ENTERPRISES 100 W CYPRESS CREEK RD STE 900 FORT LAUDERDALE 33309
E-mail Address	MMARKAY@ACEJIFFYLUBE.COM
Phone Number	914 456 3095
Letter of Consent Submitted	YES

Development / Project Name	JIFFY LUBE MULTICARE - STORE 3698
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 444 E SUNRISE BLVD
Legal Description	Progresso 2-18 D, Lots 2,3,4,5,6 & that part of blk 215 which lies S of lot 6 & E of Alley, Blk 215
Tax ID Folio Numbers (For all parcels in development)	4942 34 05 7200
Request / Description of Project	Variance from sign code, Refer to attached Narrative
Applicable ULDR Sections	Section 47-22.4 A-1. Maximum Number of signs at one location and special requirements in zoning districts

Current Land Use Designation	COMMERCIAL
Current Zoning Designation	NWRAC-MUne - NORTHWEST REGIONAL ACTIVITY CENTER (northeast)
Current Use of Property	COMMERCIAL - AUTOMOTIVE REPAIR
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front <input type="checkbox"/>	Existing - Refer to submitted plan	Existing - Refer to submitted plan
Side <input type="checkbox"/>	"	"
Side <input type="checkbox"/>	"	"
Rear <input type="checkbox"/>	"	"

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

This page must be filled in. An attached narrative may be included if additional space is required.

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

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

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

See 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:

See 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

See 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

See 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.

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

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

[Handwritten Signature]

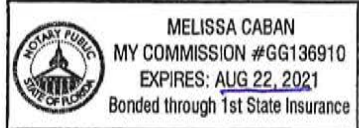
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 13th day of July, 2020

(SEAL)

[Handwritten Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES:





444 E SUNRIS
DATE OF PRINT:
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
75 150 300 Feet



HOME DEPOT U S A INC	% PROP TAX DEPT #6372	PO BOX 105465	ATLANTA	GA	30348
J B RENTALS INC		2616 NE 13 AVE	POMPANO BEACH	FL	33064
CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
CAR PROPERTIES LLC		12 HIGH ST	NORWALK	CT	06851
MCDONALD'S CORP	% RIO VISTA MGMT GRP INC	113 SW 11 CT STE C	FORT LAUDERDALE	FL	33315
ARARAT FOUNDATION L L C		3709 CARAMBOLA CIR N	COCONUT CREEK	FL	33066
COASTAL LIMOUSINE INC		2611 NW 95 AVE	CORAL SPRINGS	FL	33065
ULITSKY PROPERTIES LLC		908 NE 4 AVE	FORT LAUDERDALE	FL	33304
ULITSKY PROPERTIES LLC		908 NE 4 AVE	FORT LAUDERDALE	FL	33304
ULITSKY PROPERTIES LLC		908 NE 4 AVE	FORT LAUDERDALE	FL	33304
TRICERA FLAGLER HIVE LLC		80 SW 8 ST STE 2100	MIAMI	FL	33130
RECHTER HOLDINGS INC		241 E PROSPECT RD	FORT LAUDERDALE	FL	33334
FLORIDA EAST COAST RAILWAY LLC		7150 PHILIPS HWY	JACKSONVILLE	FL	32256
R K ASSOCIATES #5 INC	% SEARS-TAX DEPT D/768 B2-116A	3333 BEVERLY RD	HOFFMAN ESTATES	IL	60179
PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
CARLETON NORTH BROADWAY LP	% CARLETON REALTY GROUP INC	400 E SUNRISE BLVD	FORT LAUDERDALE	FL	33304
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
TOWN DEVELOPMENT CO		2649 NE 26 PL	FORT LAUDERDALE	FL	33306
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309

Car Properties, LLC
12 High Street
Norwalk, CT 06851

McDonald's Corp
% Rio Vista Management Group, Inc
113 SW 11 Ct, Ste C
Fort Lauderdale, FL 33315

Ararat Foundation, LLC
3709 Carambola Cir N
Coconut Creek, FL 33066

Coastal Limosine, Inc
2611 NW 95 Avenue
Coral Springs, FL 33065

Ulitsky Properties LLC
908 NE 4th Avenue
Fort Lauderdale, FL 33304

Ulitsky Properties LLC
908 NE 4th Avenue
Fort Lauderdale, FL 33304

Ulitsky Properties LLC
908 NE 4th Avenue
Fort Lauderdale, FL 33304

Tricera Flagler Hive LLC
80 SW 8th Street, Ste 2100
Miami, FL 33130

Rechter Holdings Inc
241 E Prospect Road
Fort Lauderdale, FL 33334

Florida East Coast Railway.LLC
7150 Philips Hwy
Jacksonville, FL 32256

RK Associates #5 Inc.
% Sears-Tax Dept D/768 B2-116A
3333 Beverly Road
Hoffman Estates, IL 60179

Public Land
% City of Fort Lauderdale
100 N Andrews Avenue
Fort Lauderdale, FL 33301

City of Fort Lauderdale
100 N Andrews Avenue
Fort Lauderdale, FL 33301

Broward County
Board of County Commissioners
115 S Andrews Avenue, RM 501-RP
Fort Lauderdale, FL 33301

Carleton North Broadway LP
%Carleton Realy Group Inc.
400 E Sunrise Blvd
Fort Lauderdale, FL 33304

Florida Department of Transportation
Office of Right of Way
3400 W Commercial Blvd
Fort Lauderdale, FL 33309

Town Development Co
2649 NE 26 PI
Fort Lauderdale, FL 33306

Florida Department of Transportation
Office of Right of Way
3400 Commercial Blvd
Fort Lauderdale, FL 33309

Florida Department of Transportation
Office of Right of Way
3400 W Commercial Blvd
Fort Lauderdale, FL 33309

ENVELOPES: The applicant shall provide business size (#10) envelopes with first class postage attached only, metered mail will not be accepted). Envelopes must be addressed to all property owners within three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses accepted. The return address shall be listed on all envelopes as follows:

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

Prepared by and return to:
Lisette Pie Salazar
Attorney at Law
Lisette Pie Salazar, P.A.
200 Crandon Blvd., Suite 311
Key Biscayne, FL 33149
305-361-6161
File Number: Sipan to CAR Pr
Will Call No.:

Parcel Identification No. 19234-05-72000

[Space Above This Line For Recording Data]

Warranty Deed
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of November, 2018 between Sipan Investments, Inc., a Florida Corporation whose post office address is 600 SW 23 Rd, Miami, FL 33129 of the County of Miami-Dade, State of Florida, grantor*, and CAR Properties LLC, a Delaware limited liability company whose post office address is 12 High Street, Norwalk, CT 06851 of the County of Fairfield, State of Connecticut, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lots 2,3,4,5 and 6, in Block 215, of PROGRESSO, and all that certain triangular parcel of land lying South of Lot 6, in Block 215 and East of the Alley running through said Block 215, of 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 any portion of subject property taken over by the County for widening of Sunrise Boulevard, if any.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marcia Gally-Cery
Witness Name: Marcia Gally-Cery

Sipan Investments, Inc., a Florida Corporation
By: *[Signature]*
Jimmy Pflucker, President

(Corporate Seal)

Maryigna
Witness Name: MARYIGNA

State of Florida
County of ~~Miami-Dade~~ ^{MI}
BROWARD

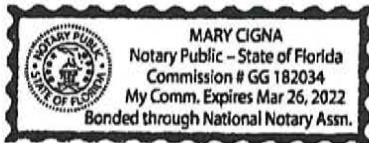
The foregoing instrument was acknowledged before me this 15th day of November, 2018 by Jimmy Pflucker, President of Sipan Investments, Inc., a Florida Corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Maryigna
Notary Public

Printed Name: _____

My Commission Expires: _____





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	444 E SUNRISE BOULEVARD, FORT LAUDERDALE FL 33304	ID #	4942 34 05 7200
Property Owner	CAR PROPERTIES LLC	Millage	0312
Mailing Address	12 HIGH ST NORWALK CT 06851	Use	27
Abbr Legal Description	PROGRESSO 2-18 D LOTS 2,3,4,5,6 & THAT PART OF BLK 215 WHICH LIES S OF LOT 6 & E OF ALLEY BLK 215		

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

* 2020 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$396,690	\$989,450	\$1,386,140	\$1,386,140	
2019	\$396,690	\$989,450	\$1,386,140	\$1,386,140	\$26,711.99
2018	\$396,690	\$722,070	\$1,118,760	\$1,118,760	\$21,136.53

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,386,140	\$1,386,140	\$1,386,140	\$1,386,140
Portability	0	0	0	0
Assessed/SOH	\$1,386,140	\$1,386,140	\$1,386,140	\$1,386,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,386,140	\$1,386,140	\$1,386,140	\$1,386,140

Sales History			
Date	Type	Price	Book/Page or CIN
11/15/2018	WD-Q	\$1,650,000	115451951
7/29/2005	WD	\$1,150,000	40496 / 1903
9/5/2002	QCD	\$100	34006 / 340
9/10/2001	SWD	\$695,000	32119 / 1167
12/24/1997	SWD	\$249,000	27481 / 591

Land Calculations		
Price	Factor	Type
\$15.00	26,446	SF
Adj. Bldg. S.F. (Card, Sketch)		2754
Eff./Act. Year Built: 2000/1999		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
2754								



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

Detail by Entity Name

Foreign Limited Liability Company
CAR REAL PROPERTIES, LLC

Cross Reference Name

CAR PROPERTIES, LLC

Filing Information

Document Number	M11000002242
FEI/EIN Number	45-2031767
Date Filed	05/02/2011
State	DE
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	01/27/2014
Event Effective Date	NONE

Principal Address

12 HIGH STREET
NORWALK, CT 06851

Mailing Address

12 HIGH STREET
NORWALK, CT 06851

Registered Agent Name & Address

MANDELL, CRAIG J, ESQ
MOSKOWITZ, MANDELL, SALIM & SIMOWITZ, P.A.
800 CORPORATE DRIVE SUITE 500
FT LAUDERDALE, FL 33334

Name Changed: 01/27/2014

Address Changed: 01/27/2014

Authorized Person(s) Detail

Name & Address

Title MGR

CHANCE, ALBERT
12 HIGH STREET
NORWALK, CT 06851

Title MGR

ALLISON, STEVE
11772 HWY 17 BYPASS
MURRELLS INLET, SC 29576

Annual Reports

Report Year	Filed Date
2018	02/07/2018
2019	03/20/2019
2020	02/17/2020

Document Images

02/17/2020 -- ANNUAL REPORT	View image in PDF format
03/20/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
01/27/2014 -- CORLCRACHG	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
01/09/2012 -- ANNUAL REPORT	View image in PDF format
05/02/2011 -- Foreign Limited	View image in PDF format

**CAR PROPERTIES, LLC
12 HIGH STREET
NORWALK CT 06851**

July 3, 2020

Re: Jiffy Lube Conversion
444 East Sunrise Blvd, Fort Lauderdale
Relief Request from specific sections of Sign Code 47


To Whom this May Concern:

Please be advised that this notice serves as the Owner's authorization for MITCHELL MARKAY to process an application with the City of Fort Lauderdale Zoning Department, to obtain the above referenced relief, which will include, but may not be limited to required variances and special exceptions.

Thank you.

Very truly yours.

OWNER: Car Properties, LLC
A Delaware limited liability company



Al Chance – Manager

ac@jahoc.com

914 456 3095

State of FLORIDA
County of BROWARD

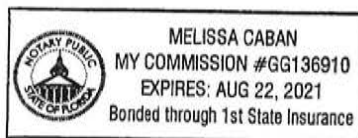
Sworn to and subscribed before me, the undersigned Notary Public, this 6th day of July,
2019.



