

J. W. McLAUGHLIN, P.E. 1910-1984
ROBERT C. McLAUGHLIN, R.L.S. 1940-1997
JERALD A. McLAUGHLIN, R.L.S.



SINCE 1938

CARL E. ALBREKTSEN, R.L.S.
SCOTT A. McLAUGHLIN, P.S.M.
JOSEPH S. McLAUGHLIN, P.E.

S U R V E Y I N G • P L A T T I N G • E N G I N E E R I N G • L A N D P L A N N I N G

NARRATIVE SHEET
PROPOSED PLAT NOTE AMENDMENT:
JERRY LOBEL PLAT
(PLAT BOOK 179, PAGES 65 & 66, B.C.R.)

Prepared by: James McLaughlin
McLaughlin Engineering Company
400 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
(954) 763-7611

April 23, 2013

This site is to be redeveloped as a pet boarding facility. The existing vacant 1,560 square foot building will be demolished to make way for the new building. The current restrictive note does not allow enough square footage to allow for the proposed development.

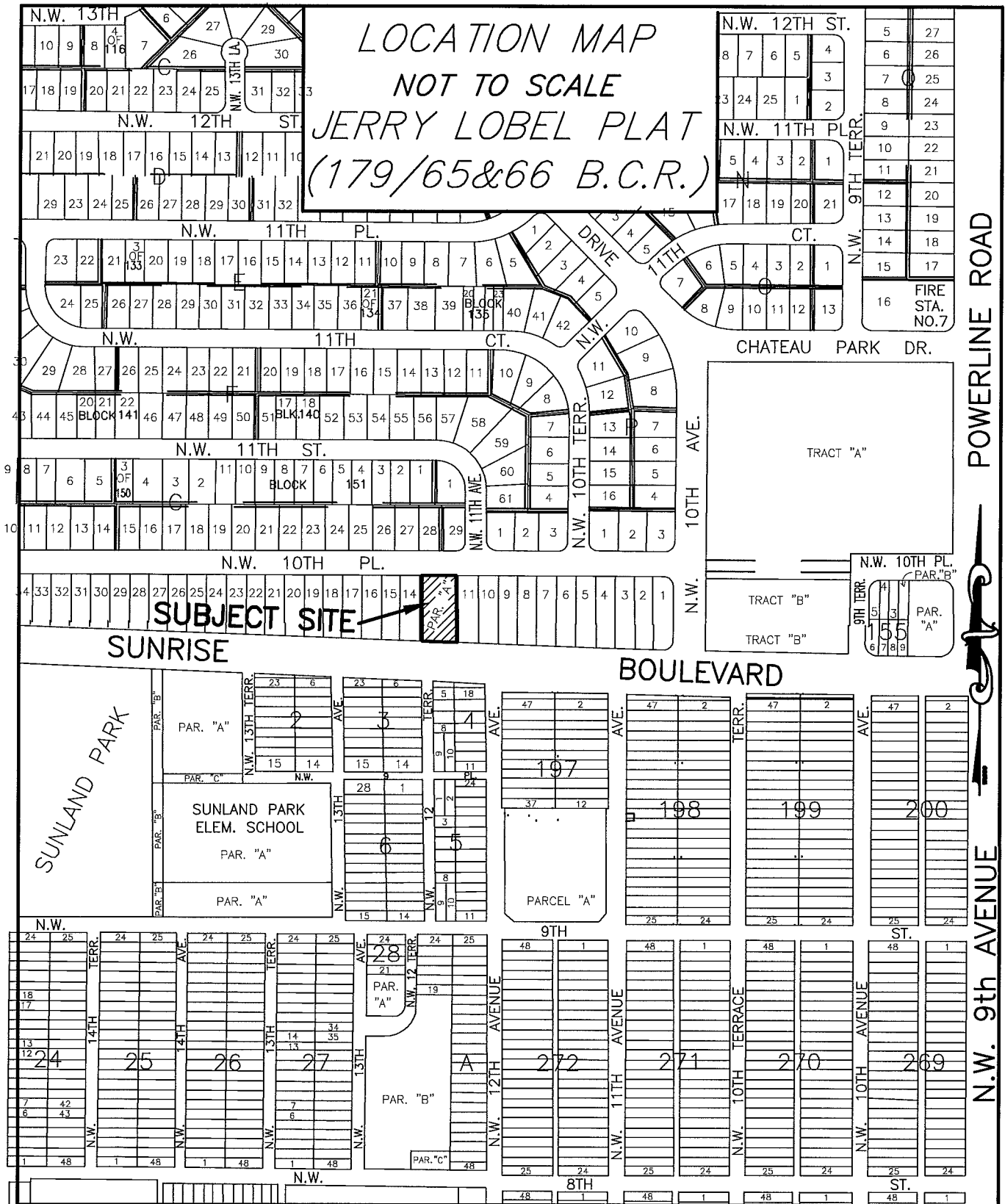
The proposed Site Plan will be processed through the City of Fort Lauderdale standard procedures. This request is only to amend the note that exists on the record plat so that the new development will be possible.

