

To Oakland Park:

My name is Heather Stephens and I am submitting documents regarding the re-opening of the tattoo studio that i had on Prospect Road for almost 20yrs before my husband passed away. I look forward to being back in the same location we had so many happy years at. My artists offer many other art services to the community including but not limited to mural work, painting, sculpting, graphic design and faux finishing.

DEVELOPMENT PERMIT APPLICATION

The type of development permit(s) for which this form is applicable and the corresponding fee schedule are described on Pages 5-7. Mandatory application documents and the required ancillary attachments for each type of request are on Pages 8-10. **Prior to the submission of an application, the applicant must contact the Planning and Zoning Division for pre-application meeting at 954-630-4423.**

ALL APPLICATIONS THAT ARE INACTIVE ON THE PART OF THE APPLICANT FOR SIX (6) MONTHS OR MORE MAY BE DEEMED WITHDRAWN BY THE DEVELOPMENT REVIEW COMMITTEE.

Project Name: Doc's Tattoos, LLC	
Folio number(s). of affected lots: 494215013830	

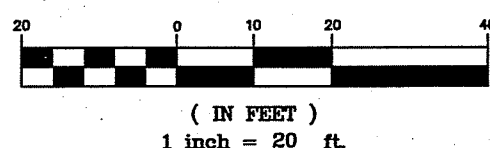
GENERAL DATA – COMPLETE ALL SECTIONS	
Address(s) of property: 123 W Prospect Rd Oakland Park Fl 33309	
Legal Description: (or attach description) north andrews gardens 30-42B lot5 BLK18	
Gross Site Square Footage/Acreage:	Net Site Square Footage/Acreage:
Existing one-site Parking Spaces:	Proposed on-site Parking Spaces
Title to this Property has been held since:	Existing Zoning: B-2
Existing Use of Property [include no. and sq. ft. of existing structure(s)]: retail/office	
Proposed Use of Property [include no. and sq. ft. of proposed structure(s)]: tattoo studio	
Type of Development Permit(s) requested: conditional use for a tattoo studio	

OWNER/APPLICANT INFORMATION		
(The undersigned has reviewed all instructions concerning the application and understands the application must be complete and accurate prior to staff review or Public Hearing(s). Attach proof of ownership and owner's authorization for representative.		
Name of Property Owner(s):	KDX Realty, LLC	
Address:	P.O. Box 218, Deerfield Beach, FL 33443	
Name of Person Authorized to Sign as Owner:	Demetrios Xenakis, Managing Member	
Signature:		
Owner's Phone: (954) 294-0912	Owner's Email:	kdxrealty@finnix.com
Name of Developer/Applicant/Agent (if different from owner): Heather Stephens		
Address: 123 w prospect rd oakland park fl 33309		
Developer/Applicant/Agent Authorized to Sign as Applicant/Developer: Heather Stephens		
Signature:		
Phone: 954-445-8611	Email: blueheather77@gmail.com	
Application Contact Person (name, title): Heather Stephens		
Application Contact Person's Company: Doc's Tattoos, LLC		
Office Phone: 9547727797	Cell Phone: 9544458611	Addl. Phone:
Email Address: blueheather77@gmail.com		



