



BOARD OF ADJUSTMENT MEETING NOTICE

Date: December 23, 2023

A Public Hearing will be held before the Board of Adjustment on: **January 10th, 2024 at 6:00 P.M.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th 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

CASE:	PLN-BOA-23120001
OWNER:	DEZER POWERLINE LLC
AGENT:	CRUSH LAW, P.A.- JASON S. CRUSH, ESQ.
ADDRESS:	5300 POWERLINE RD #4, FORT LAUDERDALE, FL 33309
LEGAL DESCRIPTION:	THAT PART OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COASTLINE RAILROAD COMPANY (FORMELY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY; LESS THE WEST 35 FEET THEREOF; LESS THE OF WAY FOR NW 9 TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD, COUNTY. (SEE SURVEY)

ZONING DISTRICT:	CR – COMMERCIAL RECREATION
COMMISSION DISTRICT:	1

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

- Requesting a variance to permit an additional sign to be erected on the main building.

To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR www.youtube.com/cityoffortlauderdale

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

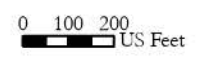
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-23120001

LEGEND

-  Municipal Boundary
-  Subject Site



CASE PLN-BOA-23120001

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

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

Record

Men Re ne earch New GI Reports Help My Filtr s --S l ct-- Modu Planning

Showing 1 of 1

<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"/> PLN-BOA-23120001		Ap x Shooting C nt r-Signs V...	Z- Board of Adjustm nt (BOA)	0		5300		POWERLINE e	RD	4	Op n

Pag 1 of 1 < >



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: JANUARY 10, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-23120001

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

- Requesting a variance to permit an additional sign to be erected on the main building.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH 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



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: 10/26/2023 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, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. 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
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 (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$669
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$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.

Case Number	
Date of complete submittal	

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

Property Owner's Name	DEZER POWERLINE 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	18001 COLLINS AVE 31 FLR SUNNY ISLES BEACH FL 33160
E-mail Address	JCrush@crushlaw.com
Phone Number	9545222010
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record BCPA AND FL SUNBIZ

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

Applicant / Agent's Name	Crush Law, P.A. - Jason S. Crush
Applicant / Agent's Signature	
Address, City, State, Zip	888 E Las Olas Blvd. Suite 201, Fort Lauderdale, FL 33301
E-mail Address	JCrush@crushlaw.com
Phone Number	954-522-2010
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Permit/code case related to variance(s)	N/A
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 5300 Powerline Road
Legal Description	POWERLINE INDUSTRIAL CENTER COMMERCIAL CONDOMINIUM UNIT 4 PER CDO CIN:112571865 RECORDED 10/07/2014
Tax ID Folio Numbers <i>(For all parcels in development)</i>	4942 15 AA 0070
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Apex Shopping Center is requesting to place the requested sign on the main building along Interstate 95 in lieu of the free-standing sign.
Applicable ULDR Sections <i>(include all code sections)</i>	47-22.3.0

Current Land Use Designation	Commercial
Current Zoning Designation	Commercial Recreational District
Current Use of Property	Commercial
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front		Existing No Change	Existing No Change
Side		Existing No Change	Existing No Change
Side		Existing No Change	Existing No Change
Rear		Existing No Change	Existing No Change

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

Answer **All** questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

Apex Shooting Center is requesting to place the requested sign on the main building along Interstate 95 in lieu of the free-standing sign.

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

The requirement of Sec. 47-22.3.O of restricting signage to ground floor or dedicated entrance tenants does not address the r

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:

Apex Shooting Center is in a unique scenario in that it is the only out-parcel building within the commercial plaza, which was c

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

Literal application of the ULDR would eliminate the ability for Apex Shooting Center to have a visible and desirable on Interstat

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

The expectation of reasonable signage for a building occupant is not a self-created hardship, in fact it is provided for and regul

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

This variance is the minimum variance that will make possible the placement of code compliant signage across from the princ

AFFIDAVIT: I, Jason S. Crush 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.

Jason S. Crush

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 13 day of December, 2023



NOTARY PUBLIC
MY COMMISSION EXPIRES: March 16, 2024

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

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

RESPONSE: The requirement of Sec. 47-22.3.O of restricting signage to ground floor or dedicated entrance tenants does not address the reality of this large multi-tenant commercial plaza. This variance proposes to place a sign on the main building facing Interstate 95 rather than proposing an additional freestanding sign or directional sign.

2. 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: Apex Shooting Center is in a unique scenario in that it is the only out-parcel building within the commercial plaza, which was constructed in 1970 prior to the current sign code.

3. 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 the ULDR would eliminate the ability for Apex Shooting Center to have a visible and desirable on Interstate 95. Additionally, restricting signage that is consistent with the existing signage on the main building; visible from public thoroughfares without creating sign clutter would deprive Apex Shooting Center of the right to advertise – as evidenced by patrons of Apex expressing difficulty in locating the establishment due to obstructed signage.

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

RESPONSE: The expectation of reasonable signage for a building occupant is not a self-created hardship, in fact it is provided for and regulated by the City sign code but the current sign code does not contemplate the signage needs of a commercial plaza such as this, where there are a mix of amusement uses within a commercial plaza that also includes loading bays within the main building. Section 47-22.3.O is more suited to the small, one-story strip malls found throughout the City rather than an expansive commercial plaza with a variety of amusement, recreational, and specialized services.

5. 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: This variance is the minimum variance that will make possible the placement of code compliant signage across from the principal use where no business signage currently exists. The flat sign along Interstate 95 is in harmony with the existing signage on the businesses and providing a flat sign is preferable to adding an additional freestanding sign or directional sign in the commercial plaza or facing the interstate.

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.

- Board of Adjustment Application Form** (the Board of Application form must be complete with the applicable information, signatures, and notarizations). *Complete and submit this entire application form with your submittal.
- Proof of Ownership** (warranty deed or tax record including corporation documents and Sunbiz verification name).
- Authorization Form** (Property owner(s) original notarized signature(s) is required (if applicable).
- 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). *The date on the Survey should not exceed one (1) year.
- 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.
- Elevations**
- Landscape Plans**
- Additional Plans**
- Mail Notification Documents**

• **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.

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

City of Fort Lauderdale- Zoning & Landscaping Division -BOA
700 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 or call 954-357-6855 OR Kenny Gibbs at 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.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:

Submittals must be conducted through the [City's online citizen access portal LauderBuild](#). No hardcopy application submittals are accepted. Information and items listed on the above checklist are important submittal requirements that applicants must follow and submit online to be deemed complete. View all plan and document requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal upload all documents at time the application is submitted to prevent delays in processing.
- [File Naming Convention file names must adhere to the City's File Naming Convention](#).
- Reduce File Size plan sets, and other large files must be merged or flattened to reduce file size.
- Plan Sets plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories choose the correct document category when uploading.

SUBMIT 14 COPY SETS

14 copy sets of each item listed on the checklist will be due AFTER the Application submittal has been Deemed Complete.

All 14 copy sets must be clear and legible. The survey and plans must be at half-size scale 11X17" and all non-plan documents should be 8 1/2" x 11".



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

Detail by Entity Name

Florida Limited Liability Company
DEZER POWERLINE LLC

Filing Information

Document Number	L13000125718
FEI/EIN Number	46-3583667
Date Filed	09/05/2013
Effective Date	09/01/2013
State	FL
Status	ACTIVE

Principal Address

18001 COLLINS AVENUE
31ST FLOOR
SUNNY ISLES BEACH, FL 33160

Mailing Address

18001 COLLINS AVENUE
31ST FLOOR
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

Reimer, David H
18001 COLLINS AVENUE
31ST FLOOR
SUNNY ISLES BEACH, FL 33160

Name Changed: 04/04/2016

Authorized Person(s) Detail

Name & Address

Title MGR

DEZER, MICHAEL
18001 COLLINS AVENUE, 31ST FLOOR
SUNNY ISLES BEACH, FL 33160

Title Manager

Dezertsov, Neomi
18001 COLLINS AVENUE
31ST FLOOR
SUNNY ISLES BEACH, FL 33160

Title MGR

SALMON, LESLIE DEZER
18001 COLLINS AVENUE
31ST FLOOR
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	03/05/2021
2022	03/07/2022
2023	03/29/2023

Document Images

03/29/2023 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- ANNUAL REPORT	View image in PDF format
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04/01/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
03/30/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- ANNUAL REPORT	View image in PDF format
03/13/2015 -- ANNUAL REPORT	View image in PDF format
03/14/2014 -- ANNUAL REPORT	View image in PDF format
09/05/2013 -- Florida Limited Liability	View image in PDF format



Site Address	5300 POWERLINE ROAD #4, FORT LAUDERDALE FL 33309	ID #	4942 15 AA 0070
Property Owner	DEZER POWERLINE LLC	Millage	0312
Mailing Address	18001 COLLINS AVE 31 FLR SUNNY ISLES BEACH FL 33160	Use	48
Abbr Legal Description	POWERLINE INDUSTRIAL CENTER COMMERCIAL CONDOMINIUM UNIT 4 PER CDO CIN:112571865 RECORDED 10/07/2014		

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)**.

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$86,140	\$775,230	\$861,370	\$861,370	
2023	\$86,140	\$775,230	\$861,370	\$861,370	\$28,095.66
2022	\$83,220	\$748,970	\$832,190	\$832,190	\$26,658.28

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$861,370	\$861,370	\$861,370	\$861,370
Portability	0	0	0	0
Assessed/SOH	\$861,370	\$861,370	\$861,370	\$861,370
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	\$861,370	\$861,370	\$861,370	\$861,370

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		20017
Units		1
Eff./Act. Year Built: 2015/1970		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
20017						18476		



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | | Print Date: 0/00/0000 I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

Michael Deza Dezer Powerline LLC ("Owner") as the current title owner of the real property located at 5300 Powerline Road ("Property"), do hereby authorize

Jason S. Crush, Esq. ("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,



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | | 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 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/ Company, please submit proof from Sunbiz.

WITNESSES:

Witness Signature [Signature]
Print Name and Date Dvor Gabay 12/6/23

Witness Signature
Print Name and Date

[Owner's Signature]
Michael Dezer Manager of
(Print Owner's Name)
Dezer powered LLC 12/6/23
(Date)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 6th day of December, 2023, by Michael Dezer an individual.

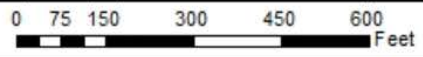
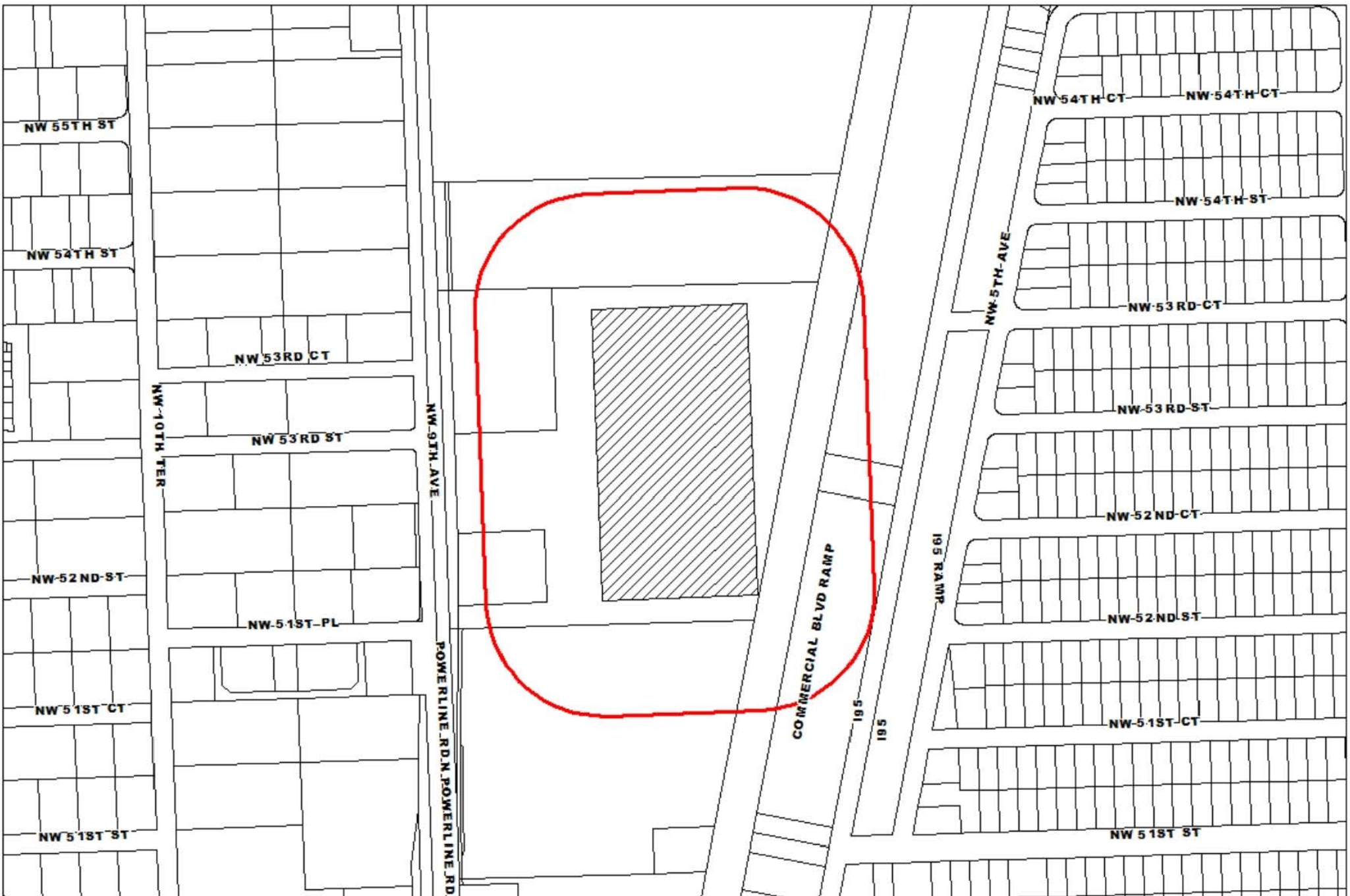
[SEAL]



[Signature of Notary Public - State of Florida]

(Print, Type, or Stamp Commissioned Name of Notary Public)

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST, ZIP
494215000030	DEZER POWERLINE OUTPARCEL LLC		18001 COLLINS AVE 31 FLOOR	SUNNY ISLES BEACH	FL 33160
494215000031	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215000033	DEZER POWERLINE OUTPARCEL LLC		18001 COLLINS AVE 31 FLOOR	SUNNY ISLES BEACH	FL 33160
494215000090	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309
494215055120	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309
494215055410	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309
494215130010	SPIRIT BJ FT LAUDERDALE FL LLC	%BJ'S WHOLESALE CLUB, INC	25 RESEARCH DRIVE	WESTBOROUGH	MA 01581
494215160010	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL 33301
494215AA0010	JOLUC POWERLINE LLC		5300 POWERLINE RD # 100	FORT LAUDERDALE	FL 33309
494215AA0020	JOLUC POWERLINE LLC		5300 POWERLINE RD # 100	FORT LAUDERDALE	FL 33309
494215AA0030	JOLUC POWERLINE LLC		5300 POWERLINE RD # 100	FORT LAUDERDALE	FL 33309
494215AA0040	JOLUC POWERLINE LLC		5300 POWERLINE RD # 100	FORT LAUDERDALE	FL 33309
494215AA0050	JOLUC POWERLINE LLC		5300 POWERLINE RD # 100	FORT LAUDERDALE	FL 33309
494215AA0060	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0061	DUNKIN PROPERTIES LLC		5300 POWERLINE RD 3B	FORT LAUDERDALE	FL 33309
494215AA0070	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0080	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0090	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0100	MDG POWERLINE HOLDINGS LLC		18001 COLLINS AVE #31 FL	SUNNY ISLES BEACH	FL 33160
494215AA0110	MDG POWERLINE HOLDINGS LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0120	JOLUC POWERLINE LLC		5300 POWERLINE RD # 100	FORT LAUDERDALE	FL 33309
494215AA0130	JOLUC POWERLINE LLC		5300 POWERLINE RD # 100	FORT LAUDERDALE	FL 33309
494215AA0140	JOLUC POWERLINE LLC		5300 POWERLINE RD # 100	FORT LAUDERDALE	FL 33309
494215AA0150	BK POWERLINE LLC		5300 N POWERLINE RD #24	FORT LAUDERDALE	FL 33309
494215AA0160	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0170	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0180	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0190	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0200	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0210	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
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494215AA0230	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0240	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0250	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0260	DEZER POWERLINE LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160
494215AA0270	MDG POWERLINE HOLDINGS LLC		18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL 33160



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



5300 POWERLINE RD
DATE OF PRINT: 12/08/2023

Property Photo Looking North at the Outparcel Building



Property Photo Looking South at the Outparcel Building



Property Photo from Powerline Road Looking West at the Outparcel Building



Property Photo Look North at the Main Apex Building



Property Photo Showing the Southeast of the Main Building



Property Photo Looking East at Powerline Road

XTREME
ACTION PARK

BEKINS[®]
OF SOUTH FLORIDA

THE
ARENA

DEZER
AUTO MUSEUM
19000 - 19001 TAMPA - LAKELAND

EVOLUTION
ESCAPE ROOMS

 **PRIMETIME**
AMUSEMENTS[®]

5300 POWERLINE ROAD



GOSPEL
TABERNACLE
CHURCH

SPEED
LIMIT
40





Narrative
Apex Shooting Center
Board of Adjustment – Sign Variance Request

Background:

Apex Shooting Center is located within a commercial plaza between Powerline Road and Interstate 95, which is also home to Xtreme Action Park; Bekins of South Florida; The Arena; Evolution Escape Rooms; Space Bound Trampoline Park; and Primetime Amusements. Apex Shooting Center is an outparcel building with approved flat signs facing Powerline Road. The existing free-standing sign for the commercial plaza only has enough space for five signs which are already filled by the existing tenants. Apex Shooting Center is requesting to place the requested sign on the main building along Interstate 95 in lieu of the free-standing sign.

The City's sign code provides for specific limitations that will be discussed in more detail below, which do not anticipate a scenario where an out-parcel building requires additional signage since the commercial plaza's free-standing sign cannot fit an additional sign. The signage proposed in this application is aesthetically pleasing and provides for less sign clutter than the alternative, as further discussed below.

Request – Variance to Section 47-22.3.O:

This request is for the sign proposed on the façade of the main building facing Interstate 95.

As previously stated, the existing commercial plaza does not have space for a dedicated sign on the commercial plaza's freestanding sign. As provided below, the commercial plaza meets the definition of a shopping center or strip store, which allows a certain number of signs per business and freestanding sign or directional sign within the commercial plaza.

22. Shopping center: a group of commercial establishments planned and designed with common parking and/or using a common name.

ULDR Sec. 47-22 seeks to regulate on-premises business signs and to allow reasonable advertising area to business establishments. It is meant to eliminate conspicuous excesses in urban advertising but not to destroy the right to advertise.

*O. Shopping center or strip store signs. Shopping center or strip store signs shall be limited to one (1) detached, freestanding sign for each street front as regulated by this section. The maximum number of detached, freestanding signs shall be two (2) for any single lot or plot. **Each store, office or place of business shall be permitted no more than one (1) flat sign (excluding freestanding detached signs and eight-inch***

lettering on awning signs), except when a store, office or place of business faces two (2) street fronts or vehicle travelways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet. All flat signs may only be permitted when associated with the ground floor tenants or for dedicated ground floor entrances for upper-level tenants where the structure exceeds one (1) level. No sign shall be permitted at a height greater than four (4) feet above the ground floor level where the structure exceeds one (1) level in a shopping center or strip store.

Section 47-22.3.O limits signage to only the ground floor tenants or for dedicated ground floor entrances for upper-level tenants. Apex Shooting Center has two approved signs on the out-parcel building as allowed by code but does not have a sign on the commercial plaza's existing freestanding sign. To avoid sign clutter, Apex Shooting proposes to place a sign on the main building facing Interstate 95 rather than proposing an additional freestanding sign or directional sign.

By allowing the proposed sign to be located as depicted, the applicant will be afforded a reasonable advertising area.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence all of the following criteria.

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

RESPONSE: The requirement of Sec. 47-22.3.O of restricting signage to ground floor or dedicated entrance tenants does not address the reality of this large multi-tenant commercial plaza. This variance proposes to place a sign on the main building facing Interstate 95 rather than proposing an additional freestanding sign or directional sign.

2. *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: Apex Shooting Center is in a unique scenario in that it is the only out-parcel building within the commercial plaza, which was constructed in 1970 prior to the current sign code.

3. *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 the ULDR would eliminate the ability for Apex Shooting Center to have a visible and desirable on Interstate 95. Additionally, restricting signage that is consistent with the existing signage on the main building; visible from public thoroughfares without creating sign clutter would deprive Apex Shooting Center of the right to advertise – as evidenced by patrons of Apex expressing difficulty in locating the establishment due to obstructed signage.

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

RESPONSE: The expectation of reasonable signage for a building occupant is not a self-created hardship, in fact it is provided for and regulated by the City sign code but the current sign code does not contemplate the signage needs of a commercial plaza such as this, where there are a mix of amusement uses within a commercial plaza that also includes loading bays within the main building. Section 47-22.3.O is more suited to the small, one-story strip malls found throughout the City rather than an expansive commercial plaza with a variety of amusement, recreational, and specialized services.

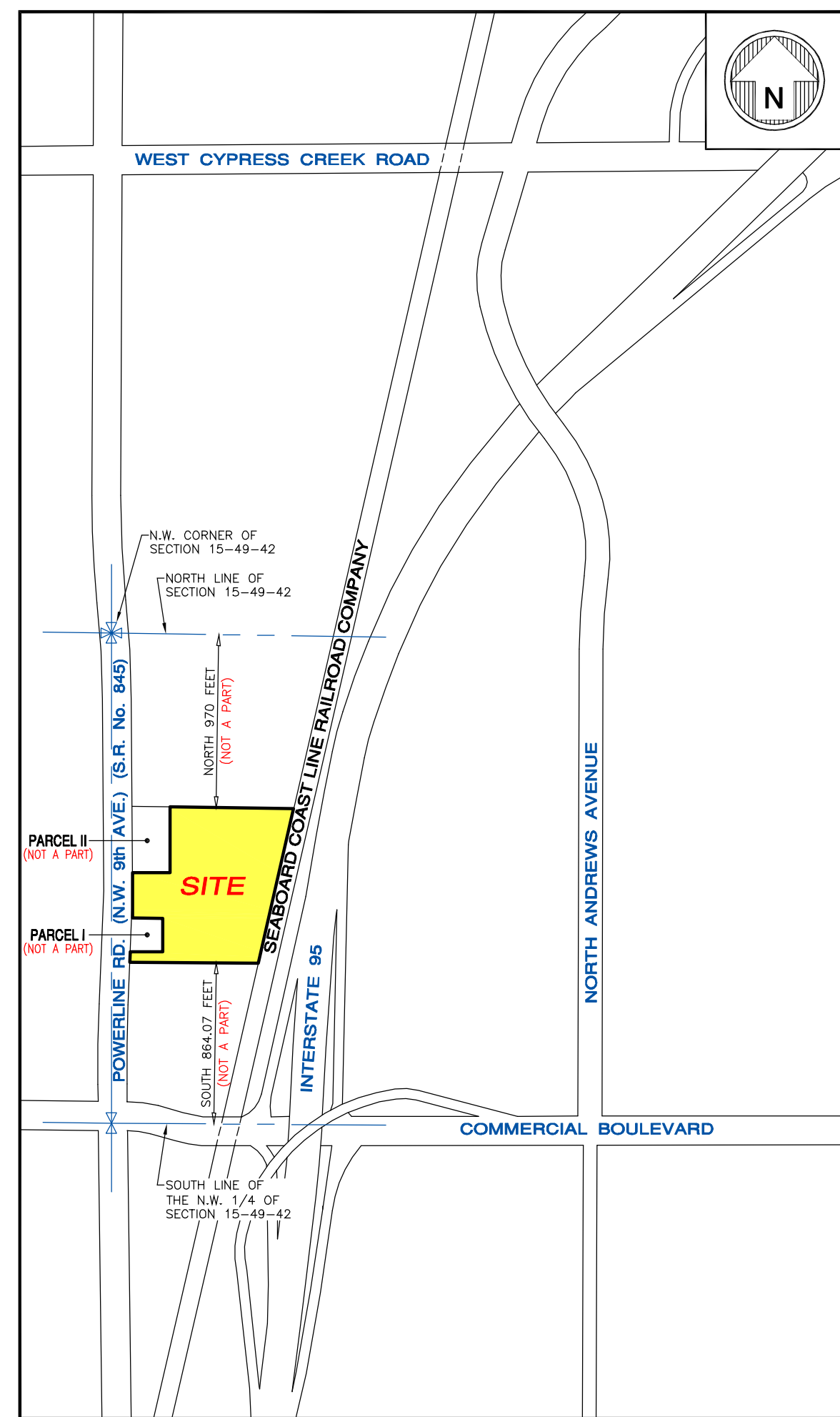
5. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise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

RESPONSE: This variance is the minimum variance that will make possible the placement of code compliant signage across from the principal use where no business signage currently exists. The flat sign along Interstate 95 is in harmony with the existing signage on the businesses and providing a flat sign is preferable to adding an additional freestanding sign or directional sign in the commercial plaza or facing the interstate.

As such, Apex respectfully requests approval of this de minimus variance request.

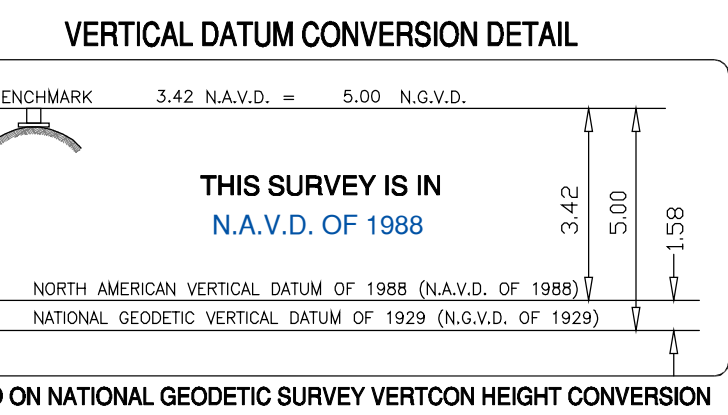


Jason S. Crush
For the Firm

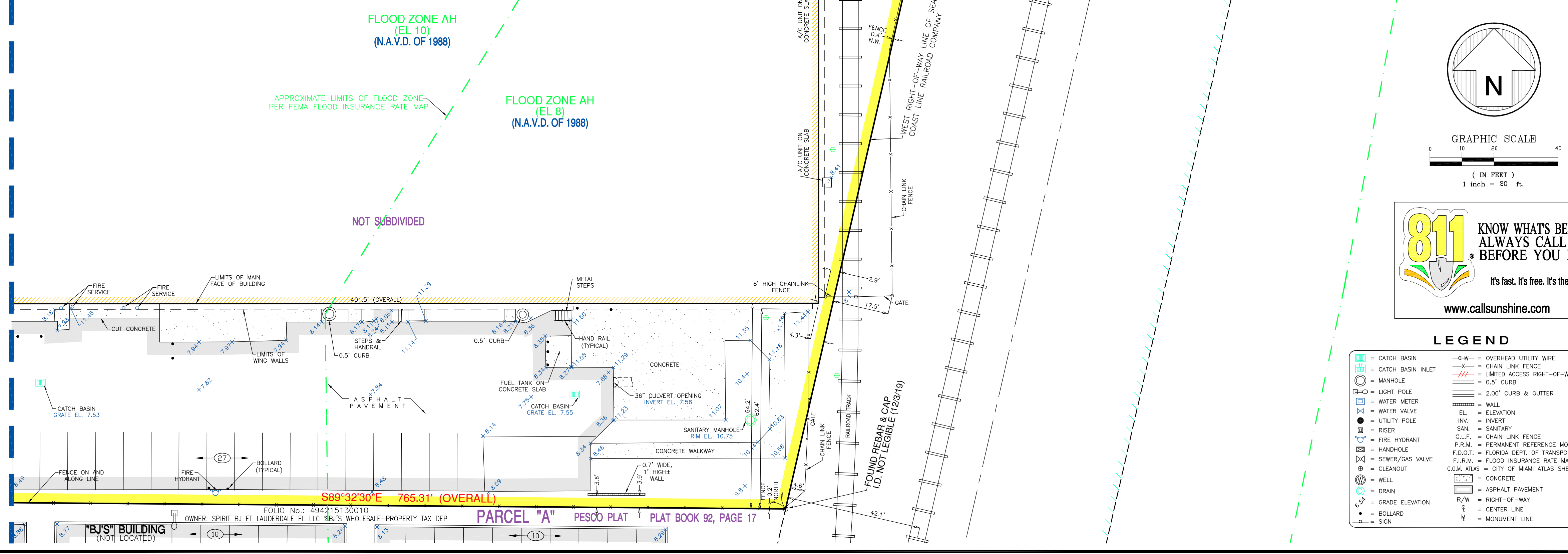


LOCATION SKETCH NOT TO SCALE

LEGAL DESCRIPTION:



BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

LEGEND

	CATCH BASIN		OVERHEAD UTILITY WIRE
	CATCH BASIN INLET		CHAIN LINK FENCE
	MANHOLE		LIMITED ACCESS RIGHT-OF-WAY LINE
	LIGHT POLE		2.00' CURB & GUTTER
	WATER METER		WALL
	WATER VALVE		ELEVATION
	UTILITY POLE		INVERT
	RISER		SANITARY
	FIRE HYDRANT		CHAIN LINK FENCE
	HANDHOLE		PERMANENT REFERENCE MONUMENT
	SEWER/GAS VALVE		F.D.O.T. - FLORIDA DEPT. OF TRANSPORTATION
	CLEANOUT		F.I.R.M. - FLOOD INSURANCE RATE MAP
	WELL		CITY OF MIAMI ATLAS SHEET
	DRAIN		CONCRETE
	GRADE ELEVATION		ASPHALT PAVEMENT
	BOLLARD		RIGHT-OF-WAY
	SIGN		CENTER LINE
			MONUMENT LINE

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COAST LINE RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY; LESS THE WEST 35 FEET THEREOF; LESS THE RIGHT OF WAY FOR NW 9TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET.

ALSO LESS AND EXCEPT:
PARCEL I:
A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COAST LINE RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT OF WAY; LESS THE WEST 35 FEET THEREOF; LESS THE RIGHT OF WAY FOR NW 9TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL, THENCE SOUTH ALONG THE WEST LINE, A DISTANCE OF 582.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5779.58 FEET, AN ARC DISTANCE OF 45.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 223.30 FEET; THENCE SOUTH 00°05'34" EAST, A DISTANCE OF 188.52 FEET; THENCE NORTH 89°38'24" WEST, A DISTANCE OF 228.11 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE LEFT, WHOSE RADIUS POINT BEARING NORTH 87°41'42" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5779.58 FEET; AN ARC DISTANCE OF 187.31 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:
PARCEL II:
A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COAST LINE RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT OF WAY; LESS THE WEST 35 FEET THEREOF; LESS THE RIGHT OF WAY FOR NW 9TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL, THENCE SOUTH 89°08'00" EAST, ALONG THE NORTH LINE, A DISTANCE OF 264.09 FEET; THENCE SOUTH 00°02'37" EAST, A DISTANCE OF 368.19 FEET; THENCE SOUTH 89°58'00" WEST, A DISTANCE OF 264.34 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH ALONG THE SAID WEST LINE, A DISTANCE OF 372.34 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR INGRESS AND EGRESS OVER A PORTION OF PARCEL II, AND FOR PARKING OVER PARCEL I, AS CREATED BY THAT CERTAIN AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9658, PAGE 460, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- This site lies in Section 15, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted.
- Lands shown herein were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company File No. NCS-5255744-0272 with an effective date of December 4, 2013 and amended on December 2, 2013 and December 10, 2013. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/ACSM Land Title Survey".

SCHEDULE B-II

1-9 Standard Exceptions.

10 Easement in favor of Florida Power & Light Company recorded in O.R.B. 4090, Page 429. Affects parcel and shown on survey.

11 Easement in favor of Florida Power & Light Company in O.R.B. 4252, Page 490. Affects parcel and shown on survey.

12 Terms, conditions, covenants, easements and agreements as contained in the certain Agreement recorded in O.R.B. 9658, Page 460. Easements affect parcel and shown on survey.

13 Terms, conditions, agreements and options as contained in that certain Memorandum of Lease recorded in O.R.B. 16915, Page 214. Use restrictions affect parcel but not subject to location. Blanket in nature. Not a survey matter.

14 Easement in favor of the City of Fort Lauderdale, a Florida municipal corporation, recorded in O.R.B. 32447, page 1483. Utility Easement affects parcel and shown on survey.

15 Terms and provisions of that certain Order of the Board of Adjustment on Appeal No. 03-26 from the City of Fort Lauderdale, recorded in O.R.B. 35364, Page 1059. Affects parcel but not subject to location. Variance for recreational use in an industrial district. Blanket in Nature. Not a survey matter.

16 Recitations as contained in that certain Landlord's Notice recorded in O.R.B. 36199, Page 977. Affects parcel but not subject to location. Blanket in nature. Not a survey matter.

17 Terms and provisions of that certain Order of the Board of Adjustment on Appeal No. 06-33 from the City of Fort Lauderdale, recorded in O.R.B. 43154, Page 746. Affects parcel but not subject to location. Allows sale of alcoholic beverages in an existing amusement center. Blanket in nature. Not a survey matter.

18 Recitations as contained in that certain Landlord's Notice recorded in O.R.B. 43307, Page 211. Affects parcel but not subject to location. Blanket in nature. Not a survey matter.

19 Rights of tenants in possession, if any, under leases unrecorded in the Public Records. Standard Exception. Document not provided. Not a survey matter.

END OF SCHEDULE B-II

- Bearings hereon are referred to an assumed value of S00°00'00"E for the Easterly right-of-way line of Powerline Road, and evidenced by one (1) set nail & disk and one (1) set 1/2" pipe & cap (Both being LB3653).
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Broward County Benchmark No. 2318, Elevation +7.357 (N.A.V.D. of 1988) (Published Elevation +8.937 (N.G.V.D. of 1929)), located on January 14, 2014, being an "x" cut in N.E. Corner of rim of catch basin, 7' East of sidewalk of East side of Powerline Road at N.W. 53rd Street intersection at entrance to Powerline Commercial Industrial Center (Shown on Survey).
- Lands shown hereon are located within an area having a Zone Designation AH (EL 10) & AH (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0359H, for Community No. 125105, dated August 15, 2014, and index map revised August 15, 2014, and is relative to the North American Vertical Datum of 1988 (N.A.V.D. of 1988).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 607,179 square feet, or 13.939 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.
- Folio No.: 494215A00031, 494215A00010, 494215A00020, 494215A00030, 494215A00040, 494215A00050, 494215A00060, 494215A00061, 494215A00070, 494215A00080, 494215A00090, 494215A00100, 494215A00110, 494215A00120, 494215A00130, 494215A00140, 494215A00150, 494215A00160, 494215A00170, 494215A00180, 494215A00190, 494215A00200, 494215A00210, 494215A00220, 494215A00230, 494215A00240, 494215A00250, 494215A00260, 494215A00270, per Broward County Property Appraiser's Website.

SURVEYOR'S CERTIFICATION:
I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on December 4, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on December 4, 2019.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

1	131604	1	131604	O.N.
2	191188	2	191188	O.N.

UPDATE SURVEY (12/4/19) RLL
AMEND PER NEW TITLE COMMIT. AND CERT. TO: GEM

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY AND TOPOGRAPHIC SURVEY
5300 POWERLINE ROAD
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Original Date: 12/4/19
Scale: 1" = 20'
Drawn By: GEM/BLS
CAD No.: 131604
Plotted: 12/12/19 3:15p
Ref. Dwg.: N/A
Field Book: 62373 & FLD. SHT. RLL
Job No.: 191188
Dwg. No.: 2013-179-NAVD
Sheet: 1 of 4

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

No.	Date	Revision Description
1	12/12/19	AMEND PER NEW TITLE COMMIT. AND CERT. TO: GEM
2	12/12/19	UPDATE SURVEY (12/12/19) RLL
3	12/12/19	AMEND PER NEW TITLE COMMIT. AND CERT. TO: GEM

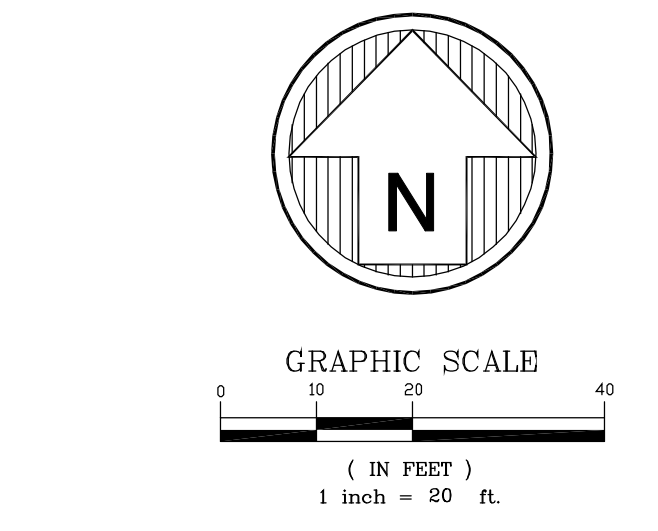
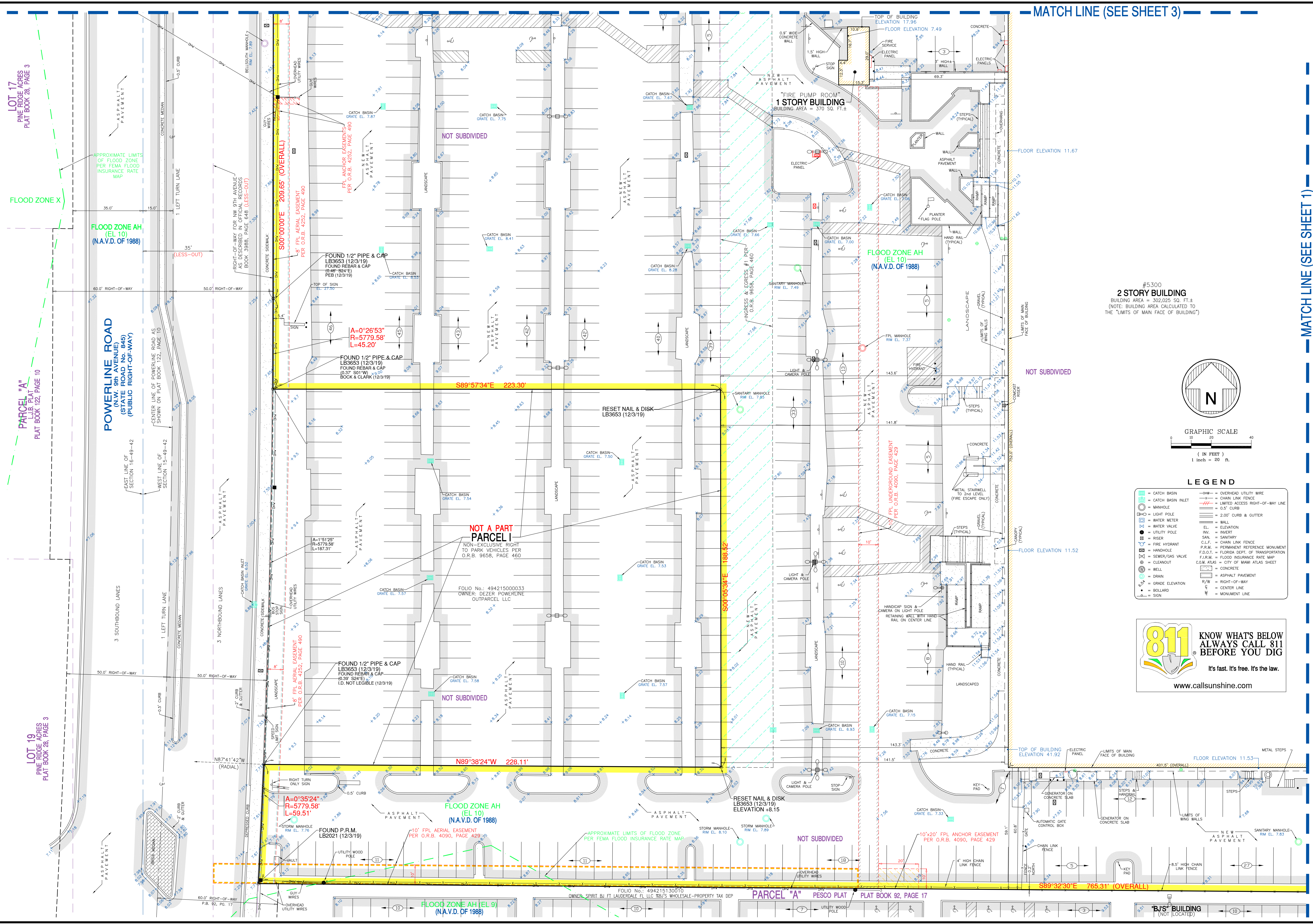
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 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY AND TOPOGRAPHIC SURVEY
 5300 POWERLINE ROAD
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Original Date	12/4/19
Scale	1" = 20'
Drawn By	GEM/BLS
CAD No.	131604
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Ref. Dwg.	N/A
Field Book	62373 & FLD. SHT. RLL
Job No.	
Dwg. No.	191188
Sheet	2013-179-NAVJ
	2 of 4

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 1)



LEGEND

	CATCH BASIN		OVERHEAD UTILITY WIRE
	CATCH BASIN INLET		CHAIN LINK FENCE
	MANHOLE		LIMITED ACCESS RIGHT-OF-WAY LINE
	LIGHT POLE		0.5' CURB
	WATER METER		2.00' CURB & GUTTER
	WATER VALVE		WALL
	UTILITY POLE		ELEVATION
	RISER		INVERT
	SANITARY MANHOLE		SANITARY
	HANDHOLE		CHAIN LINK FENCE
	SEWER/GAS VALVE		PERMANENT REFERENCE MONUMENT
	CLEANOUT		FLORIDA DEPT. OF TRANSPORTATION
	WELL		FLOOD INSURANCE RATE MAP
	DRAIN		CITY OF MIAMI ATLAS SHEET
	GRADE ELEVATION		CONCRETE
	BOLLARD		ASPHALT PAVEMENT
	SIGN		RIGHT-OF-WAY
			CENTER LINE
			MONUMENT LINE

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 It's fast. It's free. It's the law.
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LOT 17
 PINE RIDGE ACRES
 PLAT BOOK 28, PAGE 3

PARCEL "A"
 TULLY PLAT
 PLAT BOOK 122, PAGE 10

LOT 19
 PINE RIDGE ACRES
 PLAT BOOK 28, PAGE 3

POWERLINE ROAD
 (STATE AVENUE)
 (PUBLIC RIGHT-OF-WAY)

NOT SUBDIVIDED

NOT A PART
 PARCEL I

NOT SUBDIVIDED

"FIRE PUMP ROOM"
 1 STORY BUILDING

FLOOD ZONE AH
 (EL. 10)
 (N.A.V.D. OF 1988)

#5300
 2 STORY BUILDING
 (NOTE: BUILDING AREA CALCULATED TO THE "LIMITS OF MAIN FACE OF BUILDING")

NOT SUBDIVIDED

FLOOD ZONE AH (EL. 10)
 (N.A.V.D. OF 1988)

FLOOD ZONE AH (EL. 9)
 (N.A.V.D. OF 1988)

PARCEL "A" PESCO PLAT
 PLAT BOOK 92, PAGE 17

"BJ'S" BUILDING
 (NOT LOCATED)

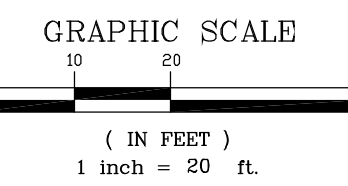
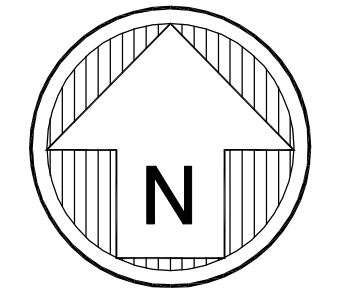
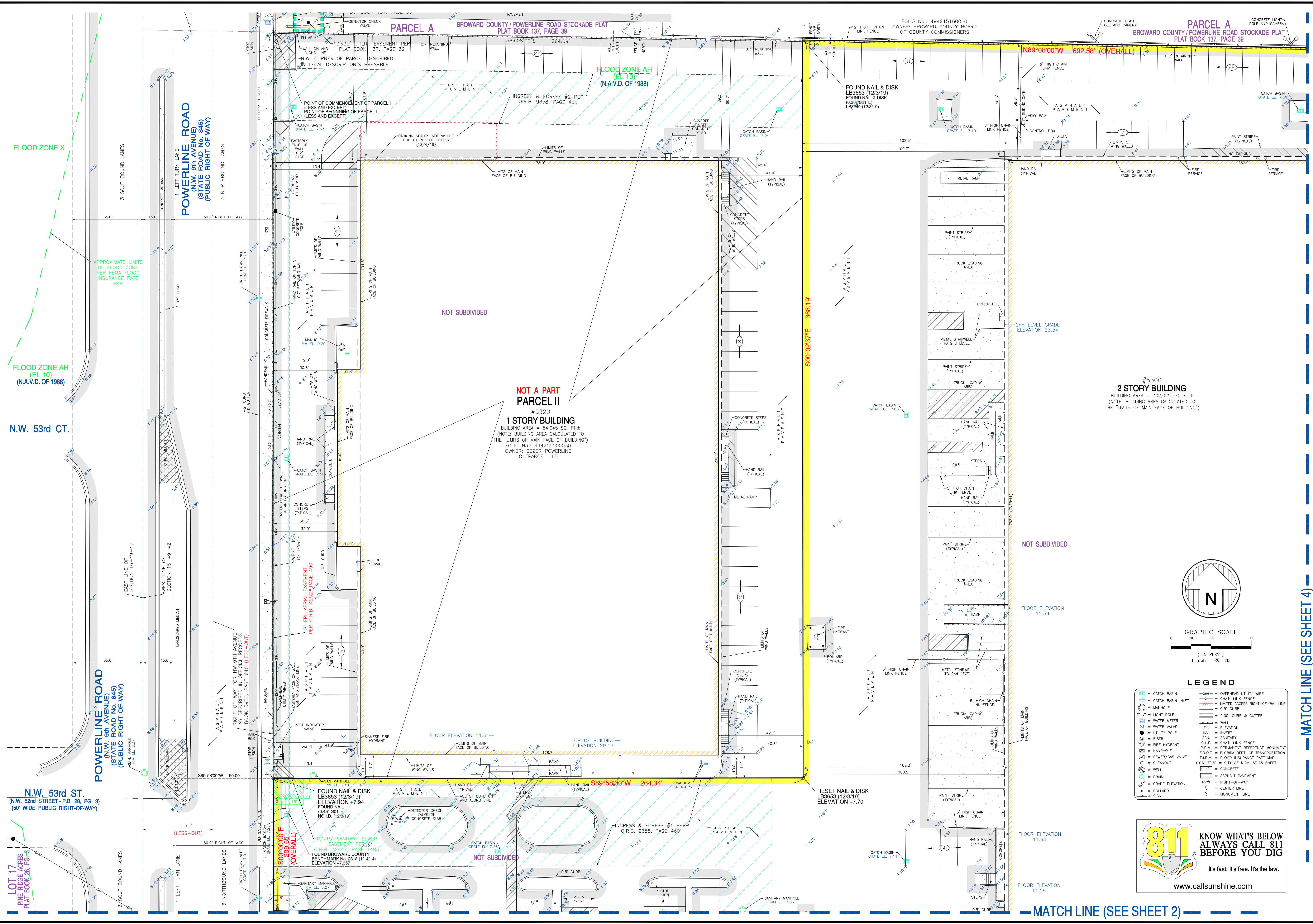
K:\DWG\131604.dwg, 12/16/2019 5:04:21 AM, bres

No.	Revision Description
1	13/16/04 O.N.
2	19/11/88 UPDATE SURVEY (12/4/19) RLL
3	AMEND PER NEW TITLE COMMIT. AND CERT. TO: GEM

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY AND TOPOGRAPHIC SURVEY
 5300 POWERLINE ROAD
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Original Date	12/4/19
Scale	1" = 20'
Drawn By	GEM/BSL
CAD No.	131604
Plotted	12/12/19 3:15p
Ref. Dwg.	N/A
Field Book	623/73 & FLD. SHT. RLL
Job No.	2013-179-NAVd
Dwg. No.	191188
Sheet	3 of 4



LEGEND

	—OHW— OVERHEAD UTILITY WIRE
	—X— CHAIN LINK FENCE
	—X— LIMITED ACCESS RIGHT-OF-WAY LINE
	—X— 0.5' CURB
	—X— 2.00' CURB & GUTTER
	—X— WALL
	EL. = ELEVATION
	INV. = INVERT
	SAN. = SANITARY
	—C.L.F.— CHAIN LINK FENCE
	F.P.M. = FURNACE REFERENCE MONUMENT
	F.D.O.I. = FLORIDA DEPT. OF TRANSPORTATION
	F.I.R.M. = FLOOD INSURANCE RATE MAP
	C.O.M. ATLAS = CITY OF MIAMI ATLAS SHEET
	—CONC.— CONCRETE
	—ASPH.— ASPHALT PAVEMENT
	R/W = RIGHT-OF-WAY
	—C— CENTER LINE
	—M— MONUMENT LINE

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MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 2)

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Apex Shooting Center

5300 Powerline Road

Sign Variance Request



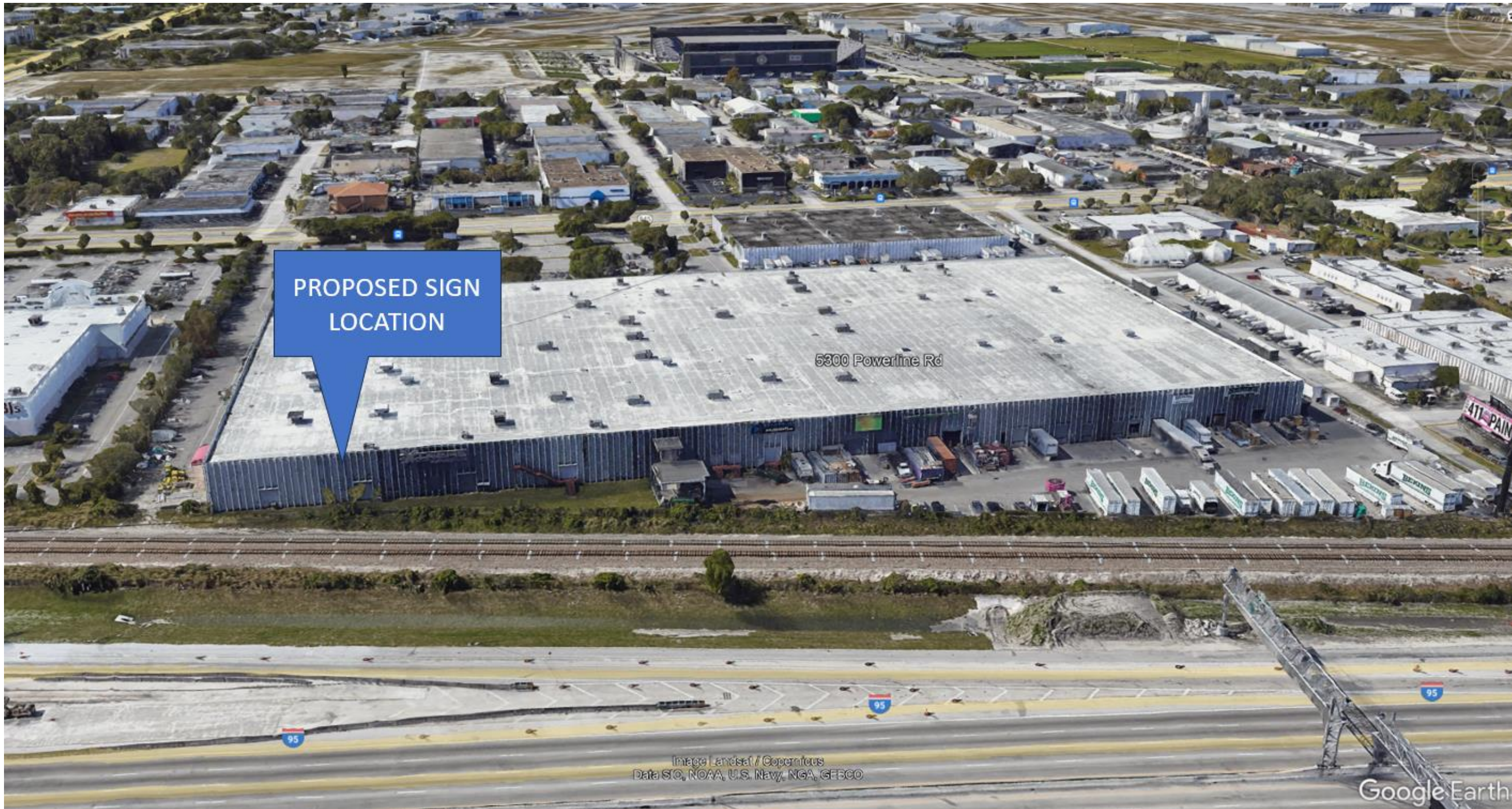
Table of Contents:

Page 1	Aerial
Page 2	Sign Location Map
Page 3	Sign Structural
Page 4	Proposed Sign
Page 5	Existing Property Photos
Page 6	Existing Property Photos
Page 7	Existing Freestanding Sign

Jason Crush, Esq.
Crush Law, P.A.
888 E Las Olas Blvd., Suite 201
Fort Lauderdale, FL 33301
954.522.2010
jcrush@crushlaw.com







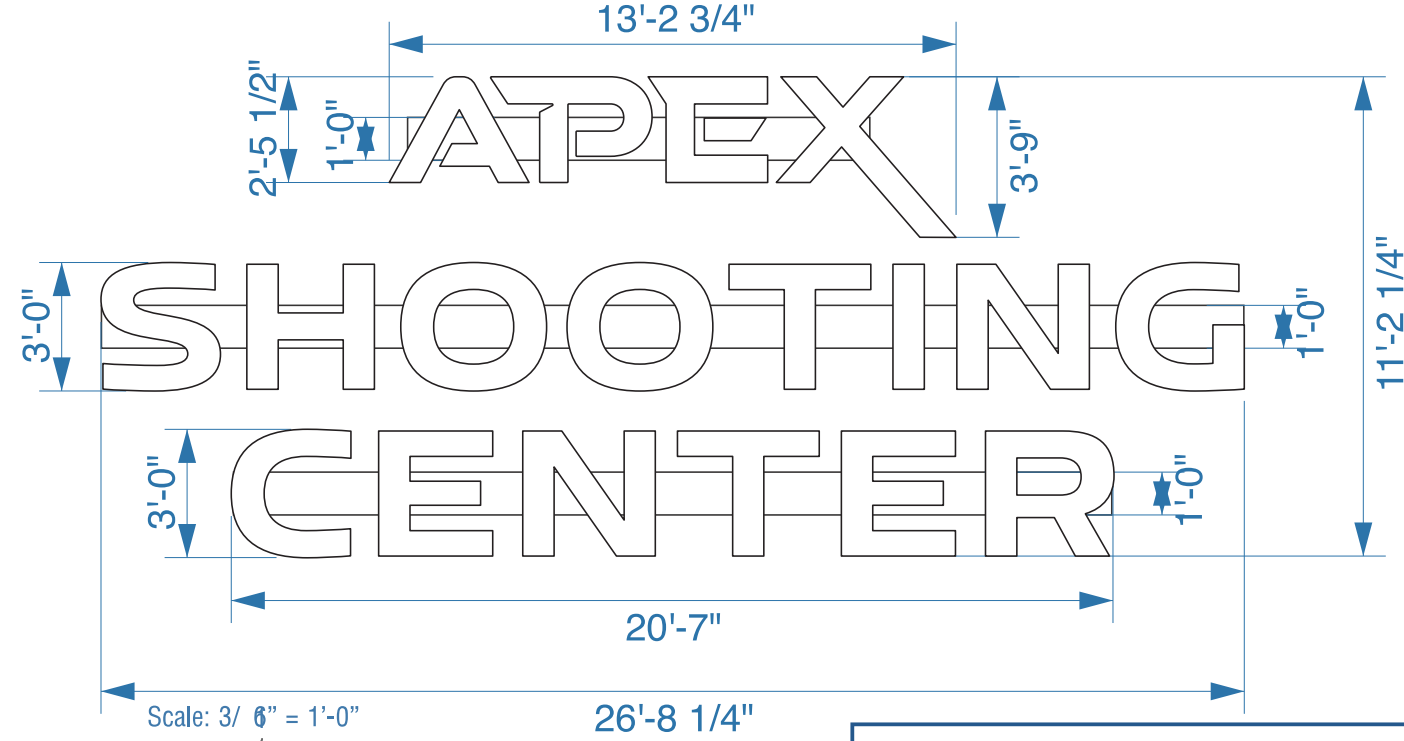
P-2

STRUCTURAL INFORMATION

This item has been digitally signed and sealed by Christian Langley PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Serial: 4A 49 8F 53 22 18 30 00 22 9D 96 67



ANCHOR SCHEDULE		**ALL FASTENERS SHALL BE SPACED EVENLY**	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	3/8" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	---	NOT APPLICABLE
	3/8" TAPCONS (OR EQUIV) WITH 2.5" EMBED		PAIRS AT 28" O.C.
	3/8" EXPANSION ANCHORS WITH 3.5" EMBED		PAIRS AT 36" O.C.
1/2" PLYWOOD (NO ACCESS BEHIND)	3/8" TOGGLE BOLTS		PAIRS AT 22" O.C.
	1/4" WOOD SCREWS, FULL EMBED	---	NOT APPLICABLE
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM		PAIRS AT 19" O.C.
HOLLOW WALL (BLOCKING BEHIND)	3/8" THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIND		PAIRS AT 36" O.C.



FABRICATION & INSTALLATION NOTE:
ALL SUPPORT ELEMENTS FOR THE SIGN SHALL BE CONCEALED. IN ADDITION, ALL TRANSFORMER BOXES, OUTLETS, CONDUITS AND OTHER ACCESSORY EQUIPMENT FOR ANY SIGN SHALL BE PLACED SO THAT THEY ARE NOT VISIBLE FROM THE EXTERIOR

NOTE: ICE AND WATER SHIELD DONUTS WITH WASHER & NUT ARE REQUIRED TO ALLOW COMPRESSION TO SIGNAGE FASCIA AT ALL BUILDING PENETRATIONS.

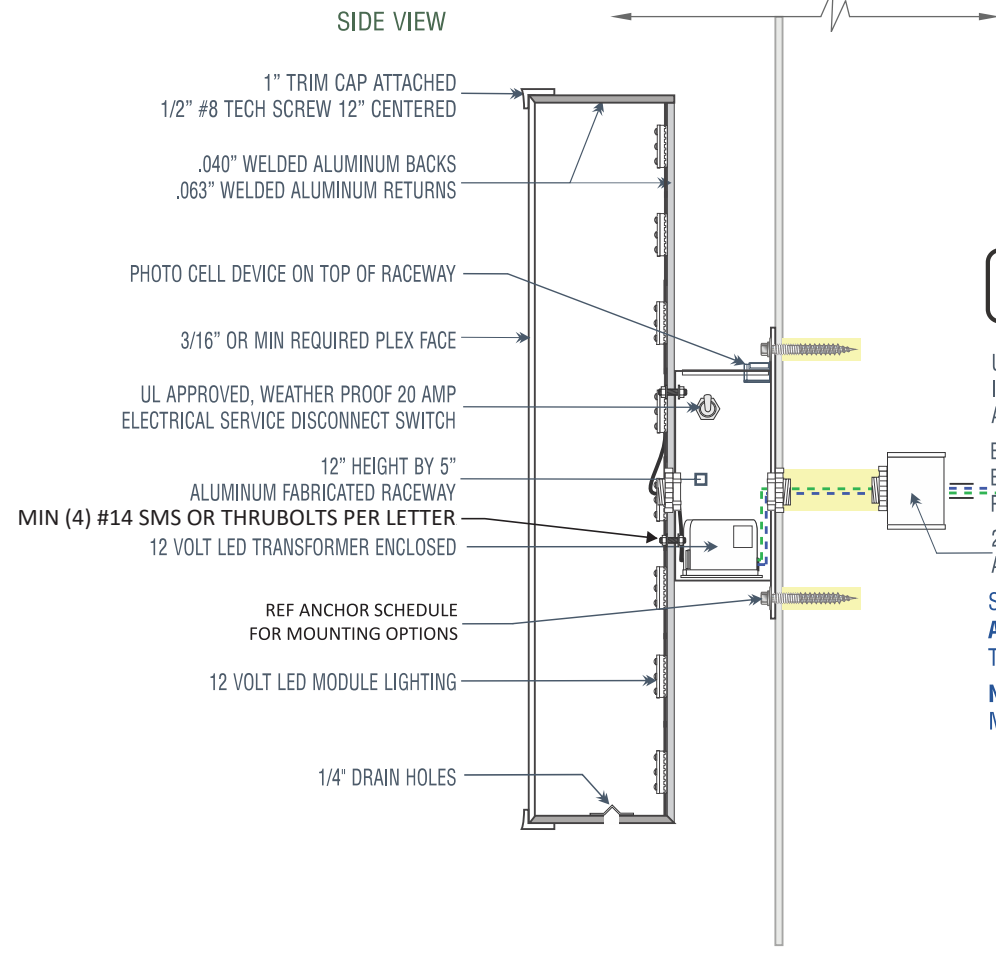
ELECTRICAL HOOK UP
SIGN COMPANY DOES NOT PROVIDE ELECTRIC TO THE SIGN SITE
Primary, Photo cell or timers by others
Locking or adding a lock to the disconnect means shall be installed on or at the switch or circuit breaker used as the disconnecting means and shall remain in place with or without the lock installed.

FABRICATION NOTES:
All fasteners, fixations, hardware and other means of attachment are to be fully concealed. There will be adequate L.E.D.s embedded in the sign to ensure sufficient illumination. Signage paint finish must be a flawless opaque shop finish. The UL label must be placed so that it is not visible from the Mall. All metal finishes must be of thick enough gauge to avoid 'oil canning'.

2020 FBC - BUILDING, 7TH EDITION
Section 2615 High-Velocity Hurricane Zones—Plastics
Plastic materials used as structural elements shall be designed by methods admitting of rational analysis according to established principles of mechanics.
2615.1.4
Plastic structural elements, other than sheets, have been designed by a Florida-registered professional engineer. All drawings have been seal engineered by an active certified engineer company. Approved plastics have been approved for outdoor exposure and durability in accordance with the Voluntary Standard Uniform Load Test Procedure for Thermoformed Plastic Domed Skylights, of the AAMA/WDMA 101/IS2/NAFS.
Outdoor exposure conditions: Specimen exposed in Florida at 45 degree south exposure for a period of five years. Impact testing, after exposure test as above, in accordance with ASTM D256, and Tensile testing on controlled and weathered specimen in accordance with ASTM D638. Yield strength difference between controlled and weathered specimen shall not exceed 10 percent.



UL SHUT OFF SWITCH AND RUBBER BOOT IN BEHIND WALL, WITH PROPER ELECTRICAL ACCESS AS REQUIRED
EXISTING PRIMARY #12 MIN. THHN THWN ELECTRICAL SIGNAGE HOOKUP PER NEC 600-32A(1) 120V-20A
20 AMP DISCONNECT SWITCH AS PER NEC 600-6 LOCKOUT
SIGN TO BE CONTROLLED WITH AN ASTRONOMICAL TIMER LOCATED NEXT TO TENANTS ELECTRICAL PANEL BOX.
NOTE: THERE WILL BE NO EXTERNAL WALL MOUNTED DISCONNECT SWITCH



PROJECT
APEX SHOOTING CENTER

ADDRESS
5320 n. POWERLINE RD
FT. LAUDERDALE, FL 33309

APPROVAL

SIGNATURE & DATE

This is an original drawing property of ACU SIGNS, and may not be used in whole or in part without written permission. It is not to be shown to anyone outside of your organization, reproduced, copied or exhibited in any fashion. Drawing shall be returned promptly upon or before completion of negotiations or customer agrees to accept a charge levied by the corporation for retention of same. this statement shall become a part of the drawing to which it is attached. Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



MANAGER
RICARDO
APEX SHOOTING CENTER
DATE
08/17/2023
PAGE
04

ASCE 7-16 • V=170 mph
WIND LOADS: • Exposure 'C'
• Risk Category 2 Struct.
• ASD Load Coeff = 0.6
• Sign Height = 30 ft max
• Kzt=1.0, Kd=0.85, G=0.85
• Zone 4: ± 40.8 psf • Zone 5: ± 51.9 psf
Wall components & cladding:
Christian Langley
Florida PE #67382
Cert of Auth #31124
1200 N Federal Hwy #200
Boca Raton, FL 33432
1-888-371-3113
AUG 24 2023
ENGINEER'S SIGNATURE

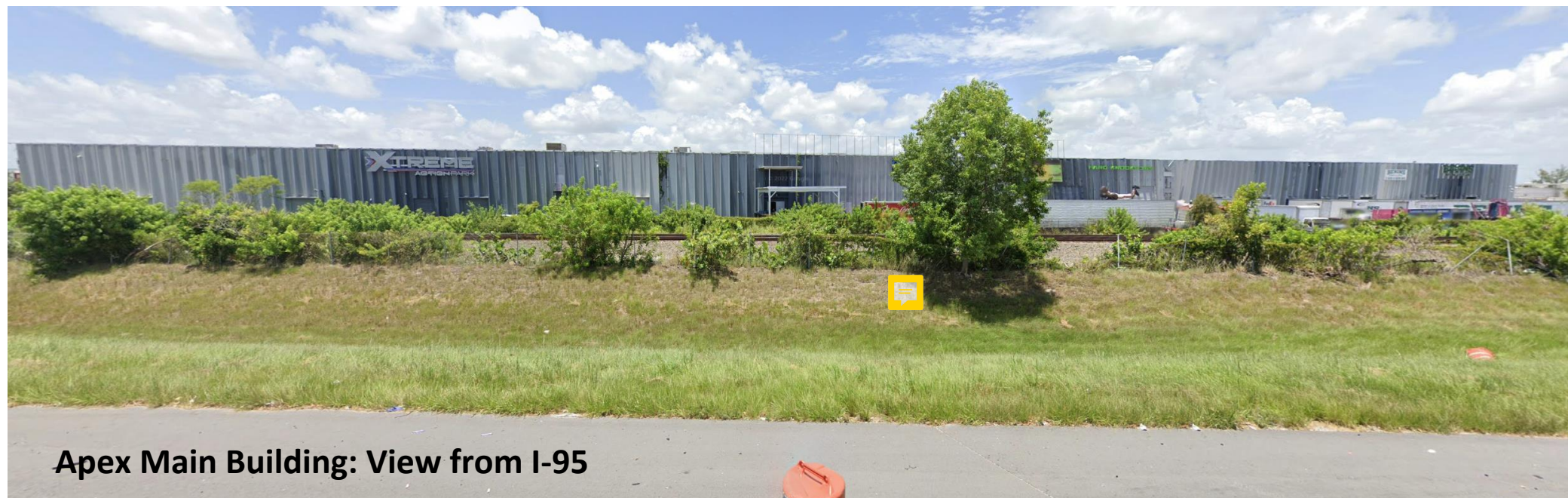
General • Design is in accordance with the requirements of the Fla Bldg Code 7th Ed (2020) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems components and/or other construction explicitly specified herein. • Electrical notes details & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-16, ADM1-15, & NDS-18, as applicable. • Steel components shall be coated painted or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger (UN.C)



P-4



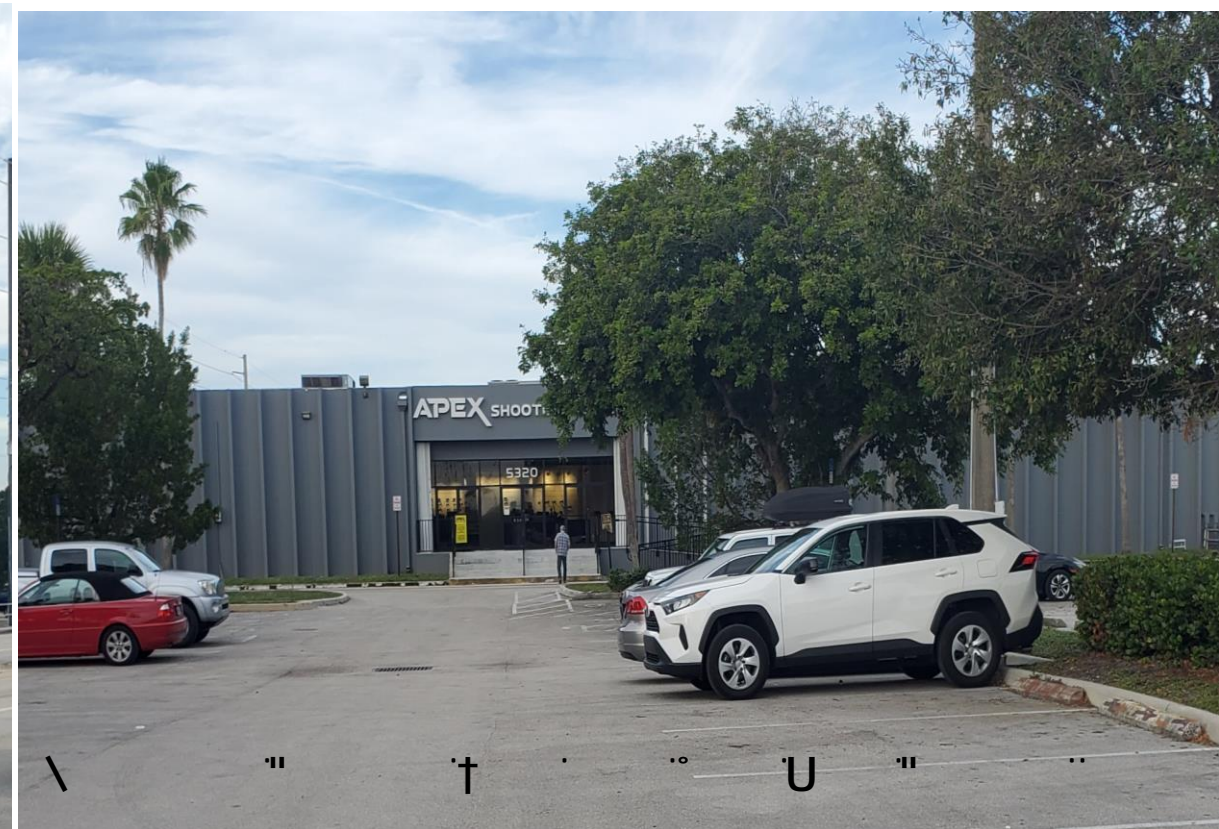
Apex Main Building: View from inside the plaza



Apex Main Building: View from I-95

Existing Property Photos

P-5



Existing Property Photos



Existing Freestanding Sign

P-7