

## ARCURB

Architecture • Urban Design • Construction • Interior Design

941 NE 19th Avenue, Suite 310 p. 954.874.6424  
Fort Lauderdale, Florida 33304 f. 954.874.6498  
J.Scott Corner, AIA #91737 ArcUrb.com

Gill Hyatt Property

## Sistrunk Retail Center

1504 - 1518 Sistrunk Boulevard  
Fort Lauderdale, Florida 33311

1a

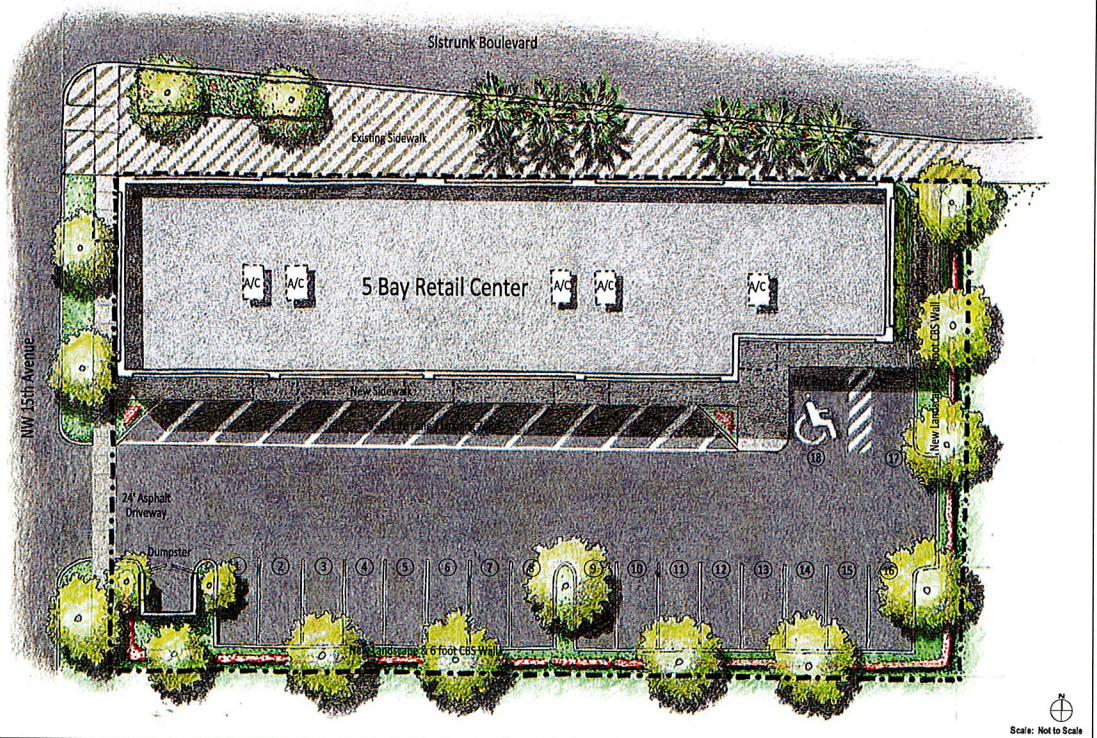
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# **SITE DATA:**

Dimensional Items	Required	Proposed
Lot Size (SF / Acreage)	None	18,824 sf / 0.43 Acres
Lot Density	None	N/A
Lot Width	None	181 feet
Building Height	45 feet	< 20 feet
Structure Length	None	166 feet
Parking Spaces (40% reduction)		
6,777 sf - 2,500 sf = 4,277 sf		
4,277 / 250 = 17 (60%) =	10	18

SETBACKS:		
Front Setback:	None	0 feet
Side Setback: (West)	None	0 feet
Side Setback: (East)	None	15 feet
Rear Setback:	None	60 feet