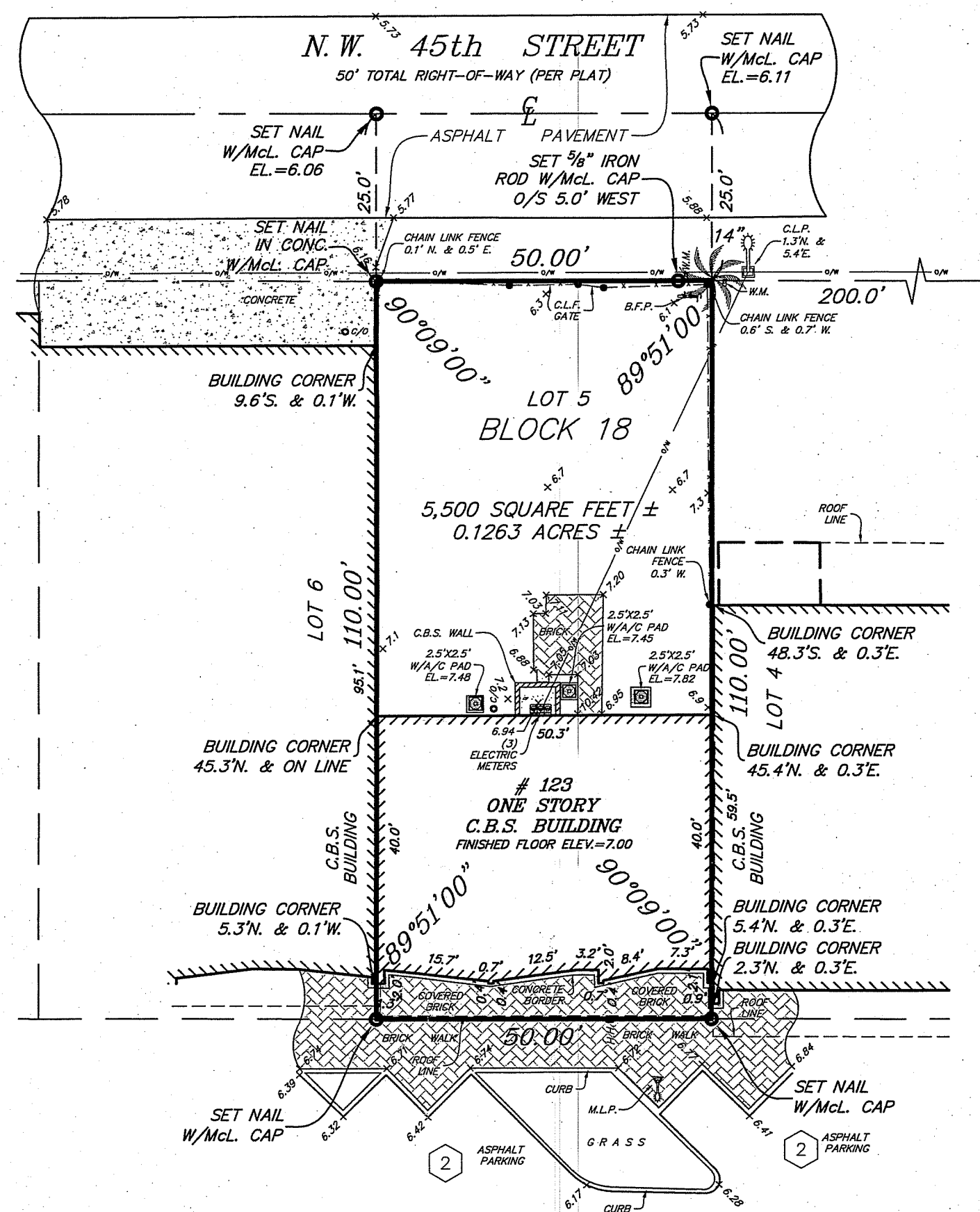
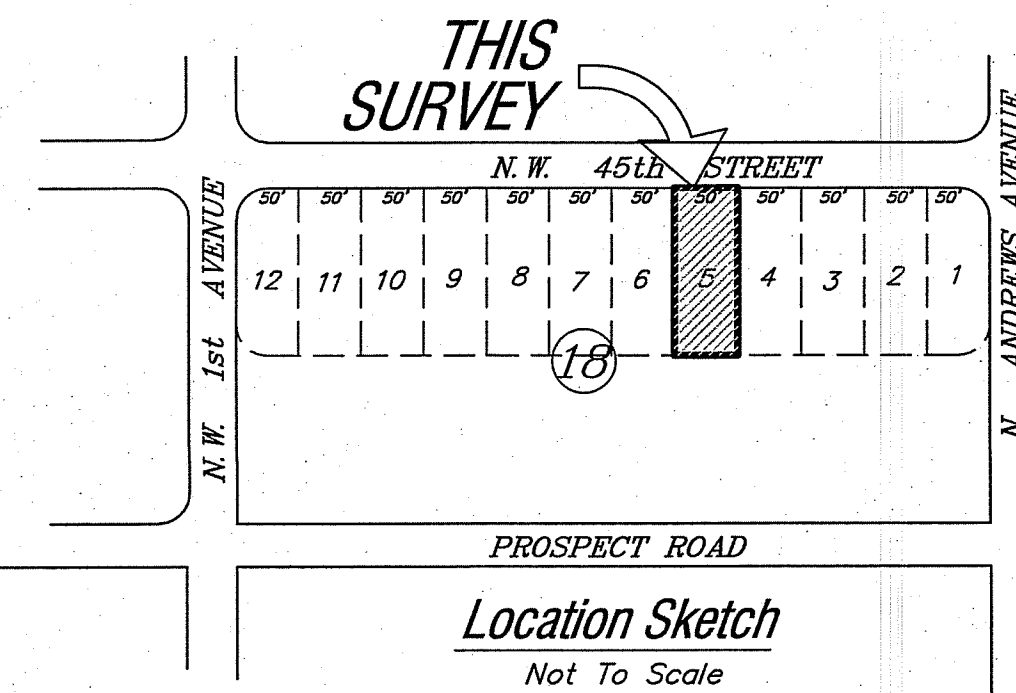
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611, FAX: (954) 763-7615
WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