Notary Public

MELISSA CABAN

Printed Name



Record #	Description	Application Name	Record Type	Balance	Planner	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-20070001		Jiffy Lube	Z- Board of Adjustment (BOA)	130		444	E	SUNRISE	BLVD	7/13/2020	Open
BT-GEN-REN-20074520		General Renewal	General Business Tax Renewal	105		444	E	SUNRISE	BLVD	7/1/2020	In Process
20TMP-004436		Jiffy Lube 3698 signage	Z- Board of Adjustment (BOA)	0		444	E	SUNRISE	BLVD	5/20/2020	
CE20040477	GRAFITTI. FB		Code Case	0	Roberta Jones	444	E	SUNRISE	BLVD	4/27/2020	Open
PL-ZL19103	ZVL - JIFFY LUBE,RENOVATION OF EXISTING BUILDING 2877 ~SF ~ ~ ~ ~9/27/19 RECHK B ~6/7/20 REV3 SUBMITTED FOR 19052065 (B)		Z- Zoning Verification Letter	0		444	E	SUNRISE	BLVD	6/17/2019	Closed
PM-19052065		JIFFY LUBE,RENOVATION OF EXISTING BUILDING 2877	Commercial Alteration Permit	0		444	E	SUNRISE	BLVD	5/21/2019	Issued
PM-19052185	PLUMB BP 19052065	PLUMB BP 19052065	Plumbing Commercial Permit	0		444	E	SUNRISE	BLVD	5/21/2019	Issued
PM-19052186	MECH BP 19052065	MECH BP 19052065	Mechanical HVAC Changeout Permit	0		444	E	SUNRISE	BLVD	5/21/2019	Issued
PM-19052188	ELEC BP 19052065	ELEC BP 19052065	Electrical Commercial Permit	0		444	E	SUNRISE	BLVD	5/21/2019	Issued
BL-1801880		JIFFY LUBE # 3698	General Business Tax Receipt	0		444	E	SUNRISE	BLVD	4/18/2019	About to Expire
CE19032167	L/S RELIABLE LIEN SEARCH -2- CASE FOUND, CE08010479, CE08020213	SIPAN INVESTMENTS INC	Code Case	0		444	E	SUNRISE	BLVD	3/28/2019	Closed
VIO-CE19032167_1		SIPAN INVESTMENTS INC	Violation-CODE Hearing	0		444	E	SUNRISE	BLVD	3/28/2019	Closed
CE18102304	L/S - RELIABLE - 2 CASE FOUND, CE08010479 , CE08020213	SIPAN INVESTMENTS INC	Code Case	0		444	E	SUNRISE	BLVD	10/29/2018	Closed
VIO-CE18102304_1		SIPAN INVESTMENTS INC	Violation-CODE Hearing	0		444	E	SUNRISE	BLVD	10/29/2018	Closed
VIO-CE18080304_1		SIPAN INVESTMENTS INC	Violation-CODE Hearing	0		444	E	SUNRISE	BLVD	8/6/2018	Closed
CE18080304	L/S - RELIABLE - LIEN - 2 CASE FOUND, CE08010479 , CE08020213	SIPAN INVESTMENTS INC	Code Case	0		444	E	SUNRISE	BLVD	8/6/2018	Closed
CE16061634	NO CUSTOMER PARKING, NO HANDICAP SIGN	SIPAN INVESTMENTS INC	Code Case	0		444	E	SUNRISE	BLVD	6/21/2016	Closed
VIO-CE16061634_1		SIPAN INVESTMENTS INC	Violation-CODE Hearing	0		444	E	SUNRISE	BLVD	6/21/2016	Closed
BL-1300081		PREMIER LUXURY CARS	Retail - Wholesale Business Tax Receipt	0		444	E	SUNRISE	BLVD	10/8/2013	Closed
PL-1562L12	MISC - FOR MARC OXENSTEIN/THE REAL ESTATE CLUB	ZONING VERIFICAITON LETTER	Z- Zoning Verification Letter	0		444	E	SUNRISE	BLVD	10/5/2012	Closed
AB-0077288		EURO CAR GARAGE	Resident/Business Alarm Registration	1410		444	E	SUNRISE	BLVD	4/4/2012	Possible Duplicate
PM-12011894	RE STRIPE PARKING LOT 450 SQ FT REPLACE SUB-FEED TO INSIDE PANEL FOR TRAILER	RE STRIPE PARKING LOT 450 SQ FT	Commercial Paving Permit	0		444	E	SUNRISE	BLVD	1/27/2012	Complete
PM-11120328	~E86 VOID 110618	REPLACE SUB-FEED TO INSIDE PANEL FOR TRAILER	Electrical Services Permit	0		444	E	SUNRISE	BLVD	12/6/2011	Void
PL-64R97D1	ARAMSPIII - CHANGE AUTO REPAIR USE TO USED CAR SALES AND MINORE REPAIR AND SERVICE	SIPAN INVESTMENTS	AR- Administrative Review (Site Plan Level I/Amendment to Previously Approved Site Plan)	0		444	E	SUNRISE	BLVD	9/29/2011	Closed
PM-11081699	INSTALL BURGLAR ALARM SYSTEM ATF CHANGE OF COPY ONLY TO WALL SIGN & MONUMENT ~SIGN NO ELECTRIC WORKED ON	INSTALL BURGLAR ALARM SYSTEM	Electrical Burglar Alarm	0		444	E	SUNRISE	BLVD	8/22/2011	Complete
PM-10101612		ATF CHANGE OF COPY ONLY TO WALL SIGN & MONUMENT	Sign Permit	831.68		444	E	SUNRISE	BLVD	10/25/2010	Void
BL-1000435		T&A ELECTRONICS INC	Retail - Wholesale Business Tax Receipt	0		444	E	SUNRISE	BLVD	8/25/2010	Closed
PM-08050766	sewer connection	sewer connection	Plumbing Sewer Cap Permit	0		444	E	SUNRISE	BLVD	5/12/2008	Complete
CE08020213	MAINTENACE OF LANDSCAPE,LETTER AND NOTICE LETTER, AT SITE 1/4/08	SIPAN INVESTMENTS INC	Code Case	175		444	E	SUNRISE	BLVD	2/5/2008	Open
VIO-CE08020213_1	MAINTENACE OF LANDSCAPE,LETTER AND NOTICE LETTER	SIPAN INVESTMENTS INC	Violation-CODE Hearing	0		444	E	SUNRISE	BLVD	2/5/2008	Complied
VIO-CE08010479_1	NOT CONNECTED TO THE CITY SEWER SYSTEM	SIPAN INVESTMENTS INC	Violation-CODE Hearing	0		444	E	SUNRISE	BLVD	1/9/2008	Complied
CE08010479	NOT CONNECTED TO THE CITY SEWER SYSTEM	SIPAN INVESTMENTS INC	Code Case	260		444	E	SUNRISE	BLVD	1/9/2008	Open
BL-9700115	CHANGE FACES EXISTING PYLON & CABINET SIGNS-BLVD	VIPER	Retail - Wholesale Business Tax Receipt	0		444	E	SUNRISE	BLVD	8/8/2007	Closed
PM-05090618	~AUTO SALES	CHANGE FACES EXISTING PYLON & CABINET SIGNS-BLVD	Sign Permit	0		444	E	SUNRISE	BLVD	9/8/2005	Complete
PL-2P05	P2 - PARTIAL STREET VACATION PROGRESS DRIVE BETWEEN NE 4TH AVE ON SUNRISE THE WEST SIDE OF FEC RAILROAD ROW INSTALL DYNO PIT ~CHANGE OF CONT, LOST SET, AND RENEW 5/20/11 ~ ~General Contractor removed as contrctor. Work was ~started.	ECOCOMP ENTERPRISES, INC	DRC- Vacation of Right-of-Way	52		444	E	SUNRISE	BLVD	1/25/2005	Closed
PM-02020659	~B400 110818	INSTALL DYNO PIT	Commercial Alteration Permit	0		444	E	SUNRISE	BLVD	2/11/2002	Complete
PM-01100962	INSTALL C/L SECURITY FENCE 6'X 496' ~"CYBERNATION"	INSTALL C/L SECURITY FENCE 6'X 496'	Fence Permit	0		444	E	SUNRISE	BLVD	10/12/2001	Complete
PM-01100132	INSTALL (4)SIGNS:A-CABINET W/ELEC,B&C-RELOCATE	INSTALL (4)SIGNS:A-CABINET W/ELEC,B&C-RELOCATE	Sign Permit	0		444	E	SUNRISE	BLVD	10/2/2001	Complete
PM-01100134	~CHANNEL LTRS,D-COPY CHANGE "ECONO LUBE & TUNE"	ELEC FOR CABINET SIGN "ECONO LUBE"	Sign Permit	0		444	E	SUNRISE	BLVD	10/2/2001	Complete
FS-01020039	ELEC FOR CABINET SIGN "ECONO LUBE"	CAR PROPERTIES LLC	Fire Safety Account	83.26		444	E	SUNRISE	BLVD	2/14/2001	Inactive
FS-23090822		CAR PROPERTIES LLC	Fire Safety Account	-83.26		444	E	SUNRISE	BLVD	11/25/1996	Active

Sec. 47-22.4. - Maximum number of signs at one location and special requirements in zoning districts.

A. *Business, General Aviation, and RMH-60 zoning districts.* The following regulations shall apply in all business, general aviation, and RMH-60 zoning districts:

1. *Single business buildings.* The total number of signs on anyone (1) lot or plot shall not exceed four (4). The signs shall be limited and oriented to be viewed from the streets and vehicle travelways abutting the lot or plot as follows (streets and vehicle trafficways that are located parallel to one (1) another are considered separate):

Number of Streets or Vehicle Travelways	Maximum Number of Signs
One (1) street or one (1) travelway	Two (2) signs, no more than one (1) being a freestanding sign
One (1) street and one (1) or more vehicle travelways	Three (3) signs, no more than one (1) being a freestanding sign
Two (2) streets and no vehicle travelways	Three (3) signs, no more than one (1) being a freestanding sign
Two (2) streets and one (1) vehicle travelway	Three (3) signs, no more than one (1) being a freestanding sign
Two (2) streets and two (2) or more vehicle travelways	Four (4) signs, no more than one (1) being a freestanding sign
Three (3) streets and no vehicle travelways	Four (4) signs, no more than two (2) being freestanding signs
Four (4) streets and no vehicle travelways	Four (4) signs, no more than two (2) being freestanding signs
Four (4) streets and one (1) or more vehicle travelways	Four (4) signs, no more than two (2) being freestanding signs
Five (5) streets and no vehicle travelways	Four (4) signs, no more than two (2) being freestanding signs

**CAR PROPERTIES, LLC
12 HIGH STREET
NORWALK CT 06851**

July 6, 2020

City of Fort Lauderdale
Zoning Board of Adjustment Chairman Doug Reynolds
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: 444 E Sunrise Blvd
Jiffy Lube Multicare Conversion
Sign Variance Request

Chairman Reynolds and Board members,

Car Properties, LLC is pleased to submit this variance request for the above-captioned project. We hope to be on the agenda for your scheduled meeting the evening of August 7th. This submittal consists of the following required documents:

- One (1) original completed application (two (2) pages)
- Mail notification documents – four (4) pages
- Proof of ownership: Warranty Deed
Broward County Appraiser Parcel Information
Sunbiz.org Division of Corporations – for Car Properties, LLC
- Car Properties, LLC signed and notarized Letter of Consent authorizing Mitch Markay to act as their agent
- Presentation package, fifteen (15) pages
- Color photographs of the entire property and all surrounding properties, dated, labeled and identified as to orientation (five (5) pages) (pages 11-15 of the presentation package)
- Project Narrative – two (2) pages
- Current Survey, signed and sealed (Page 4 from Presentation Package)

Mail notification envelopes are addressed and stamped, but not submitted. We are awaiting directions from the City as to how and when to submit those for mailing.

We look forward to our appearance before the Board in August.

Thank you.



Mitch Markay – Authorized Agent
mmarkay@acejiffylube.com
914 456 3095

PROJECT NARRATIVE

The Applicant is a Jiffy Lube Franchisee that owns and operates 65 Jiffy Lube stores, 42 of them in Southeast Florida. This application concerns the new store under construction at 444 East Sunrise Blvd, a former Premier Auto Dealer and Auto Service facility.

The Applicant is requesting relief from specific sections of the City of Fort Lauderdale Sign Code Section 47, as outlined below.

<u>SIGNS PERMITTED BY RIGHT (4)</u>				Code Section	
Sign #	1	Wall Sign	Flat Wall Panel	47.22.4 A-1*	North Elevation
Sign #	2	Wall Sign	Rev Channel Halo Lit	47.22.4 A-1*	East Elevation
Sign #	3	Wall Sign	Logo Icon	47.22.4 A-1*	West Elevation
Sign #	4	New faces for Existing Free Standing Sign		47.22.3.D-1e*	Free Standing

<u>SIGNS SUBJECT TO VARIANCE REQUEST (6)</u>					
Sign #	5	Wall Sign	Logo Icon	30.833 sq. ft.	North Elevation
Sign #	6	Wall Sign	Bay Band - Tires	1.11 sq. ft.	East Elevation
Sign #	7	Wall Sign	Bay Band - Oil Change	3.43 sq. ft.	South Elevation
Sign #	8	Wall Sign	Bay Band - Oil Change	3.43 sq. ft.	South Elevation
Sign #	9	Wall Sign	Bay Band - Brakes	2.15 sq. ft.	South Elevation
Sign #	10	Wall Sign	Bay Band - Alignment	3.40 sq. ft.	South Elevation

***Sec. 47-22.4 A-1**

Max number of signs at one location and special requirements in zoning districts.

A. The following regulations shall apply to all business zoning districts:

1. Single Business Buildings. The total number of signs on any one (1) lot or plot that abuts two (2) streets and two (2) or more travel ways shall not exceed three (4) with no more than one being a freestanding sign. The signs shall be limited and oriented to be viewed from the streets and vehicle travelways abutting the lot or plot...

The Site abuts two streets and 2 travel ways. Therefore the total number of signs shall not exceed four (4), with no more than one being a freestanding sign.

***Section 47.22.3.D-1e**

Detached Free Standing Signs and Pylon Signs

Current Free Standing Sign conforms to all requirements to the Land Development Code, Article III, Section 47.22.3.D-1e in setback, overall height, square footage requirements.

Variance Criteria: Applicant must demonstrate a unique hardship attributable to the proving by a preponderance of the evidence for all of the following criteria.

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

The Applicants property specializes in automotive care, specifically automobile oil / lubricant changes, alignments tire and brakes services. The property includes individual bays with one-way travel into and out of the facility. The facility faces Sunrise Blvd with the only facility access through NE 5th Avenue, to the East of the property. NE 5th Avenue is the single vehicular traffic travel lane into the facility with traffic flowing South-to-North around the building in order to enter the work bays. The North vehicular travel way on NE 5th Avenue allows for vehicles to enter and park while the South vehicular travel way allows for vehicles to enter the properly identified service bays. The North vehicle travel way also allows for vehicles to exit the service bays, once work is completed. Vehicles exit the property via the North vehicle travel way onto NE 5th Avenue, then exit East onto Sunrise Blvd.

The Applicant has elected to erect a very conservative signage identity program to identify the property which includes bay oriented vehicular access signage and building mounted identity signs that allow for recognition from Sunrise Blvd. The wall mounted building lettering for Sign #5 of the submittal helps identify the property to traffic flowing East-Bound on Sunrise Blvd. Due to the limited vehicular access and the need to identify internal functions and facilities, the applicant is asking for relief from Sec 47-22.4.A.1

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

Unlike other properties to the East and West, this property does not have direct ingress /egress vehicle access along Sunrise Blvd and must only rely on access from NE 5th Avenue.

The literal application of the ULDR and sign code allows for a total of four (4) signs regardless of size, access, visibility to street / travel ways etc.

The applicant's property is situated on a site with multiple building elevations yet, limits of the current code prevents the applicant from enacting a comprehensive identity program that includes necessary brand identity and informational signage on the elevations that front Sunrise Blvd.

This branded identity and informational signage is part of a National campaign that Jiffy Lube has provided and erected for other sites throughout the country. Other property owners, in the same district, including MIDAS, McDonalds and CHECKERS, enjoy the same level of multiple signage, but only by the use of the variance process to seek relief from the current code section.

c. 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

The applicant has not created a hardship that now requires relief from the current code provisions. The signage shown in the application represents a conservative, well thought out solution for the identification of the specific internal needs of the applicant, the primary identification of the property and the need for vehicular / pedestrian way finding within the property confines. Four of the five vehicular / pedestrian way finding bay identity signage cannot be seen from Sunrise Blvd. or NE 5th Avenue. One vehicular / pedestrian way finding sign can be seen from NE 5th Avenue but only at the extreme end of the road. NE 5th Avenue dead ends before the FEC Railroad tracks and only serves as access for Jiffy Lube and the property directly East of Jiffy Lube.

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

The applicants request for variance will be in harmony with the general provisions, purposes and intents of the ULDR and, by deliberate effort, has greater value to and with adjoining properties and the surrounding neighborhoods by and not otherwise detrimental to the public welfare, specifically:

1. The applicant has purchased the previously abandoned location and has re-vitalized the property to serve the local Community with a conservatively designed and architecturally pleasing building renovation program. All signage is also of a conservative manufacturing process which only allows for a halo-lit type of letter, unlike other signage along Sunrise Blvd.
2. The vehicular bay identification signs are manufactured as non-illuminated, flat mounted wall displays with a simple, conservative aluminum panel system that will mainly be viewed from within the facility.



**Jiffy Lube Multicare
Request for Variance**

Table of Contents:

Page 1) Cover Page

**Page 2) Land Use and Zoning Map As supplied by
Property Appraiser**

Page 3) Land Use & Zoning Map

Page 4) Land Title Survey in 11 x 17 Format

Page 5) Aerial Photo 11 x 17

Page 6) North Building Elevation

Page 7) East Building Elevation

Page 8) West Building Elevation

Page 9) East & South (rear) Building Elevation

Page 10) Replacement Faces for Existing Free Standing Sign

**Pages 11-15) Photo Essay of Property and
Surrounding Properties**

Variance Request for Jiffy Lube
444 East Sunrise Blvd, Fort Lauderdale Florida



2640 West Broward Blvd, Fort Lauderdale Florida



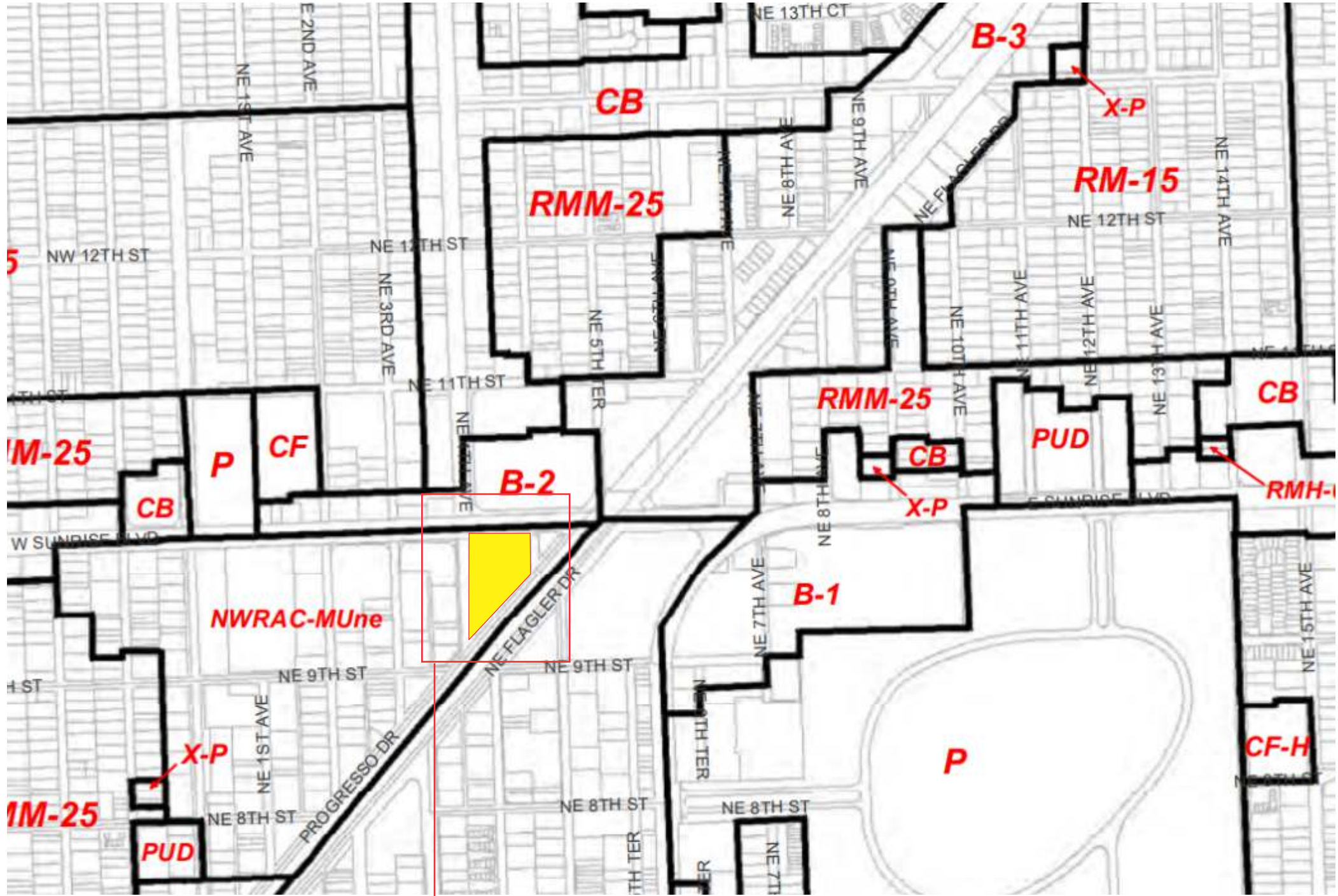
GLEN WELDEN & ASSOCIATES, LLC
AWARD WINNING ENVIRONMENTAL GRAPHIC DESIGN SINCE 1977

5126 7th Avenue North Saint Petersburg Florida 33710
864-353-8026

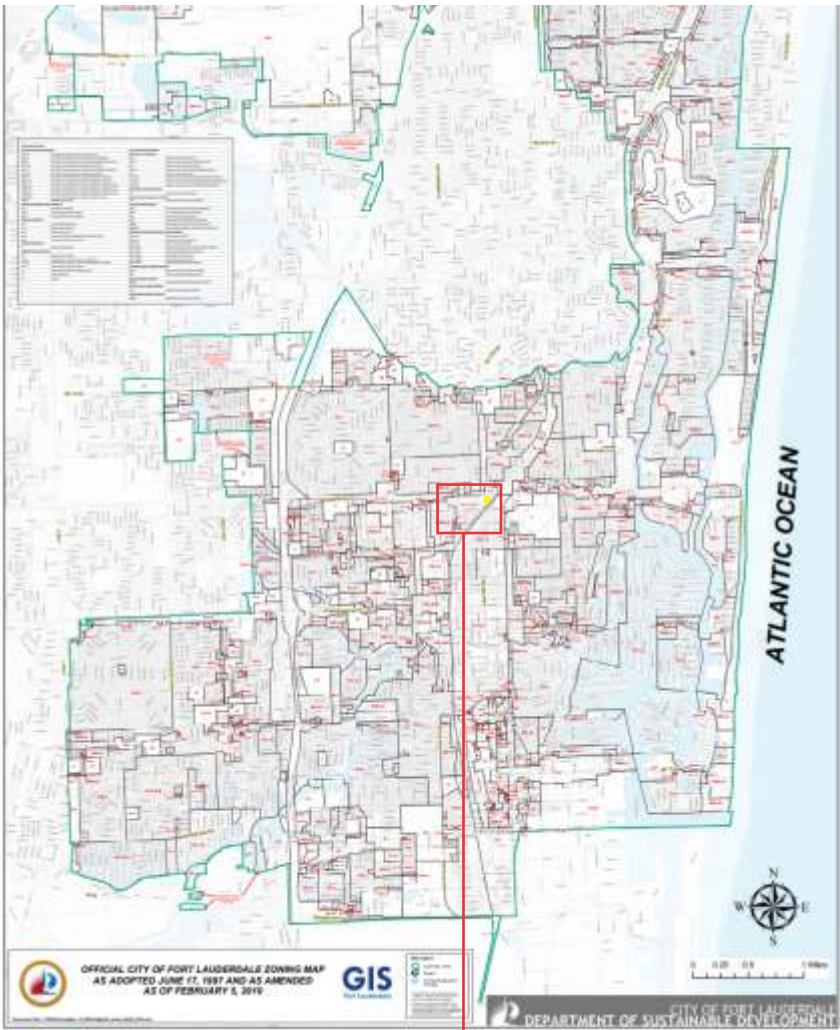
gwadesign@gmail.com



Land Use & Zoning Aerial
as supplied by Property Appraisers Office



Site



Site

444 East Sunrise Blvd / Enlarged Zoning Map

jiffylube multicare
 2640 W. Broward Blvd,
 Fort Lauderdale
 Florida

GWA
 gwadesign@gmail.com
GLEN WELDEN & ASSOCIATES, LLC
 AWARD WINNING ENVIRONMENTAL GRAPHIC DESIGN SINCE 1977

ALTA\ACSM LAND TITLE SURVEY OF: 444 E. SUNRISE BOULEVARD, FORT LAUDERDALE, FL.



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- ID. IDENTIFICATION
- (P) DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
- (C) CALCULATED
- (R) DENOTES BEARING AND DISTANCE BASED ON RECORD INFORMATION
- L.B. LICENSE BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.C. PAGE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- OHW- OVERHEAD WIRES
- CENTERLINE
- SIGN
- CATCH BASIN
- METAL LIGHT POLE
- CONCRETE LIGHT POLE
- CLEANOUT
- SANITARY SEWER MANHOLE
- MONITORING WELL
- WATER METER
- WATER VALVE
- ELECTRIC METER
- METAL BOLLARD
- GUY ANCHOR
- WIRE PULL BOX
- WOOD POWER POLE
- HANDICAP PARKING SPACE
- VIEW 1

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF FORT LAUDERDALE GENERAL BUSINESS DISTRICT (B-2).