## **Conceptual Site Plan**

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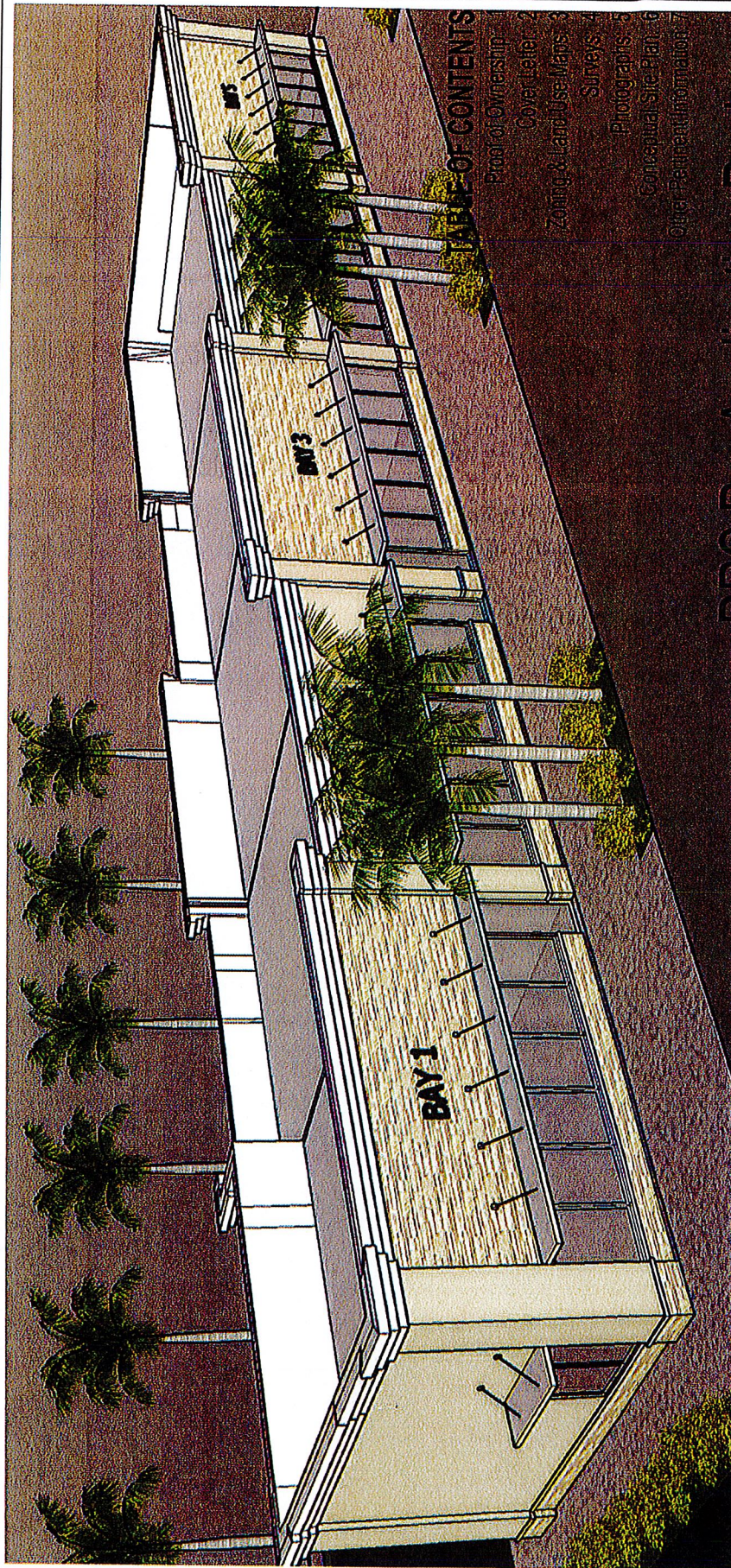
## **Sistrunk Retail Center**

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**6**

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# DRC Pre Application Package