GRAPHIC SCALE



RECORD LAND SURVEY

**LOT 5, BLOCK 18,
NORTH ANDREWS GARDENS,
PLAT BOOK 30, PAGE 42, B.C.R.**



LEGEND

A = CENTRAL ANGLE (DELTA)	MHW = MEAN HIGH WATER
A/C = AIR CONDITIONING	MISC. = MISCELLANEOUS
A.K.A. = ALSO KNOWN AS	M.L.P.(X) = METAL LIGHT POLE
A.L.P. = ALUMINUM LIGHT POLE	± = MORE OR LESS
ALTA = AMERICAN LAND TITLE ASSOCIATION	MW = MONITORING WELL
A OR L = ARC LENGTH	NGS = NATIONAL GEODETIC SURVEY
B.C.R. = BROWARD COUNTY RECORDS	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
B.F.P. = BACK FLOW PREVENTOR	NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
B.H. = BULKHEAD	NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
B. = BASE LINE	N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
C.A.T.V. = CABLE TV TERMINAL OR BOX	NO. = NUMBER
CALC. = CALCULATED	O.R.B. = OFFICIAL RECORDS BOOK
C.B.S. = CONCRETE BLOCK AND STUCCO	O/S = OFFSET
C = CENTERLINE OF RIGHT-OF-WAY	O/W = OVERHEAD UTILITY LINES
CH. = CHORD	PG. = PAGE
CHBRG. = CHORD BEARING	P.B. = PLAT BOOK
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	P.B.C.R. = PALM BEACH COUNTY RECORDS
C.L.F. = CHAIN LINK FENCE	P.C. = POINT OF CURVE
C.L.P. = CONCRETE LIGHT POLE	P.C.D. = POLLUTION CONTROL DEVICE
C.P.L.P. = CONCRETE POWER LIGHT POLE	P.I. = POINT OF INTERSECTION
C.P.P. = CONCRETE POWER POLE	P.I.V. = POST INDICATOR VALVE
CO. = COMPANY	P.O.B. = POINT OF BEGINNING
CONC. = CONCRETE	P.O.C. = POINT OF COMMENCEMENT
C/O = CLEAN OUT	P.R.C. = POINT OF REVERSE CURVE
D.B. = DEED BOOK	P.R.M. = PERMANENT REFERENCE MONUMENT
DESC. = DESCRIPTION FROM FORMER DESCRIPTION	R = RADIUS
DIA. = DIAMETER	R.C.P. = REINFORCED CONCRETE PIPE
D.B.H. = DIAMETER AT BREAST HEIGHT	R/W = RIGHT-OF-WAY
ELEC. = ELECTRIC	S.B.T. = SOUTHERN BELL TELEPHONE
ELEV. OR EL. = ELEVATION	SV = SEWER VALVE
F. = FEET	S.H.W. = SEASONAL HIGH WATER LINE
F.H. = FIRE HYDRANT	SQ.FT. = SQUARE FEET
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	S.T.L. = SURVEY TIE LINE
F.K.A. = FORMERLY KNOWN AS	TAN. = TANGENT
F.F.L. = FLORIDA POWER AND LIGHT CO.	TAN.BRG. = TANGENT BEARING
GV = GAS VALVE	T.O.B. = TOP OF BAFFLE
G.T.M. = GREASE TRAP MANHOLE	W.M. = WATER METER
H.H. = HAND HOLE	W.V. = WATER VALVE
I.C.V. = IRRIGATION CONTROL VALVE	W.B.H. = WET FACE OF BULKHEAD
INV. = INVERT	W.F. = WET FACE OF CAP
L.P.G. = LIQUID PROPANE GAS	W.L.P. = WOOD STREET LIGHT POLE
LB = LICENSED BUSINESS	W.P.L.P. = WOOD POWER STREET LIGHT POLE
MAG. = MAGNETIC	W.P.P. = WOOD POWER POLE
M.D.C.R. = MIAMI DADE COUNTY RECORDS	W/MCL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
MEAS. = MEASUREMENT	W/W.C. = WITH WITNESS CAP # 285
Ⓟ = PARKING SPACES	Ⓡ = HANDICAPPED PARKING SPACE
O/W = OVERHEAD UTILITY WIRES	