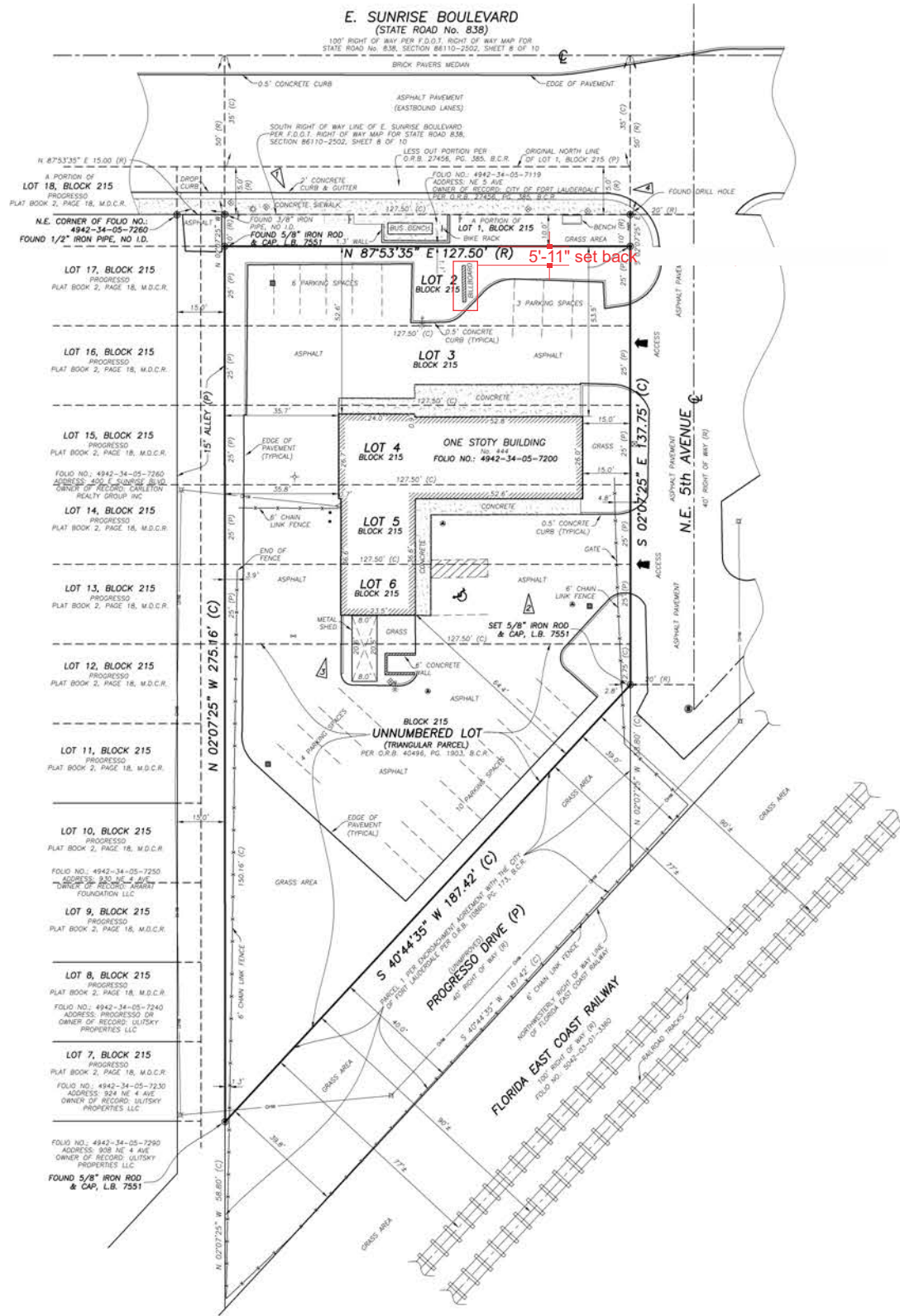
SETBACK REQUIREMENTS:

- MINIMUM FRONT YARD: 5'
- MINIMUM CORNER YARD: 5'
- MINIMUM SIDE YARD: 5' WHEN CONTIGUOUS TO RESIDENTIAL PROPERTY; ALL OTHERS, (NONE)
- MINIMUM REAR YARD: 20' WHEN CONTIGUOUS WITH RESIDENTIAL PROPERTY; ALL OTHERS, (NONE)

THIS INFORMATION WAS OBTAINED FROM THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES. THIS INFORMATION IS SUBJECT TO THE REVENUE INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF FORT LAUDERDALE PLANNING AND ZONING DIVISION AT (954) 828-3266.

TITLE COMMITMENT NOTES:

1. THRU 5. NOT A MATTER OF SURVEY.
6. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PROGRESSO, 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, THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
7. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO ROAD RESERVATIONS IN FAVOR OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 372, PAGE 14, THE INSTRUMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.
8. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO THE ENCROACHMENT AGREEMENT WITH THE CITY OF FORT LAUDERDALE RECORDED IN OFFICIAL RECORDS BOOK 10860, PAGE 173, THE INSTRUMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.
9. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 49510, PAGE 562L AS AFFECTED BY AMENDED EASEMENT DEED BY COURT ORDER RECORDED IN OFFICIAL RECORDS BOOK 49510, PAGE 562L AND EASEMENT DEED BY COURT ORDER RECORDED IN OFFICIAL RECORDS BOOK 49510, PAGE 562L AND EASEMENT DEED BY COURT ORDER RECORDED IN OFFICIAL RECORDS BOOK 50264, PAGE 1803. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.
10. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO RIGHT OF WAY OF EAST SUNRISE BOULEVARD, AS NOW ESTABLISHED, LAID OUT AND IN USE, THE SOUTH RIGHT OF WAY LINE OF EAST SUNRISE BOULEVARD HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.
11. NOT A MATTER OF SURVEY.



STATEMENT OF APPARENT ENCROACHMENTS:

NONE.

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS TWENTY THREE (23) REGULAR PARKING SPACES AND ONE (1) HANDICAP PARKING SPACE FOR A TOTAL OF TWENTY FOUR (24) PARKING SPACES.

SURVEYOR'S REFERENCES:

1. PLAT OF PROGRESSO, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
2. BROWARD COUNTY PROPERTY APPRAISER'S NETWORK.
3. BROWARD COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
4. COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER No.: 7111826. COMMITMENT DATE: JULY 05, 2018 AT 8:00 A.M.

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER No.: 7111826. COMMITMENT EFFECTIVE DATE: JULY 05, 2018, AT 8:00 A.M.

LOTS 2, 3, 4, 5 AND 6, IN BLOCK 215, PROGRESSO, AND ALL THAT CERTAIN TRIANGULAR PARCEL OF LAND LYING SOUTH OF LOT 6, IN BLOCK 215 AND EAST ALLEY RUNNING THROUGH SAID BLOCK 215, OF PROGRESSO, ACCORDING TO THE PLAT OF PROGRESSO, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY TAKEN OVER BY THE COUNTY FOR WIDENING OF SUNRISE BOULEVARD, IF ANY.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.87°53'35\"/>

SURVEYOR'S CERTIFICATE:

TO: CAR PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; MOSKOWITZ, MANDELL, SALAM & SIMONITZ, P.A.; CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11 (OBSERVED EVIDENCE ONLY) AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 18, 2018.

DATE OF PLAT OR MAP:

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

javier@exactacomms.com
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551



LOCATION MAP
NOT TO SCALE

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
EXACTA COMMERCIAL SURVEYORS, INC.
 EXACTA COMMERCIAL SURVEYORS, INC.
 13460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414
 L.B. 7551
 444 E. SUNRISE BOULEVARD, FORT LAUDERDALE, FL 33304



ALTA\ACSM LAND TITLE SURVEY
 A PORTION OF
 LOTS 2, 3, 4, 5 AND 6, IN BLOCK 215
 & TRIANGULAR PARCEL LYING
 SOUTH OF LOT 6, BLOCK 215
 PROGRESSO, P.B. 2, PG. 18, M.D.C.R.

DATE: 07/26/18
 DRAWN BY: J.E.C.
 CHECKED BY: J.D.L.P.
 LAST FIELD DATE: 07/18/18

REVISIONS
 JOB NO.
FL1301-1380-01
 SHEET NO.
 01
 OF
 01

jiffy lube
 multicare
 2640 W. Broward Blvd,
 Fort Lauderdale
 Florida

GWA
 gwadesign@gmail.com
GLEN WELDEN & ASSOCIATES, LLC
 AWARD WINNING ENVIRONMENTAL GRAPHIC DESIGN SINCE 1977

Current As-Built Survey



Signs Permitted by Right (4)

Sign #1 Wall Sign North Elevation 47.22.4A-1
 Sign #2 Wall Sign East Elevation 47.22.4A-1
 Sign #3 Wall Sign West Elevation 47.22.4A-1
 Sign #4 Monument Sign 47.22.4.C-14(b)

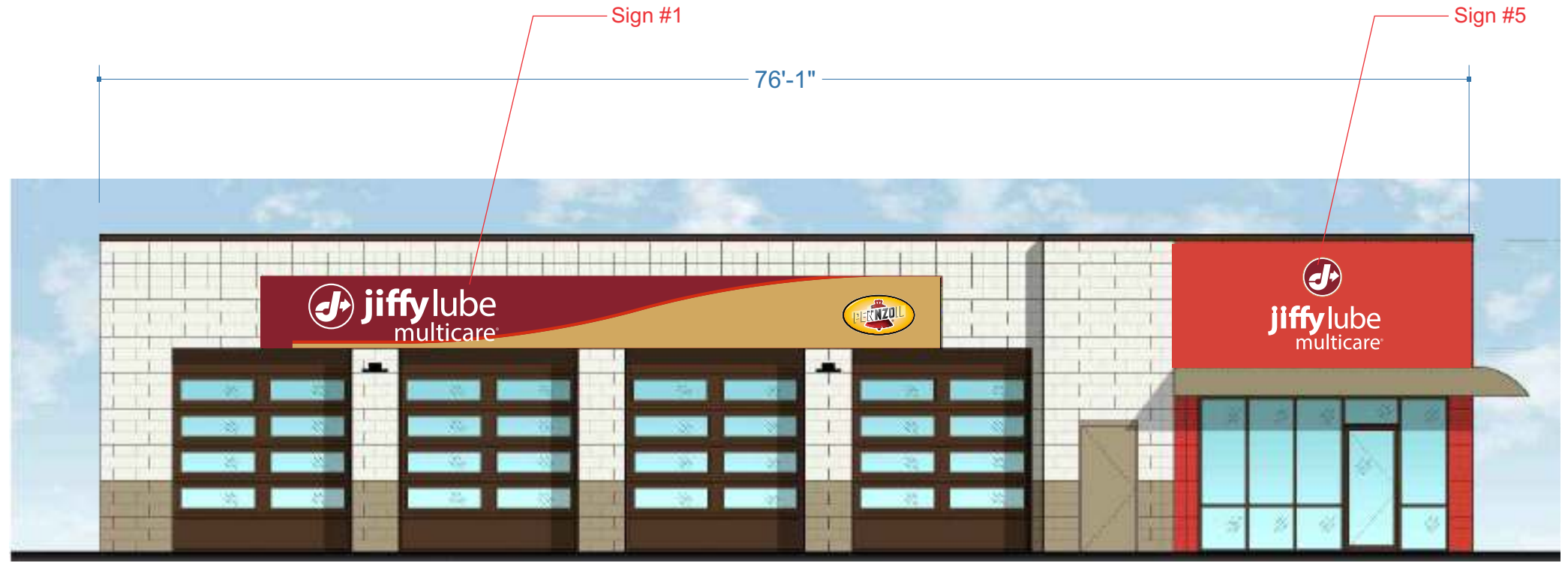
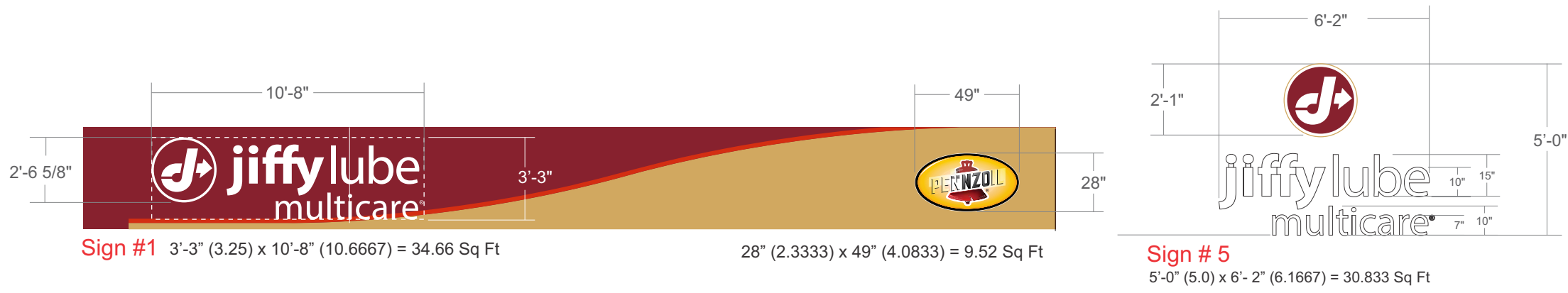
Signs Subject to Variance (6)

Sign #5 Wall Sign North Elevation
 Sign #6 Wall Sign East Elevation
 Sign #7 Wall Sign South Elevation
 Sign #8 Wall Sign South Elevation
 Sign #9 Wall Sign South Elevation
 Sign #10 Wall Sign South Elevation

Key:

- █ Wall Signs (By Right)
- █ Wall Signs (Variance Required)
- █ Free Standing Sign
Face Replacements (By Right)
- ↔ Vehicular Travel Way Ingress / Egress

Jiffy Lube Multicare Site



North Elevation

SCALE: 1/8"=1'-0"



Site Plan Reference

Signs Permitted by Right (4)

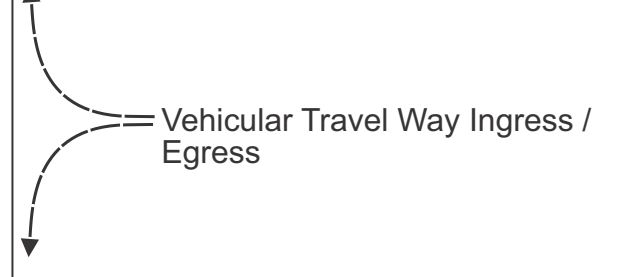
- Sign #1 Wall Sign North Elevation 47.22.4A-1
- Sign #2 Wall Sign East Elevation 47.22.4A-1
- Sign #3 Wall Sign West Elevation 47.22.4A-1
- Sign #4 Monument Sign 47.22.4.C-14(b)

Signs Subject to Variance (6)

- Sign #5 Wall Sign North Elevation
- Sign #6 Wall Sign East Elevation
- Sign #7 Wall Sign South Elevation
- Sign #8 Wall Sign South Elevation
- Sign #9 Wall Sign South Elevation
- Sign #10 Wall Sign South Elevation

Key:

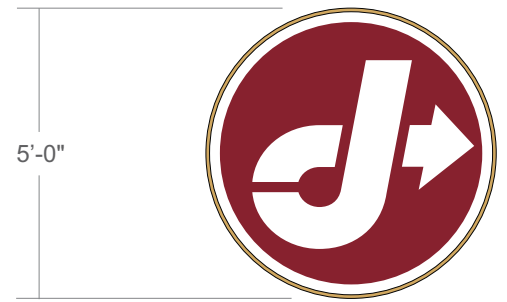
- Wall Signs (By Right)
- Wall Signs (Variance Required)
- Free Standing Sign
- Face Replacements (By Right)



Reference: Existing Condition



Sign #2



5'-0"

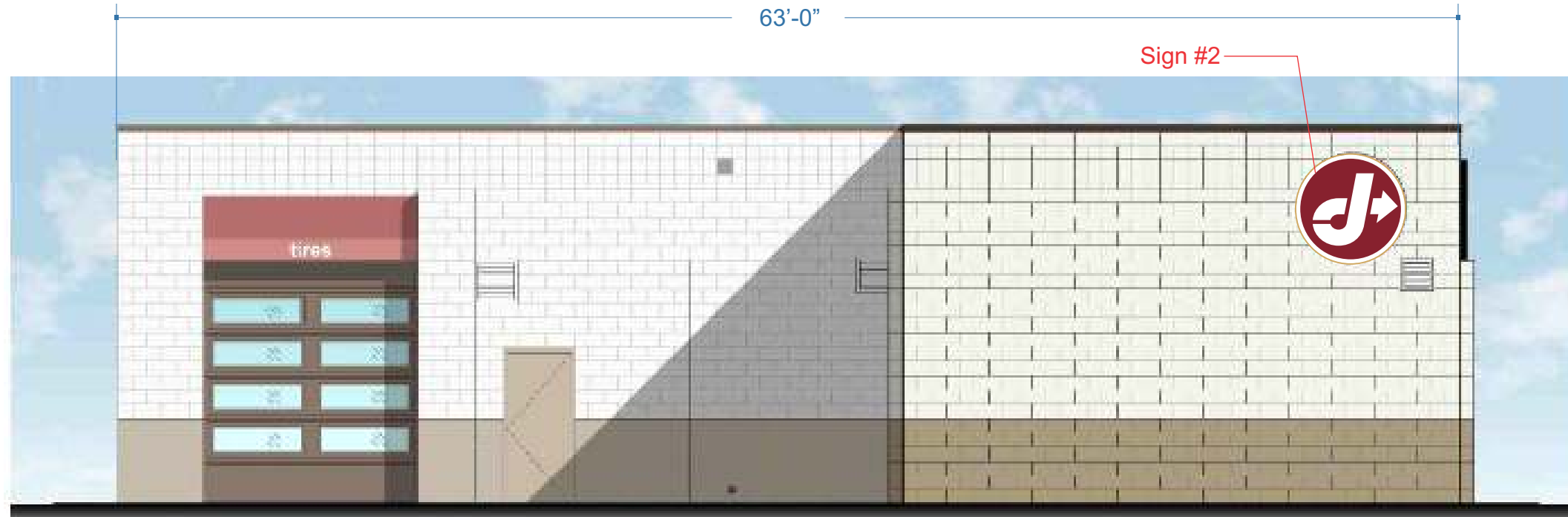
Sign #2

5'-0" (5.0) x 5'-0" (5.0) = 25.0 Sq Ft

Reference: Existing Condition



Site Plan Reference



63'-0"

Sign #2

East Elevation

Signs Permitted by Right (4)

- Sign #1 Wall Sign North Elevation 47.22.4A-1
- Sign #2 Wall Sign East Elevation 47.22.4A-1
- Sign #3 Wall Sign West Elevation 47.22.4A-1
- Sign #4 Monument Sign 47.22.4.C-14(b)

Signs Subject to Variance (6)

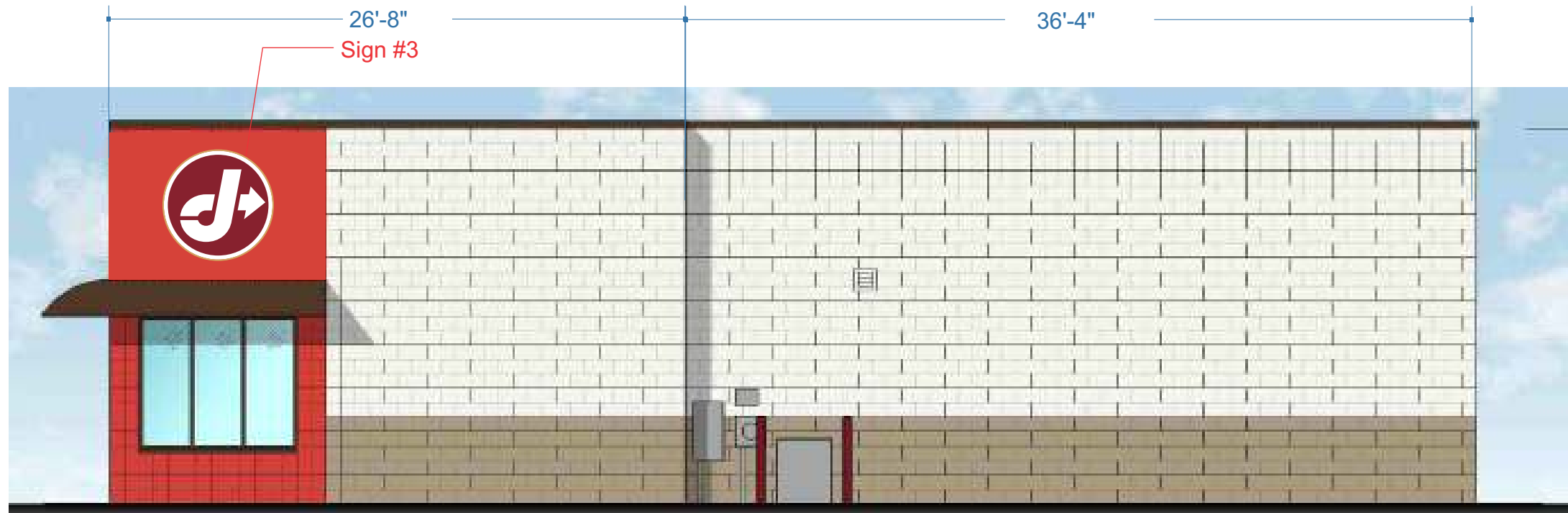
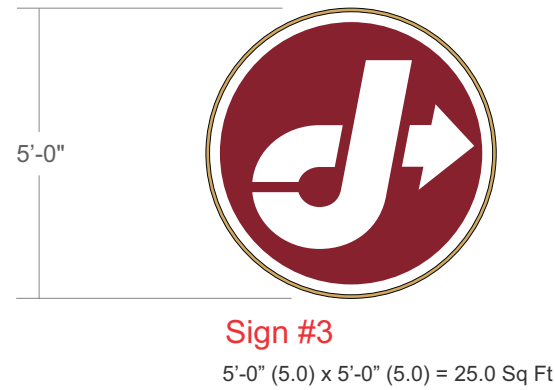
- Sign #5 Wall Sign North Elevation
- Sign #6 Wall Sign East Elevation
- Sign #7 Wall Sign South Elevation
- Sign #8 Wall Sign South Elevation
- Sign #9 Wall Sign South Elevation
- Sign #10 Wall Sign South Elevation

Key:

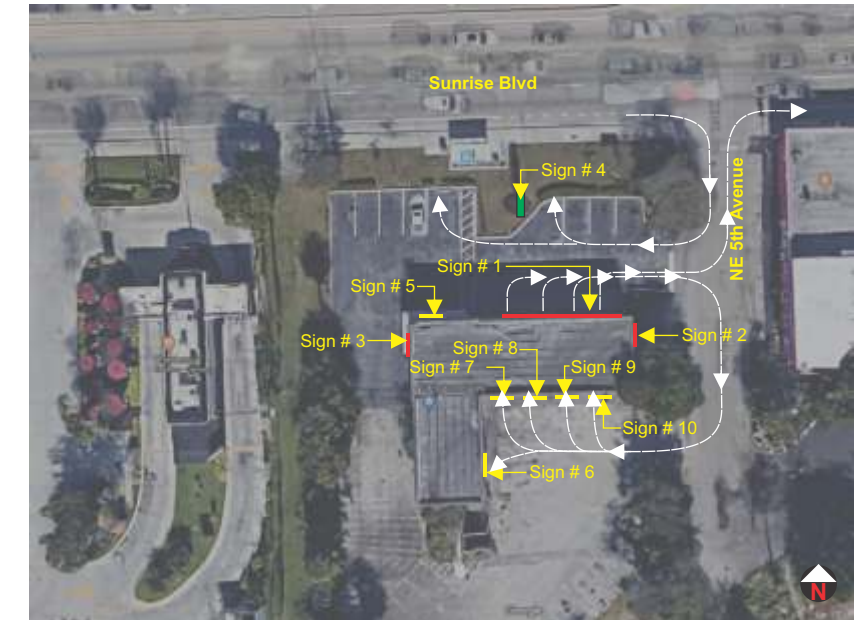
- █ Wall Signs (By Right)
- █ Wall Signs (Variance Required)
- █ Free Standing Sign
Face Replacements (By Right)
- Vehicular Travel Way Ingress / Egress



Reference: Existing Condition



West Elevation



Site Plan Reference

Signs Permitted by Right (4)

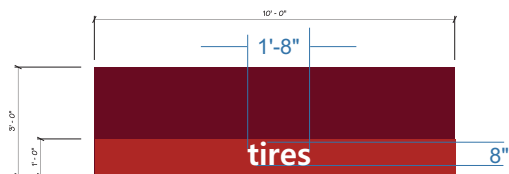
- Sign #1 Wall Sign North Elevation 47.22.4A-1
- Sign #2 Wall Sign East Elevation 47.22.4A-1
- Sign #3 Wall Sign West Elevation 47.22.4A-1
- Sign #4 Monument Sign 47.22.4.C-14(b)

Signs Subject to Variance (6)

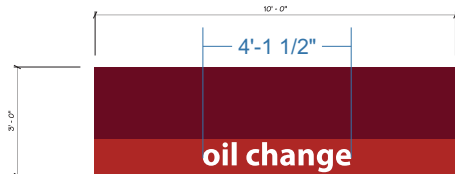
- Sign #5 Wall Sign North Elevation
- Sign #6 Wall Sign East Elevation
- Sign #7 Wall Sign South Elevation
- Sign #8 Wall Sign South Elevation
- Sign #9 Wall Sign South Elevation
- Sign #10 Wall Sign South Elevation

Key:

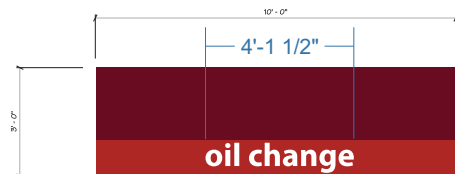
- Red line: Wall Signs (By Right)
- Yellow line: Wall Signs (Variance Required)
- Green line: Free Standing Sign Face Replacements (By Right)
- Dashed arrow: Vehicular Travel Way Ingress / Egress



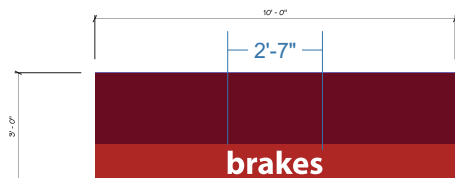
Sign #6
 $8''(.6667) \times 1'-8''(1.6667) = 1.11 \text{ Sq Ft}$



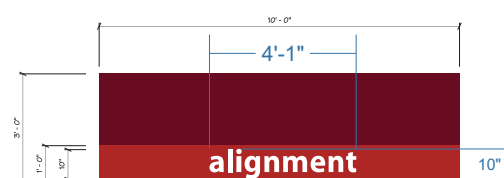
Sign #7
 $10''(.8333) \times 4'-1 \frac{1}{2}''(4.1250) = 3.43 \text{ Sq Ft}$



Sign #8
 $10''(.8333) \times 4'-1 \frac{1}{2}''(4.1250) = 3.43 \text{ Sq Ft}$



Sign #9
 $10''(.8333) \times 2'-7''(2.5833) = 2.15 \text{ Sq Ft}$

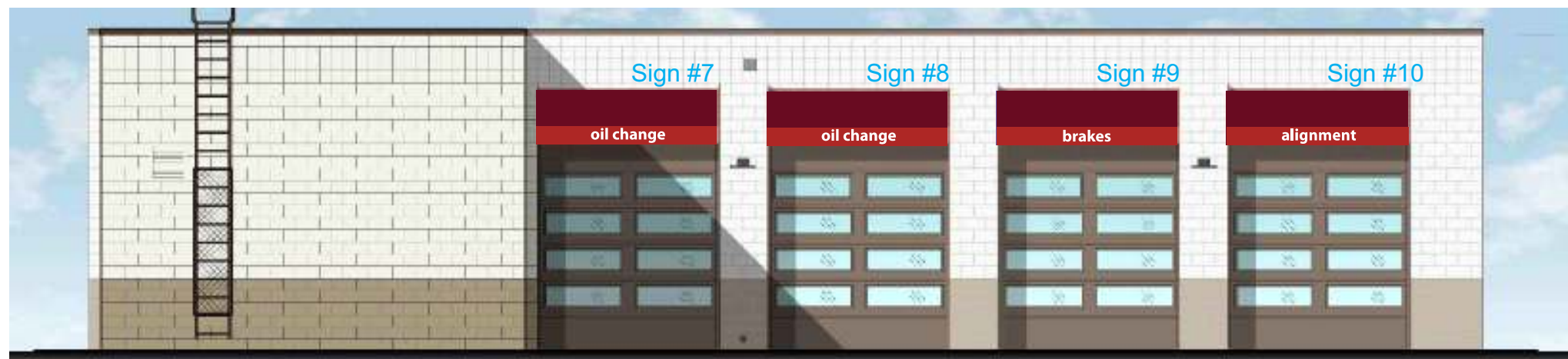


Sign #10
 $10''(.8333) \times 4'-1''(4.0833) = 3.40 \text{ Sq Ft}$

Description:
 Non-illuminated Flat Wall Sign. Overall Depth at 4". Flush Mount to wall surface. Jiffy Lube Color Program with white vinyl applications.



East Elevation



South Elevation



Site Plan Reference

Signs Permitted by Right (4)

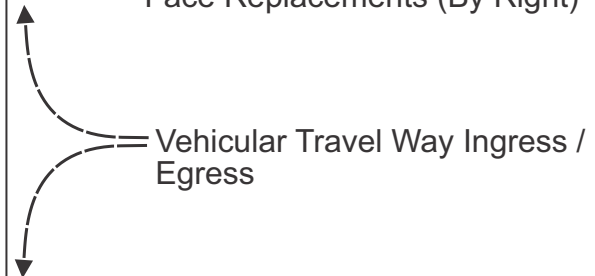
- Sign #1 Wall Sign North Elevation 47.22.4A-1
- Sign #2 Wall Sign East Elevation 47.22.4A-1
- Sign #3 Wall Sign West Elevation 47.22.4A-1
- Sign #4 Monument Sign 47.22.4.C-14(b)

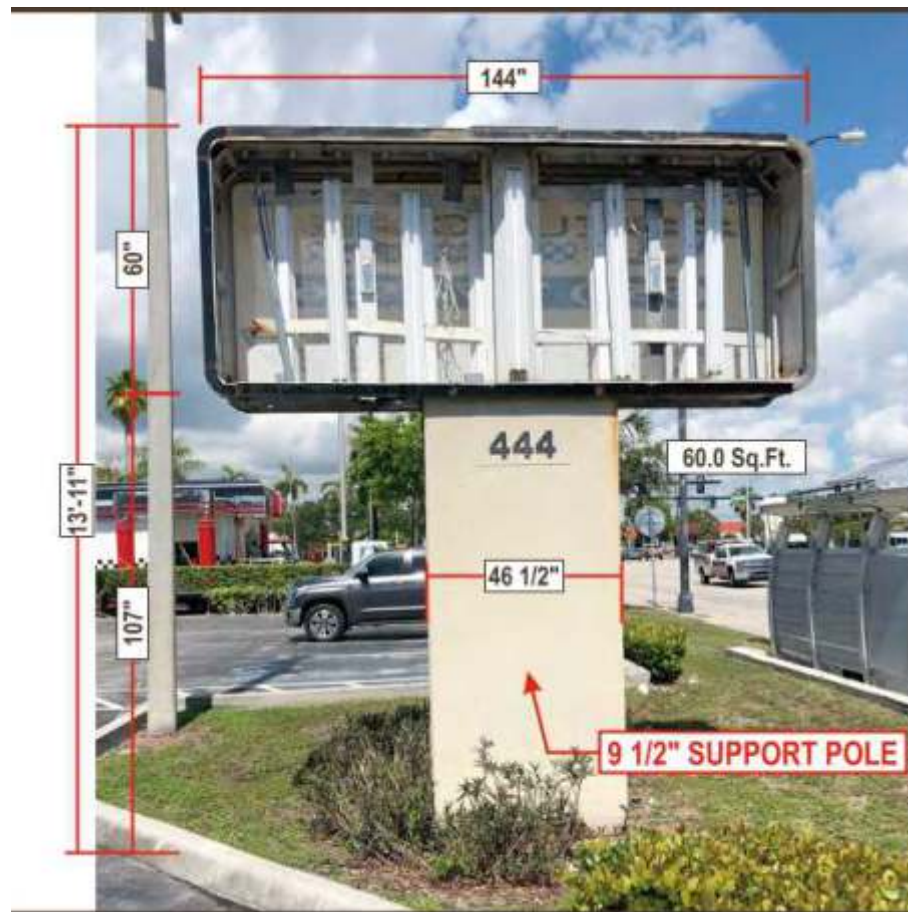
Signs Subject to Variance (6)

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- Sign #6 Wall Sign East Elevation
- Sign #7 Wall Sign South Elevation
- Sign #8 Wall Sign South Elevation
- Sign #9 Wall Sign South Elevation
- Sign #10 Wall Sign South Elevation

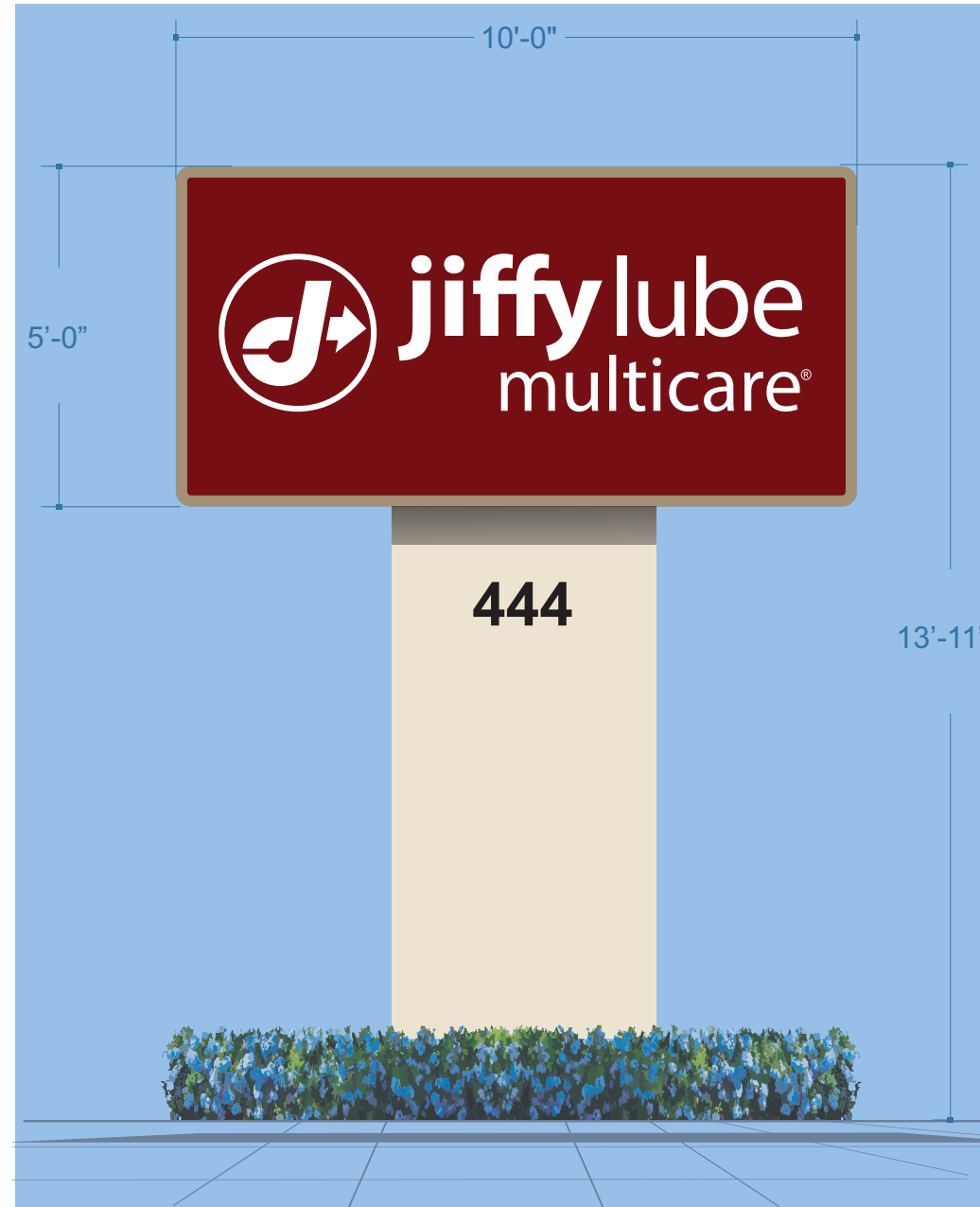
Key:

- █ Wall Signs (By Right)
- █ Wall Signs (Variance Required)
- █ Free Standing Sign
Face Replacements (By Right)





Existing Sign #4: East Elevation Depicted
All dimensions per ICON survey



Proposed Upgrade for Sign #4: East Elevation

Square footage of existing sign: 5'-0" (5.0) x 12'-0" (12.0) = 60 sq ft
 Allowable square footage:
 Per Sec. 47-22.3, 1 sq ft for each linear foot of property, max 300 sq ft.
 Current site: 127'-6" per survey which allows for 127.5 sq ft for freestanding display.
 Current sign is 5'-11" back from edge of property line to leading edge of display.
 Maximum height of current sign is 13'-11" which conforms to the max allowable height of 14'-0" per 47.22.3 for businesses that front Sunrise Blvd East / West



Site Plan Reference

Signs Permitted by Right (4)

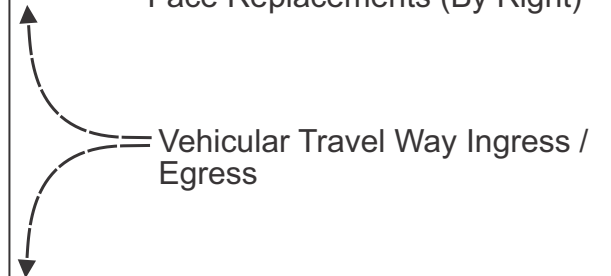
- Sign #1 Wall Sign North Elevation 47.22.4A-1
- Sign #2 Wall Sign East Elevation 47.22.4A-1
- Sign #3 Wall Sign West Elevation 47.22.4A-1
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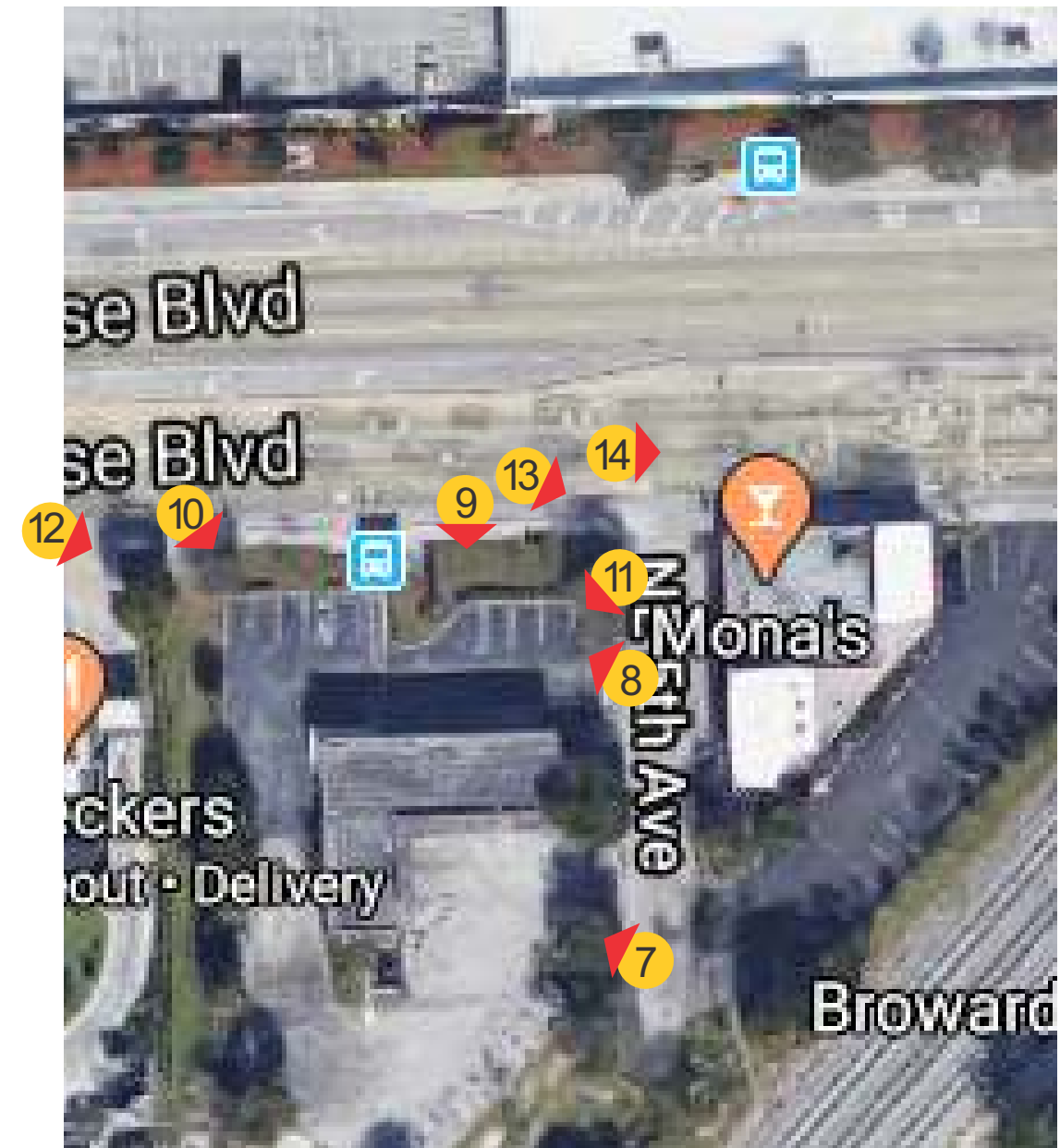
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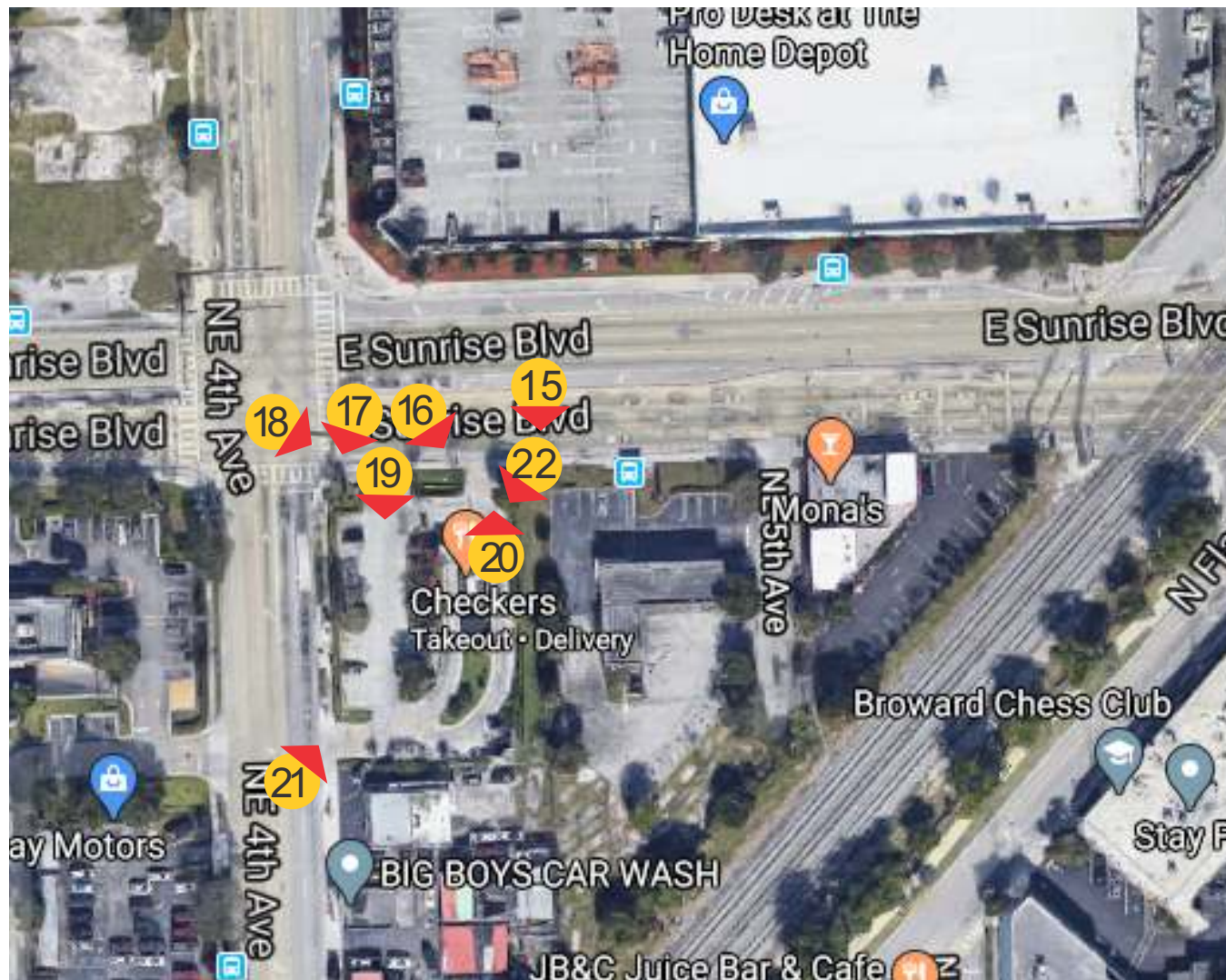
- █ Wall Signs (By Right)
- █ Wall Signs (Variance Required)
- █ Free Standing Sign Face Replacements (By Right)

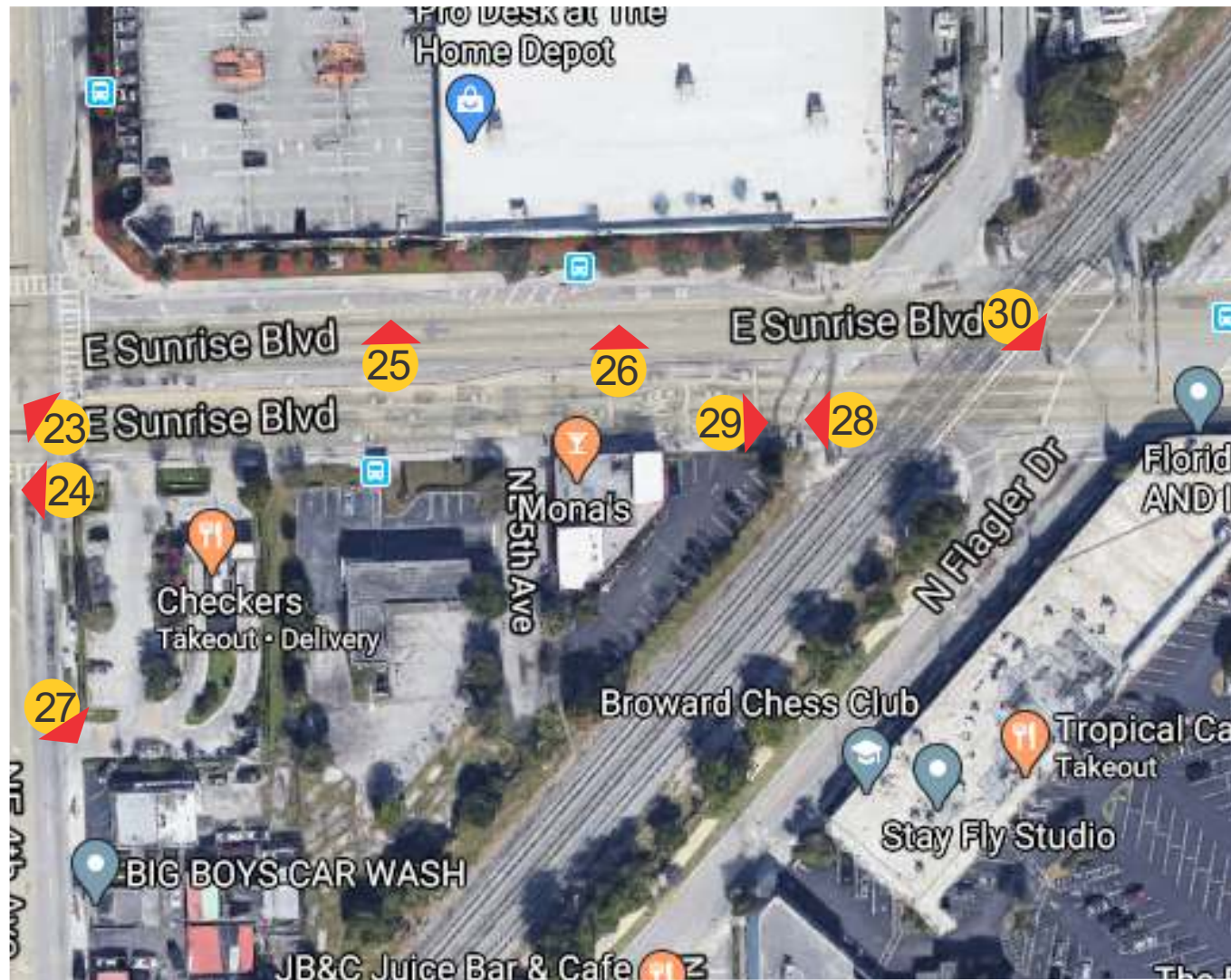


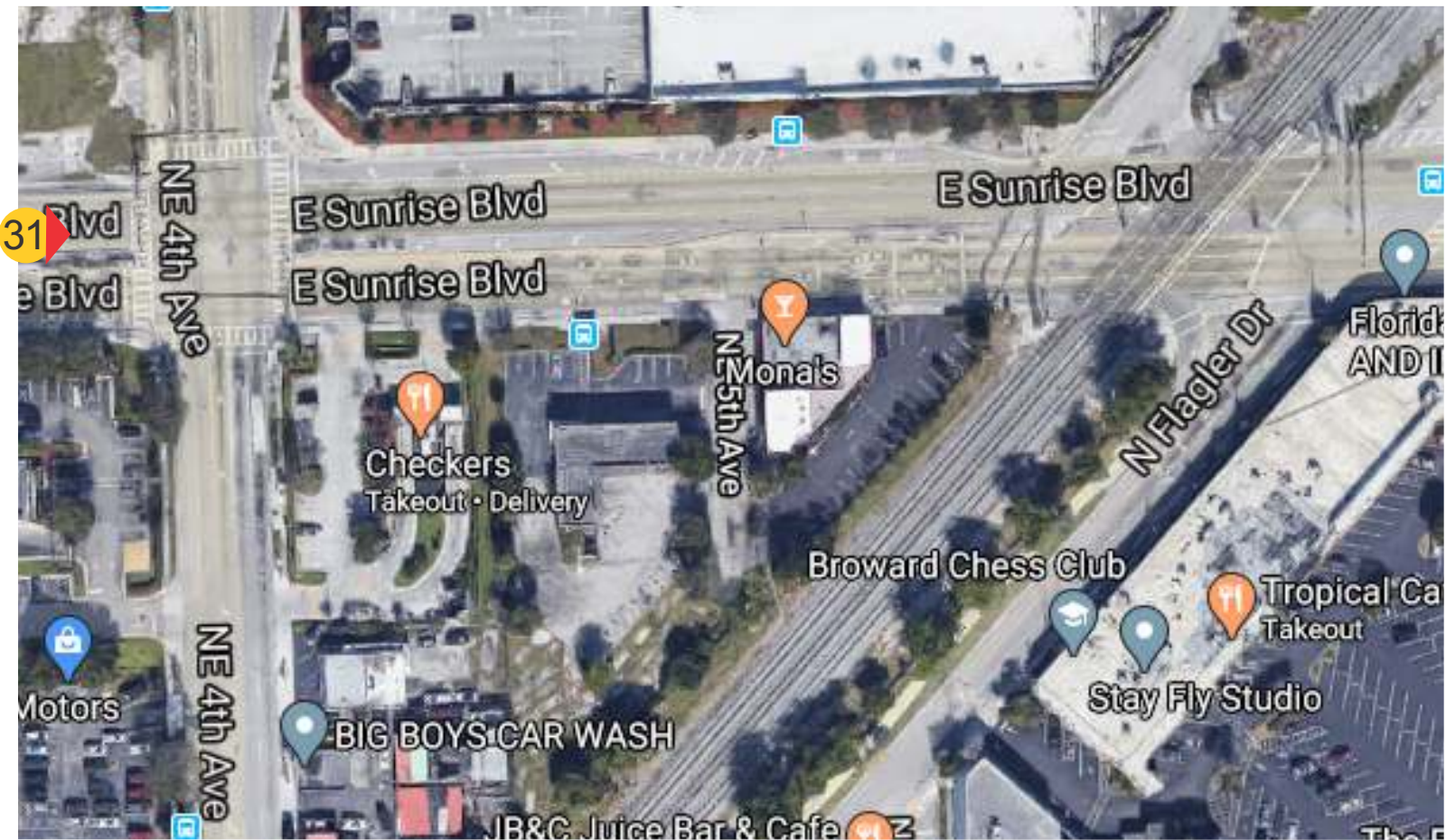


Site Specific Photos of Property for Variance Consideration









ALTA\ACSM LAND TITLE SURVEY OF: 444 E. SUNRISE BOULEVARD, FORT LAUDERDALE, FL.



VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE

VIEW 4
NOT TO SCALE

- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - ID. IDENTIFICATION
 - (P) DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
 - (C) CALCULATED
 - (R) DENOTES BEARING AND DISTANCE BASED ON RECORD INFORMATION
 - L.B. LICENSE BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - OHW- OVERHEAD WIRES
 - CL. CENTERLINE
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT
 - F.F.E. FINISHED FLOOR ELEVATION
 - INV. EL. INVERT ELEVATION
 - EL. ELEVATION
 - RM EL. RIM ELEVATION
 - P.V.C. POLYVINYL CHLORIDE PIPE
 - SE. SURFACE ELEVATION

- LEGEND:**
- SIGN
 - CATCH BASIN
 - METAL LIGHT POLE
 - CONCRETE LIGHT POLE
 - CLEANOUT
 - SANITARY SEWER MANHOLE
 - MONITORING WELL
 - WATER METER
 - WATER VALVE
 - ELECTRIC METER
 - METAL BOLLARD
 - GUY ANCHOR
 - WIRE PULL BOX
 - WOOD POWER POLE
 - FIRE HYDRANT
 - SEWER VALVE
 - HANDICAP PARKING SPACE
 - VIEW 1

STATEMENT OF APPARENT ENCROACHMENTS:
NONE.

PARKING SPACES:
THE PROPERTY SHOWN HEREON CONTAINS TWENTY ONE (21) REGULAR PARKING SPACES AND TWO (2) HANDICAP PARKING SPACE FOR A TOTAL OF TWENTY THREE (23) PARKING SPACES.

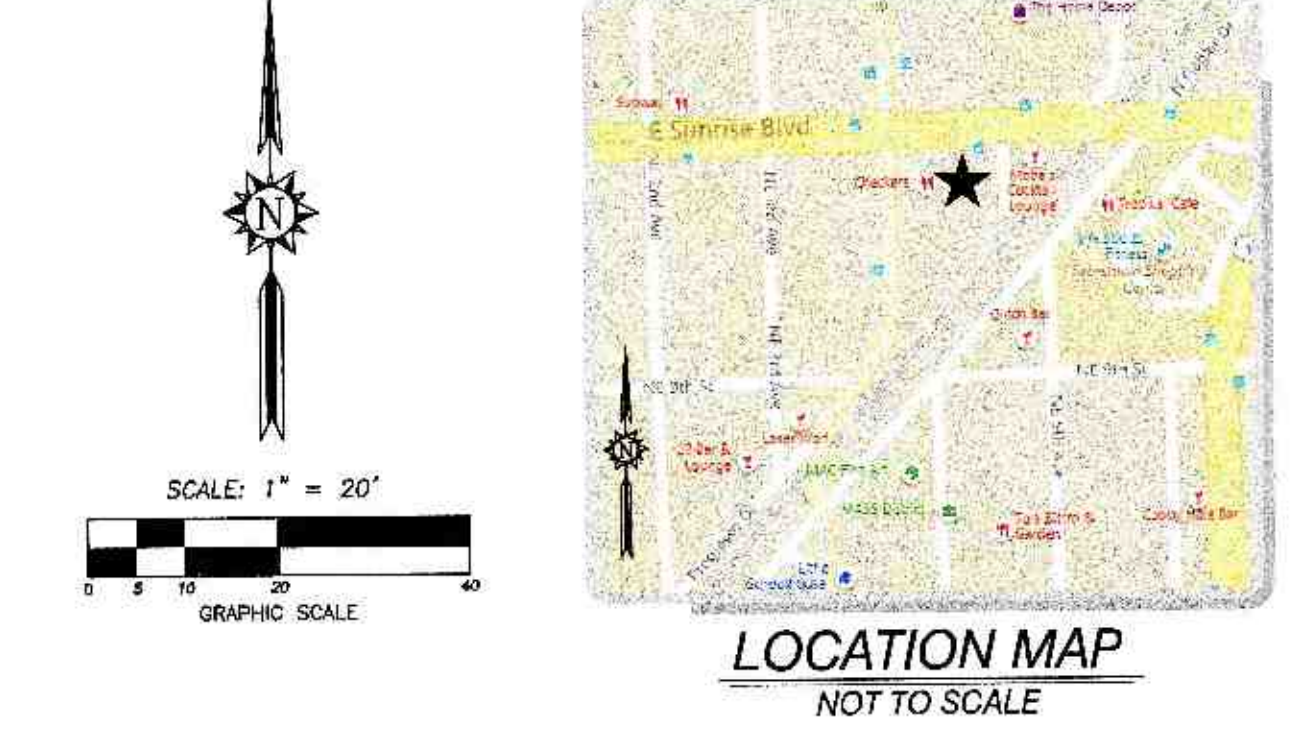
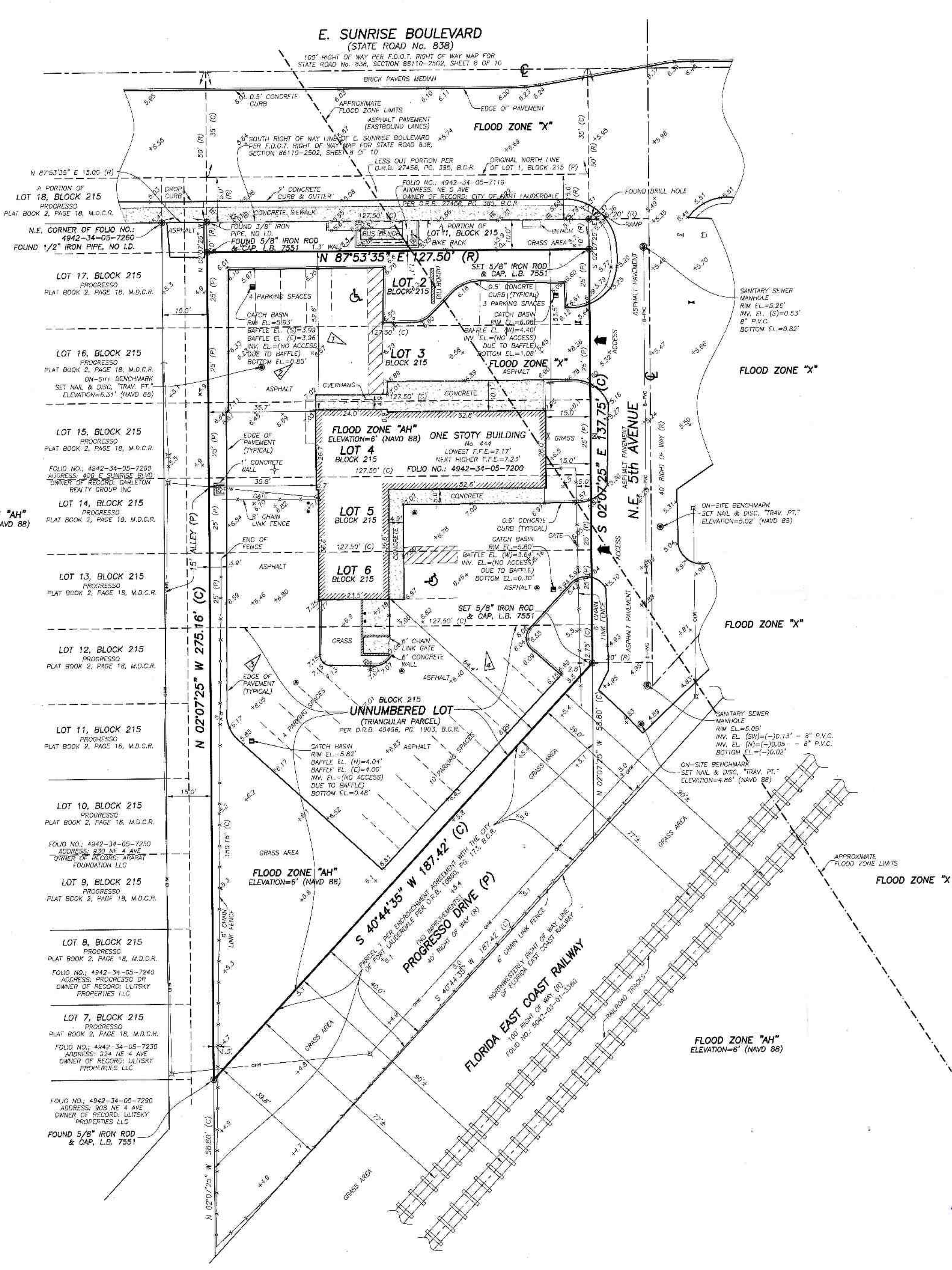
ZONING INFORMATION:
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF FORT LAUDERDALE GENERAL BUSINESS DISTRICT (B-2).

SETBACK REQUIREMENTS:
MINIMUM FRONT YARD: 5'
MINIMUM CORNER YARD: 5'
MINIMUM SIDE YARD: 15' WHEN CONTIGUOUS TO RESIDENTIAL PROPERTY, ALL OTHERS, (NONE.)
MINIMUM REAR YARD: 20' WHEN CONTIGUOUS TO RESIDENTIAL PROPERTY, ALL OTHERS, (NONE.)

THIS INFORMATION WAS OBTAINED FROM THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES. THIS INFORMATION IS SUBJECT TO THE REVIEWER'S INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF FORT LAUDERDALE PLANNING AND ZONING DIVISION AT (954) 828-3268.

TITLE COMMITMENT NOTES:
THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER No.: 7111826, COMMITMENT DATE: JULY 05, 2018 AT 8:00 A.M.

1. THRU 5. NOT A MATTER OF SURVEY.
6. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS OF RECORD ON THE PLAT OF PROGRESSO, 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. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO ROAD RESERVATIONS IN FAVOR OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 372, PAGE 14. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
8. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO THE ENCROACHMENT AGREEMENT WITH THE CITY OF FORT LAUDERDALE RECORDED IN OFFICIAL RECORDS BOOK 10860, PAGE 173. THE INSTRUMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 49510, PAGE 582L AS AFFECTED BY AMENDED EASEMENT DEED BY COURT ORDER RECORDED IN OFFICIAL RECORDS BOOK 49885, PAGE 496, AND EASEMENT DEED BY COURT ORDER RECORDED IN OFFICIAL RECORDS BOOK 50264, PAGE 1803. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.
10. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO RIGHT OF WAY OF EAST SUNRISE BOULEVARD, AS NOW ESTABLISHED, LAID OUT AND IN USE. THE SOUTH RIGHT OF WAY LINE OF EAST SUNRISE BOULEVARD HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.
11. NOT A MATTER OF SURVEY.



SURVEYOR'S REFERENCES:

1. PLAT OF PROGRESSO, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
2. BROWARD COUNTY PROPERTY APPRAISER'S NETWORK.
3. BROWARD COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
4. COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER No.: 7111826, COMMITMENT DATE: JULY 05, 2018 AT 8:00 A.M.

LEGAL DESCRIPTION:
PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER No.: 7111826, COMMITMENT EFFECTIVE DATE: JULY 05, 2018, AT 8:00 A.M.

LOTS 2, 3, 4, 5 AND 6, IN BLOCK 215, PROGRESSO, AND ALL THAT CERTAIN TRIANGULAR PARCEL OF LAND LYING SOUTH OF LOT 6, IN BLOCK 215 AND EAST ALLEY RUNNING THROUGH SAID BLOCK 215, OF PROGRESSO, ACCORDING TO THE PLAT OF PROGRESSO, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY TAKEN OVER BY THE COUNTY FOR WIDENING OF SUNRISE BOULEVARD, IF ANY.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.87°53'35"E, ALONG THE SOUTH RIGHT OF WAY LINE OF E. SUNRISE BOULEVARD (STATE ROAD No. 836), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 836, SECTION 86110-2502, SHEET 8 OF 10.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AH, ELEVATION=6' (NAVD 88) AND ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0369 H, COMMUNITY NUMBER 125108, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MAP EFFECTIVE DATE: AUGUST 18, 2014. THE LIMITS OF THE FLOOD ZONES SHOWN HEREON ARE APPROXIMATE AND WERE PLOTTED FROM THE FEMA MAP. EXACTA COMMERCIAL SURVEYORS, INC. MAKES NO WARRANTIES REGARDING THE ACCURACY OF THESE LOCATIONS AND HAVE ADDED THESE LINES TO THE SURVEY AT THE REQUEST OF THE CLIENT FOR INFORMATIONAL PURPOSES ONLY. FOR SPECIFIC DETAILED INFORMATION, PLEASE CONTACT FEMA DIRECTLY.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
9. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.60 ACRES (26,323 SQUARE FEET), MORE OR LESS.
12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
13. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
15. THE ELEVATIONS SHOWN HEREON ARE BASED ON A BROWARD COUNTY BENCHMARK "1875" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A C & GS BENCHMARK DISC SET IN THE TOP OF A CONCRETE POST PROJECTION 3 FEET ABOVE THE LEVEL OF THE GROUND AND IS LOCATED 77 FEET NORTH OF THE CENTERLINE OF E. SUNRISE BOULEVARD AND 29.4 FEET NORTHWEST OF AND ACROSS THE NORTHEAST SIDE OF RAILROAD TRACK OF THE SOUTHWEST TRACK, ELEVATION=6.05'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NAVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.58' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

SURVEYOR'S CERTIFICATE:
I, CAR PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; MOSKOWITZ, MANDELL, SALIM & SIMOWITZ, P.A.; CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 8, 9, 11 (OBSERVED EVIDENCE ONLY) AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2019.

DATE OF PLAT OR MAP: JANUARY 21, 2019.

Javier De La Rocha
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

javier@exactacomm.com
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551

ALTA\ACSM LAND TITLE SURVEY

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

Monkowitz, Mandell, Salim & Simowitz, P.A.
CLIENT: Car Properties, LLC
DATE: 02/04/20

DRAWN BY: J.E.C.
CHECKED BY: JDLR
LAST FIELD DATE: 01/05/19

REVISIONS

01	ALTA\ACSM LAND TITLE SURVEY	02/04/20
02	UPDATE SURVEY	07/18/19
03	UPDATE SURVEY	01/21/19

JOB NO. FL1301-1380-02
SHEET NO. 01 OF 01