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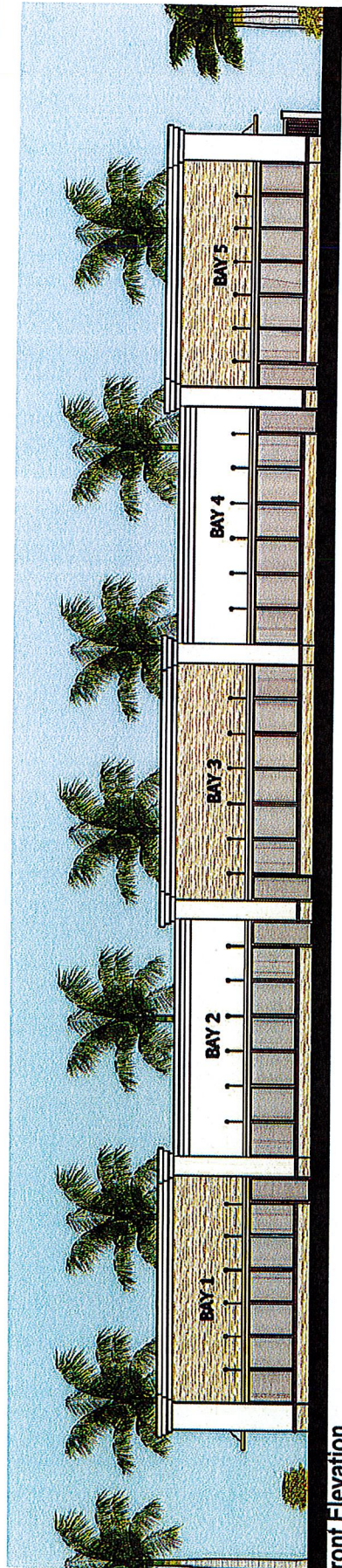
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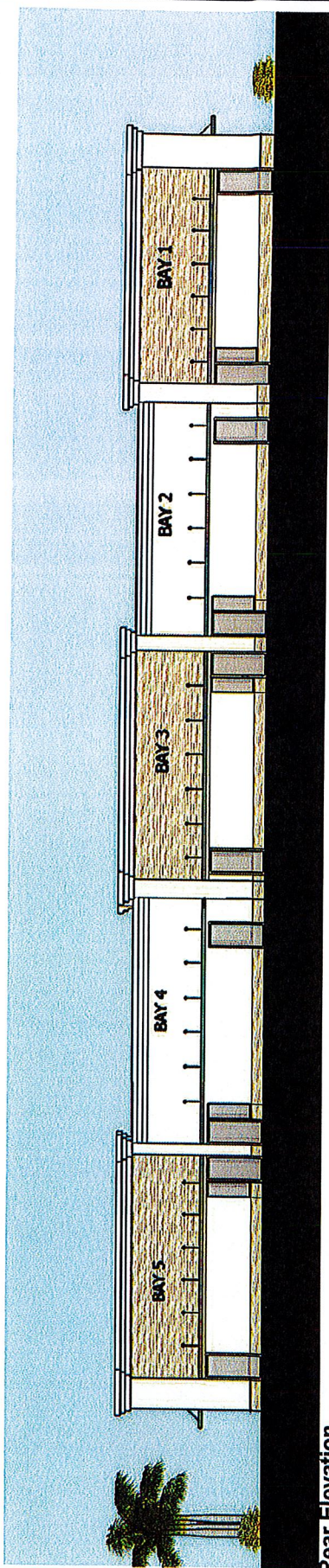
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Front Elevation



Rear Elevation

## Elevations

Scale: Not to Scale

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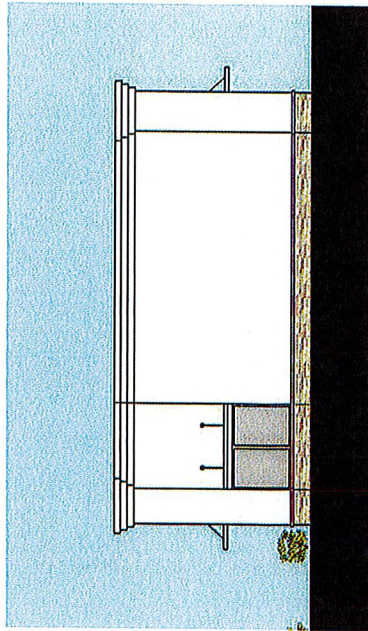
# Sistrunk Retail Center

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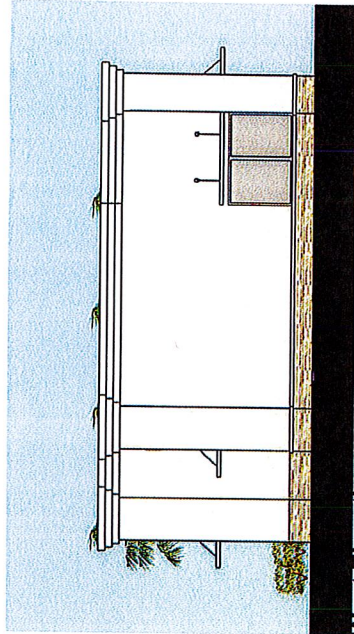
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East Elevation



West Elevation

Scale: Not to Scale

## Elevations

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# Sistrunk Retail Center

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Fort Lauderdale, Florida 33311

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Sistrunk Boulevard (Looking West)



Sistrunk Boulevard (Looking Southwest)



Sistrunk Boulevard (Looking Southeast)



15th Avenue (Looking Northeast)

## Photographs

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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\(8\)](#).

[Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.](#)

## 2017 Exemptions and Taxable Values by Taxing Authority

### Sales History

## Land Calculations

## Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								





Site Address	NW 6 STREET, FORT LAUDERDALE	ID #	5042 04 24 0030
Property Owner	SISTRUNK LLC % GILBERT HYATT IV MGR	Millage	0312
Mailing Address	720 SE 3 TER POMPANO BEACH FL 33060	Use	10

Abbreviated Legal Description	DORSEY PARK FIRST ADD 21-30 B LOT 3 LESS N 10 FOR RD R/W BLK 1
-------------------------------	--

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 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$29,250		\$29,250	\$29,250	
2016	\$29,250		\$29,250	\$29,250	\$557.31
2015	\$31,590		\$31,590	\$31,590	\$619.48

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$29,250	\$29,250	\$29,250	\$29,250
Portability	0	0	0	0
Assessed/SOH	\$29,250	\$29,250	\$29,250	\$29,250
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	\$29,250	\$29,250	\$29,250	\$29,250

Sales History			
Date	Type	Price	Book/Page or CIN
8/18/2009	CE*-T	\$100	46494 / 453
12/10/2004	WD*	\$80,000	38715 / 928
10/20/2003	QCD	\$100	36349 / 1031
3/1/1991	PRD	\$100	18304 / 640

\* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$6.25	4,680	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





<b>Site Address</b>	NW 6 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 04 24 0020
<b>Property Owner</b>	SISTRUNK LLC % GILBERT HYATT IV MGR	<b>Millage</b>	0312
<b>Mailing Address</b>	720 SE 3 TER POMPANO BEACH FL 33060	<b>Use</b>	10

<b>Abbreviated Legal Description</b>	DORSEY PARK FIRST ADD 21-30 B LOT 2 LESS N 10 FOR RD R/W BLK 1
--------------------------------------	--

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<b>Property Assessment Values</b>					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$29,250		\$29,250	\$29,250	
2016	\$29,250		\$29,250	\$29,250	\$557.31
2015	\$31,590		\$31,590	\$31,590	\$619.48

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$29,250	\$29,250	\$29,250	\$29,250
Portability	0	0	0	0
<b>Assessed/SOH</b>	\$29,250	\$29,250	\$29,250	\$29,250
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
<b>Taxable</b>	\$29,250	\$29,250	\$29,250	\$29,250

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/18/2009	CE*-T	\$100	46494 / 453	\$6.25	4,680	SF
12/10/2004	WD*	\$80,000	38715 / 928			
10/20/2003	QCD	\$100	36349 / 1029			
3/1/1991	PRD	\$100	18304 / 644			
				Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





<b>Site Address</b>	1518 W SISTRUNK BOULEVARD, FORT LAUDERDALE	<b>ID #</b>	5042 04 24 0010
<b>Property Owner</b>	SISTRUNK LLC % GILBERT HYATT IV MGR	<b>Millage</b>	0312
<b>Mailing Address</b>	720 SE 3 TER POMPANO BEACH FL 33060	<b>Use</b>	10

<b>Abbreviated Legal Description</b>	DORSEY PARK FIRST ADD 21-30 B LOT 1 LESS N 10 FOR RD R/W BLK 1
--------------------------------------	--

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<b>Property Assessment Values</b>					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$35,160		\$35,160	\$35,160	
2016	\$35,160		\$35,160	\$35,160	\$669.89
2015	\$35,160		\$35,160	\$35,160	\$689.50

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$35,160	\$35,160	\$35,160	\$35,160
Portability	0	0	0	0
Assessed/SOH	\$35,160	\$35,160	\$35,160	\$35,160
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
<b>Taxable</b>	\$35,160	\$35,160	\$35,160	\$35,160

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
8/18/2009	CE*-T	\$100	46494 / 453
12/10/2004	WD	\$80,000	38715 / 1247
6/9/2004	QCD	\$100	38715 / 1246
4/12/2004	OSA		37448 / 1049

<b>Land Calculations</b>		
Price	Factor	Type
\$7.35	4,784	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								