Legal Description

Lot 5, Block 18, NORTH ANDREWS GARDENS, according to the plat thereof, as recorded in Plat Book 30, Page 42, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 5,500 square feet or 0.1263 acres, more or less.

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, BM # 3035, Elevation= 7.551 (NGVD29) converted to 5.951 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{NA} \text{ Elev.} = 6.11$
- 8) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0367 H, Dated: August 18, 2014, Community Panel No. 120050.
- 9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 12th day of May, 2021.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

PROSPECT ROAD



Site Address	121-125 NW 44 STREET, OAKLAND PARK FL 33309	ID #	4942 15 01 3830
Property Owner	KDX REALTY LLC	Millage	1712
Mailing Address	PO BOX 218 DEERFIELD BEACH FL 33443	Use	11
Abbr Legal Description	NORTH ANDREWS GARDENS 30-42 B LOT 5 BLK 18		

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\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$66,040	\$200,170	\$266,210	\$266,210	
2020	\$66,040	\$200,610	\$266,650	\$266,650	\$6,287.10
2019	\$66,040	\$177,300	\$243,340	\$243,340	\$5,762.50

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$266,210	\$266,210	\$266,210	\$266,210
Portability	0	0	0	0
Assessed/SOH	\$266,210	\$266,210	\$266,210	\$266,210
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	\$266,210	\$266,210	\$266,210	\$266,210

Sales History

Date	Type	Price	Book/Page or CIN
9/23/2004	QCD	\$100	38365 / 1380
5/6/2002	QC*	\$100	33234 / 891

Land Calculations

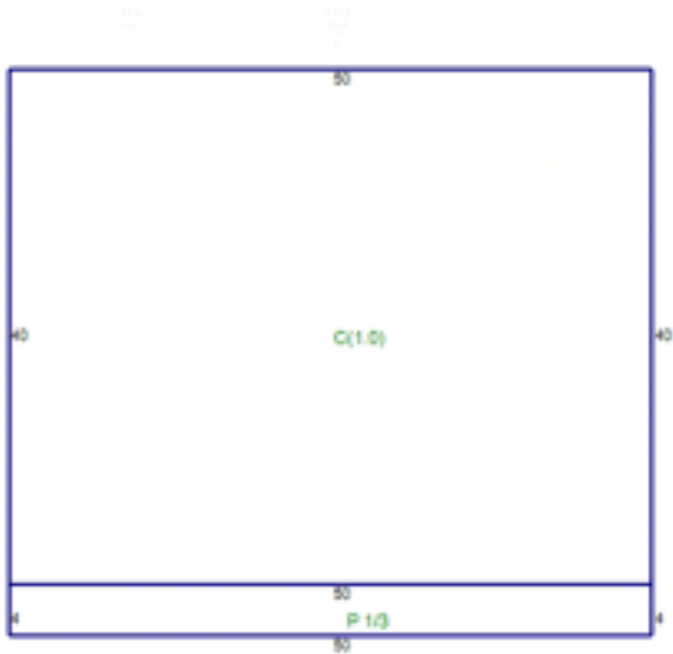
Price	Factor	Type
\$12.00	5,503	SF
Adj. Bldg. S.F. (Card, Sketch)		2066
Eff./Act. Year Built: 1965/1964		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
C								
2066						1.45		

Code	Description	Long Description
P 1/3	Porch	Porch
C(1.0)	First Floor	First Floor



Details :

Page : 1
File : 9215-01-3830.xml
Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
P 1/3	Porch	200.00	108.00	66.00	108.00	0.33	1.00	1.00
C(1.0)	First Floor	2,000.00	180.00	2,000.00	180.00	1.00	1.00	1.00



christie's
hair Studio, inc.


125

christie's

382-4220

125

123 w prospect rd oakland park fl



123 Prospect Rd

Oakland Park, FL 33309

Directions

Save

Nearby

Send to your phone

Share

5VJ2+MW Oakland Park, Florida


Suggest an edit on 123 Prospect Rd

Add a missing place

Add your business

Add a label

Photos

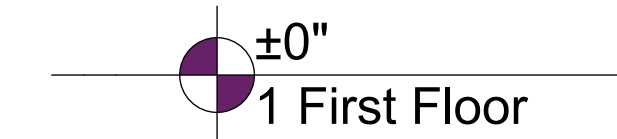




SCALE: 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"



SHEET 2

SIGNAGE
DRAWING
FOR
DOC'S TATTOOS

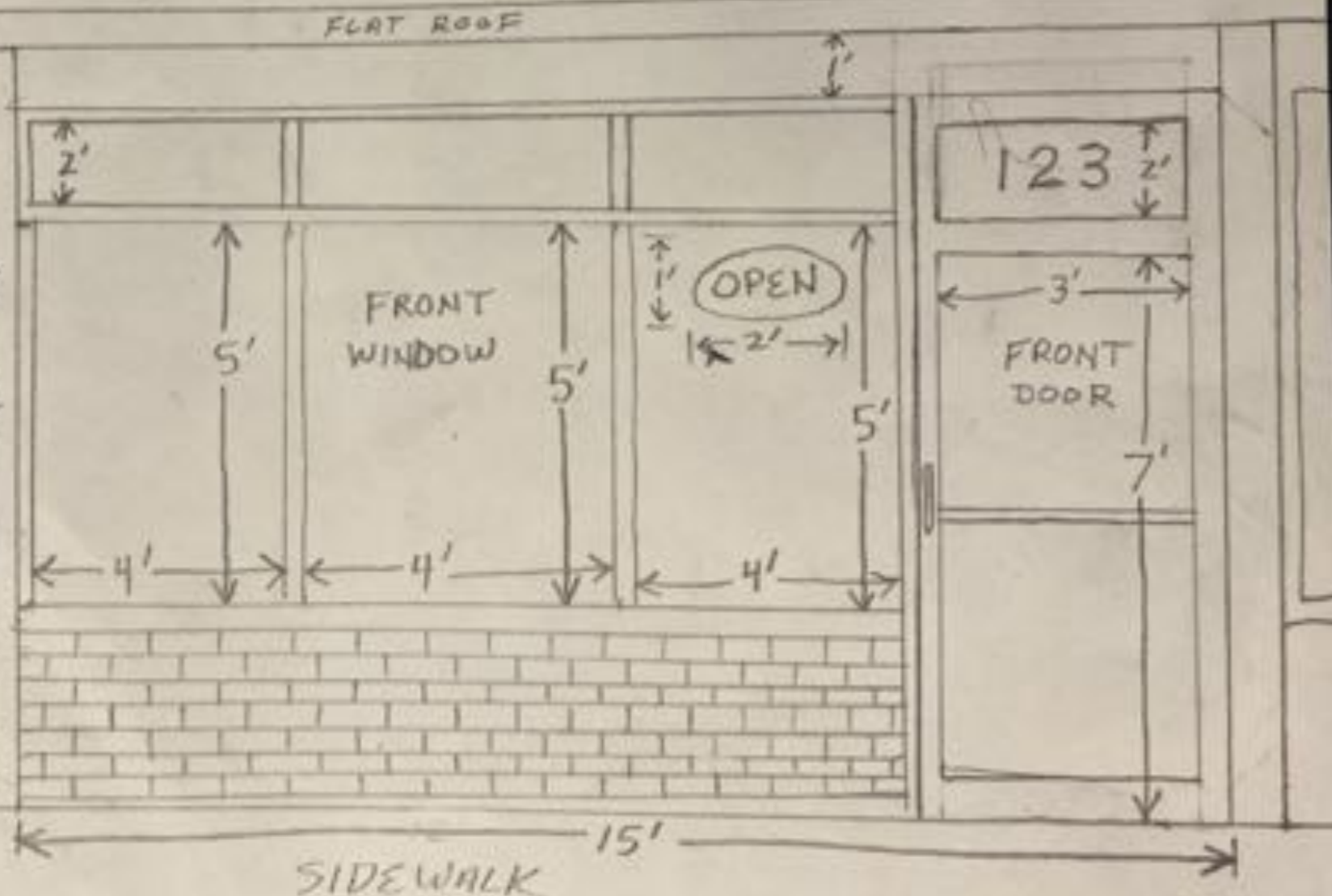
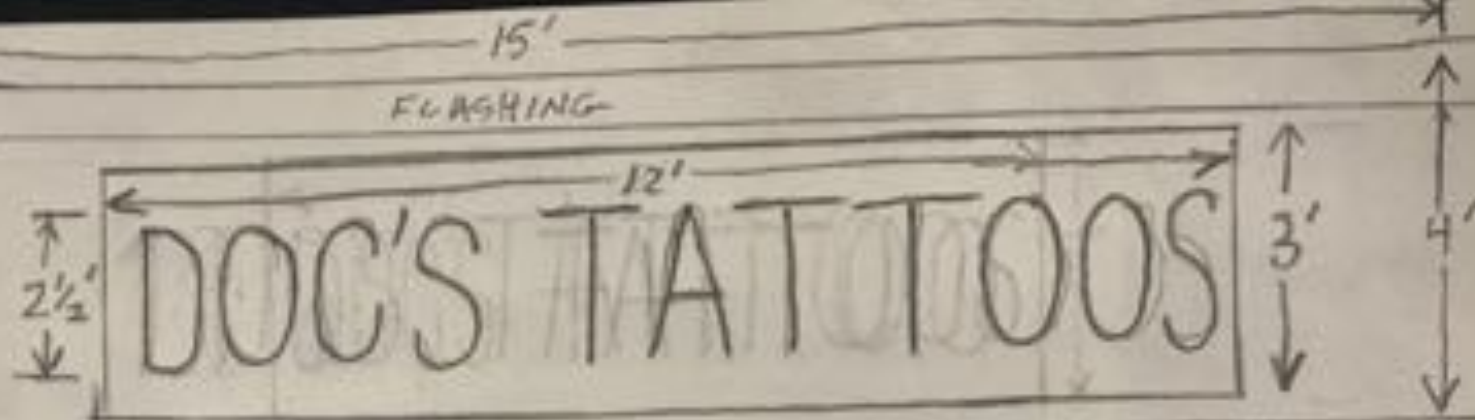
123 PROSPECT
OAKLAND PARK

TOTAL SQ/FT

$$15' \times 12' = 180 \text{ sq ft}$$

Total Sign footage

$$4' \times 14' = 56 \text{ sq ft}$$



Stone

April 5, 2021 6:46 PM



Stone Arrue



Heather

