



01 ADJACENT ZONING DIAGRAM  
A-004A SCALE: NTS



02 ADJACENT ZONING DIAGRAM  
A-004A SCALE: NTS

#### PROPERTY A INFORMATION



PROPERTY ID:  
**424307050050**

ADDRESS:  
**1541 SE 23 AVENUE # 1-3 POMPANO BEACH, 33062**

PROPERTY USE:  
**08-MULTI-FAMILY - LESS THAN 10 UNITS**

\*BASED ON BROWARD COUNTY PROPERTY APPRAISER

#### PROPERTY B INFORMATION



PROPERTY ID:  
**494307050060**

ADDRESS:  
**1551 SE 23 AVENUE POMPANO BEACH, 33062**

PROPERTY USE:  
**08-MULTI-FAMILY - LESS THAN 10 UNITS**

\*BASED ON BROWARD COUNTY PROPERTY APPRAISER

#### PROPERTY C INFORMATION



PROPERTY ID:  
**494307050061**

ADDRESS:  
**1561 SE 23 AVENUE POMPANO BEACH, 33062**

PROPERTY USE:  
**08-MULTI-FAMILY - LESS THAN 10 UNITS**

\*BASED ON BROWARD COUNTY PROPERTY APPRAISER

#### PROPERTY D INFORMATION



PROPERTY ID:  
**494307050070**

ADDRESS:  
**1571 SE 23 AVENUE # 1-4 POMPANO BEACH, 33062**

PROPERTY USE:  
**08-MULTI-FAMILY - LESS THAN 10 UNITS**

\*BASED ON BROWARD COUNTY PROPERTY APPRAISER

#### PROPERTY E INFORMATION



PROPERTY ID:  
**494307050080**

ADDRESS:  
**1581 SE 23 AVENUE POMPANO BEACH, 33062-7523**

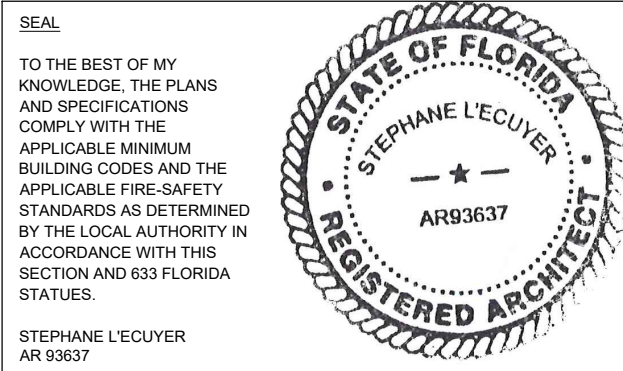
PROPERTY USE:  
**08-MULTI-FAMILY - LESS THAN 10 UNITS**

\*BASED ON BROWARD COUNTY PROPERTY APPRAISER

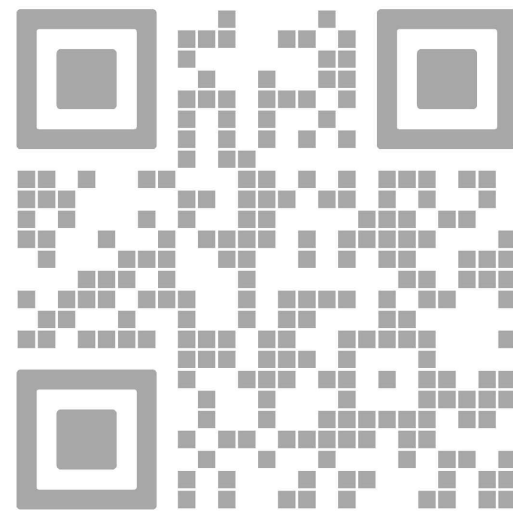
idea  
Architect

absolute-idea.com

CANAL PARK  
3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160  
T 305.792.0015 F 305.931.0279 @info@absolute-idea.com



ISSUE FOR:  
**AAC SUBMITTAL**



REV.	DATE	DESCRIPTION
01	05-13-2025	DRC SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORK. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.

Key section

Client  
**VERA FUND**  
NICK POLYUSHKIN  
& YURI KHARITONENKOV  
TEL: 305.833.3303

Project  
**1600 S FEDERAL HIGHWAY  
(MIXED-USE PROJECT)**  
1600 SOUTH FEDERAL HIGHWAY,  
POMPANO BEACH, FL 33062

Title  
**ADJACENT ZONING  
AND PROPERTY INFORMATION**

Drawn <b>J. WU</b>	Field <b>ARCHITECTURE</b>
Verified <b>N. TREMBLAY</b>	Scale <b>as shown</b>
Approved <b>S. L'ECUYER</b>	Date <b>06-02-2026</b>

Project Manager <b>J. WU</b>	Dwg. no. <b>A-004A</b>
Project <b>24-838</b>	

PZB

PZ24-12000027  
06/24/2026