If the City of Fort Lauderdale grants this request, an application will be processed through Broward County for their consideration and recording.



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954) 763-7615



POWERLINE ROAD
N.W. 9th AVENUE

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. U-8078 _____

CHECKED BY: _____

REF. DWG.: 13-2-



Site Address	1241 W SUNRISE BOULEVARD , FORT LAUDERDALE	ID #	4942 33 30 0010
Property Owner	HOWIE PARTNERS LLC	Millage	0312
Mailing Address	119 VIA PALACIO PALM BEACH GARDENS FL 33418	Use	11

Abbreviated Legal Description	JERRY LOBEL PLAT 179-65 B PARCEL A
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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).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$159,760	\$28,320	\$188,080	\$188,080	
2012	\$159,760	\$27,930	\$187,690	\$187,690	\$4,232.57
2011	\$105,180	\$82,610	\$187,790	\$187,790	\$4,221.66

IMPORTANT: The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$188,080	\$188,080	\$188,080	\$188,080
Portability	0	0	0	0
Assessed/SOH	\$188,080	\$188,080	\$188,080	\$188,080
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	\$188,080	\$188,080	\$188,080	\$188,080

Sales History				
Date	Type	Price	Book	Page
10/24/2012	DRR-T		49185	257
8/23/2012	WD-Q	\$225,000	49047	1174
12/10/2010	WD-T	\$100	47652	1756
2/12/1996	WD	\$42,857	24520	385

Land Calculations		
Price	Factor	Type
\$11.00	14,524	SF
Adj. Bldg. S.F. (See Sketch)		2138
Units		1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
2138								

This Document Prepared By and Return to:
Bruce M. Gottlieb, Esq.
Gottlieb & Gottlieb Attorneys at Law, P.A.
125 N. 46th Avenue
Hollywood, Florida 33021

CFN # 110980217
OR BK 49047 Pages 1174 - 1174
RECORDED 09/04/12 01:57:31 PM
BROWARD COUNTY COMMISSION
DOC. ID: \$1575.00
DEPUTY CLERK 3405
#1, 1 Pages

Parcel ID Number: 494233-30-0010

Warranty Deed

This Indenture, Made this 23 day of August, 2012 A.D., Between **SANGO INVESTMENTS, L.L.C.**, a Florida Limited Liability Company

of the County of Broward, State of Florida, grantor, and **HOWIE PARTNERS, LLC**, a Florida Limited Liability Company

whose address is: 119 Via Palacio, Palm Beach Gardens, FL 33418

of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEES heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida to wit:

Parcel A, of **JERRY LOBEL PLAT**, according to the Plat thereof, as recorded in Plat Book 179, Page 65, of the Public Records of Broward County, Florida.

SUBJECT TO:

- (1) Taxes for 2012, and subsequent years;
- (2) Security Lien Agreement Installation of Required Improvements in favor of Broward County, a political subdivision of the State of Florida dated February 15, 2010 and recorded in Official Records Book 46982, Page 525, Public Records of Broward County, Florida; and
- (3) Zoning ordinances, if any, and to all restrictions, reservations and easements of record.

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

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

Signed, sealed and delivered in our presence:

SANGO INVESTMENTS, L.L.C., a Florida Limited Liability Company,

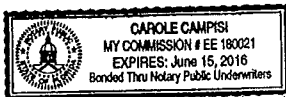
Carole Campisi
Printed Name: Carole Campisi
Witness

By: Karen Gottlieb (Seal)
Karen Gottlieb, Manager
P.O. Address: 125 North 46 Avenue, Hollywood, FL 33021

Sandra Vasquez
Printed Name: Sandra Vasquez
Witness

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23rd day of August, 2012 by **Karen Gottlieb, Manager of SANGO INVESTMENTS, L.L.C.**, a Florida Limited Liability Company she is personally known to me or she has produced her n/a as identification.



Carole Campisi
Printed Name: Carole Campisi
Notary Public
My Commission Expires: