



# BOARD OF ADJUSTMENT APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017  
I.D. Number: BAA

## BOARD OF ADJUSTMENT (BOA) Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Special Exception / Nonconforming Use Permit Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

**DEADLINE:** Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

**NOTES:** Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

**FEES:** All application fees 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.

- |                                  |   |                  |
|----------------------------------|---|------------------|
| <input type="radio"/>            | <b>Special Exception / Nonconforming Use Permit: Before</b> | <b>\$ 480.00</b> |
| <input type="radio"/>            | <b>Special Exception / Nonconforming Use Permit: After</b>  | <b>\$ 600.00</b> |
| <input checked="" type="radio"/> | <b>Request for Continuance</b>                              | <b>\$ 190.00</b> |

# Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested 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 request. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	
E-mail Address	
Phone Number	
<b>Proof of Ownership</b>	<input type="checkbox"/> <u>Warranty Deed</u> or <input type="checkbox"/> <u>Tax Record</u>

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

<b>Applicant / Agent's Name</b>	
<b>Applicant / Agent's Signature</b>	<i>Jason Crush</i>
Address, City, State, Zip	
E-mail Address	
Phone Number	
<b>Letter of Consent Submitted</b>	

<b>Development / Project Name</b>	
<b>Existing / New</b>	<u>Existing:</u> _____ <u>New:</u> _____
<b>Project Address</b>	<u>Address:</u> _____
<b>Legal Description</b>	
<b>Tax ID Folio Numbers</b> (For all parcels in development)	
<b>Request / Description of Project</b>	
<b>Applicable ULDR Sections</b>	

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

## Page 2: Board of Adjustment (BOA) Criteria for Special Exception Request

This page must be filled in. An attached narrative may be included if additional space is required.

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

**CRITERIA:** A special exception shall be granted upon demonstration by a preponderance of evidence of all the following criteria:

1. Whether the proposed development or use meets the requirements for a special exception as provided by the ULDR; and
2. Granting of the special exception shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

## Board of Adjustment (BOA) Criteria for Temporary Nonconforming Use Permit

This page must be filled in. An attached narrative may be included if additional space is required.

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

**CRITERIA:** A temporary nonconforming use permit may be granted upon demonstration by a preponderance of evidence of the following criteria:

1. Granting of the temporary nonconforming use permit shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

**AFFIDAVIT:** I, the Owner 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.

  
\_\_\_\_\_  
(Signature)

## Page 3: Required Documentation & Mail Notice Requirements

### One (1) copy of the following documents:

- Completed application (all pages must be filled out where applicable)
- Mail notification documents (mail notification instructions at bottom of the page)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner.
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

### One (1) original set, signed and sealed, with plans at 24" x 36"

### Fourteen (14) copy sets, with plans at half-size scale 11" x 17"

### One (1) electronic version (CD or USB) of complete application and plans in PDF format

- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from the Urban Design & Development office, 700 NW 19 Avenue, 954-828-3266. Site should be highlighted or marked clearly to easily locate the parcel.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, 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 lands not included in the proposed project unless specifically requested by the City.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the request can be clearly indicated)**
- Landscape Plan (if applicable to a temporary nonconforming use permit request)**
- Elevations (if applicable to a temporary nonconforming use permit request)**
- Additional plan details (as needed if applicable to a temporary nonconforming use permit request)**

**Note:** All copy sets must be clear and legible.

**Note:** Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

<p><b>Applicant's Affidavit</b> I acknowledge that the Required Documentation and Technical Specifications of the application are met:</p> <p>Print Name _____</p> <p>Signature <u>Jason Crush</u> _____</p> <p>Date _____</p>	<p><b>Staff Intake Review</b> For Urban Design &amp; Planning Division use only:</p> <p>Date _____</p> <p>Received By _____</p> <p>Tech. Specs Reviewed By _____</p> <p>Case No. _____</p>
--	--

**MAIL NOTIFICATION:** Pursuant to Section 47-27.9, Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **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 owners 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  
Urban Design & Development  
700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

# Page 4: Sign Notification Requirements and Affidavit

## SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

## AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA  
BROWARD COUNTY

BOA CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

\_\_\_\_\_  
**Affiant**

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2009

(SEAL)

\_\_\_\_\_  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES:**

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_ (initial here)

\_\_\_\_\_ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

## Page 5: Technical Specifications

### The following information is generally for Temporary Nonconforming Use Permit requests only

#### A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
  - Current use of property
  - Land Use designation
  - Zoning designation
  - Site area (sq. ft. and acres)
  - Setback table (required vs. provided)
  - Open space
8. Site Plan Features (graphically indicated)
  - Setbacks and building separations (dimensioned)
  - Project signage (if applicable)
  - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the request)

#### B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage

**2909 E Commercial Blvd.**  
**Edelweiss European Bakery**  
**Special Exception Request**  
**Board of Adjustment**



Table of Contents:

Page 1	Aerial
Page 2	Interior Photo
Page 3	Property Photo

Jason Crush  
Crush Law, P.A.  
400 SE 12<sup>th</sup> Street  
Building C  
Fort Lauderdale, FL 33316  
954.522.2010  
jcrush@crushlaw.com

**CRUSH LAW** PA.



P-1





Edelweiss European Bakery Interior – August 2019



Edelweiss European Bakery Exterior – August 2019



**NARRATIVE**  
**Special Exception**  
**Edelweiss European Bakery**  
**2909 E Commercial Blvd.**  
**Fort Lauderdale, FL**

The Edelweiss European Bakery and Restaurant (“Edelweiss”) has been located on Commercial Blvd for over 20 years and is an integral part of the fabric of the Commercial corridor. Edelweiss seeks approval to serve alcoholic beverages incidental to its principle service of food. Specifically, a special exception to the City’s liquor distance separation ordinance Section 5-26 which requires a separation of 300 feet between establishments.

The City has conducted a distance measurement to other establishments that serve alcoholic beverages in the area and has determined that Murphy’s, which is 84 feet away and holds a full liquor – 4COP- license, triggers the 300-foot distance separation requirement set forth in Section 5-26.

Section 5-26.b specifically provides powers to the Board of Adjustment to grant Special Exceptions to the distance requirement if the criteria enumerated therein and below is found to be met by the Board.

Pursuant to Section 47-24.12.A.5. of the ULDR and Section 5-26.b, a special exception shall be granted upon demonstration by a preponderance of the evidence of all of the following criteria, which we believe are more than met by this application:

a. Whether the proposed development or use meets the requirements for a special exception as provided by the ULDR.

**RESPONSE:** Restaurants are permitted in the zoning district and Edelweiss’s principle business is its bakery and restaurant activities.

b. The proposed Special Exception will not be contrary to the public interests.

**RESPONSE:** The Edelweiss European Bakery and Restaurant operates as a retail bakery and restaurant serving breakfast and lunch from 8am-4pm – Tuesday thru Saturday. At 4pm Edelweiss is closed to the public so that its bakers can produce the delicious baked goods that it sells to the public and to other establishments. Edelweiss previously held a package liquor license (under other ownership) and sold alcoholic beverages to customers to go. Many

patrons wish to enjoy a beer or a glass of wine with their lunch and have been requesting such from Edelweiss. The operations and clientele of Edelweiss will not change dues to the granting of the Special Exception. Edelweiss will remain as a staple of the community in providing regional European dishes for the public's enjoyment.

c. Granting of the special exception shall not be incompatible with adjoining properties or the surrounding neighborhood.

**RESPONSE:** Edelweiss is located in the strip of mixed uses along E Commercial Blvd between NE 12<sup>th</sup> Ave. & Bayview Drive. There are several neighborhood serving uses in the immediate area that serve alcoholic beverages – the Man Cave Cigar Bar; Zuckerello's; the Black Pearl Tavern; Murphy's; and Coco Pazzo as examples. In close proximity are also a mix of other commercial uses. All of these businesses serve both residents of Fort Lauderdale and tourists/visitor to this area.

Since several neighboring businesses serve alcoholic beverages the granting of this Special Exception to allow Edelweiss to do so as well is consistent with the existing uses and compatible with this retail/restaurant area. Further, the granting of this Special Exception will not impact or conflict with the surrounding neighborhood as the use is a neighborhood serving use and will be enjoyed by all.

The granting of this Special Exception will allow patrons who frequent Edelweiss for food to enjoy a refreshing alcoholic beverage with a unique dining experience. Edelweiss's business will continue to be based upon the sale of its delicious bakery goods; and European influenced fare. The introduction of this incidental sale of alcohol is not incompatible with adjoining properties or the surrounding neighborhood.

The Applicant respectfully requests the granting of this Special Exception.



---

Jason S. Crush  
For the Firm

TYPE OF SURVEY: **BOUNDARY**

JOB NUMBER: **SU-20-0039**

**LEGAL DESCRIPTION:**

LOT 7, BLOCK 3 OF CORAL RIDGE COMMERCIAL BOULEVARD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: **2909-2911 E COMMERCIAL BLVD FORT LAUDERDALE, FL 33308**

FLOOD ZONE: **X(0.2%)**  
BASE FLOOD ELEVATION: **N/A**  
CONTROL PANEL NUMBER: **125105/12011C0375-H**  
EFFECTIVE: **8/18/2014** REVISED:

LOWEST FLOOR ELEVATION: **N/A**  
GARAGE FLOOR ELEVATION: **N/A**  
LOWEST ADJACENT GRADE : **N/A**  
HIGHEST ADJACENT GRADE : **N/A**

REFERENCE BENCH MARK: **N/A**

**CERTIFY TO:**

1. 2909 LAND CORP
2. EDELWEISS EUROPEAN BAKERY
- 3.
- 4.
- 5.
- 6.



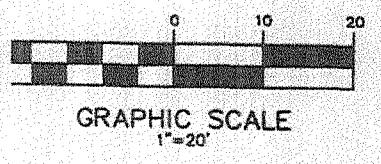
IT TO SCALE

— E

**NOTES:**

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

<p><b>A</b> = CENTRAL ANGLE <b>AL</b> = ARC LENGTH <b>CB</b> = CHORD BEARING <b>R</b> = RADIUS <b>R/W</b> = RIGHT OF WAY <b>P.C.</b> = POINT OF CURVATURE <b>P.T.</b> = POINT OF TANGENCY <b>WM</b> = WATER METER <b>OH</b> = OVERHANG <b>N</b> = NORTH <b>S</b> = SOUTH <b>E</b> = EAST <b>W</b> = WEST <b>B.M.</b> = BENCHMARK <b>FH</b> = FIRE HYDRANT <b>db</b> = OFFSET <b>SEC</b> = SECTION <b>TWP.</b> = TOWNSHIP <b>RGE.</b> = RANGE</p>	<p><b>LEGEND OF ABBREVIATIONS:</b></p> <p><b>BROWARD COUNTY NAVD1988</b></p> <p>MAINT = MAINTENANCE B.C.R. = BROWARD COUNTY RECORDS P.B.C.R. = PALM BEACH COUNTY RECORDS P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORDS BOOK F.F. = FINISHED FLOOR ENCH = ENCROACH</p> <p>DEED BOOK CHAIN LINK FENCE WOOD FENCE BOULEVARD ASSUMED DATUM IRON PIPE IRON ROD GARAGE CENTERLINE MEASURED LIGHT POLE UTILITY EASEMENT DRAINAGE EASEMENT ANCHOR EASEMENT PERMANENT REFERENCE MONUMENT N.A.V.D. = NORTH AMERICAN VERTICAL DATUM 1988</p>
--	--

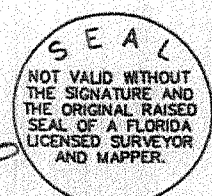


4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.  
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.  
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.  
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE LAST DATE OF SURVEY AS SHOWN.  
8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.  
9. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY

*Robert L. Thompson*  
**ROBERT L. THOMPSON (PRESIDENT)**  
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA



DATE OF SURVEY 01-08-2020	DRAWN BY SP	CHECKED BY RLT	FIELD BOOK 20-0039	SCALE 1"=20'	SKETCH NUMBER SU-20-0039
------------------------------	----------------	-------------------	-----------------------	--------------	-----------------------------

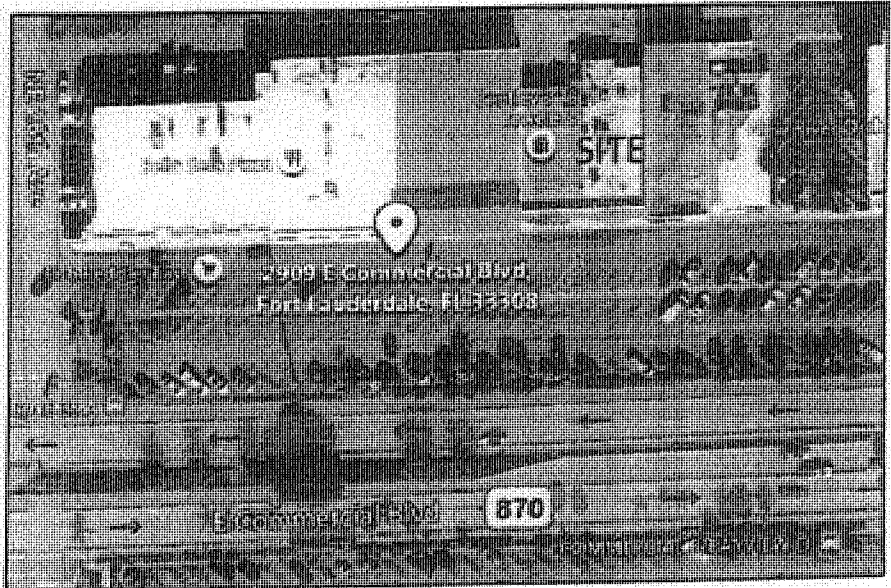
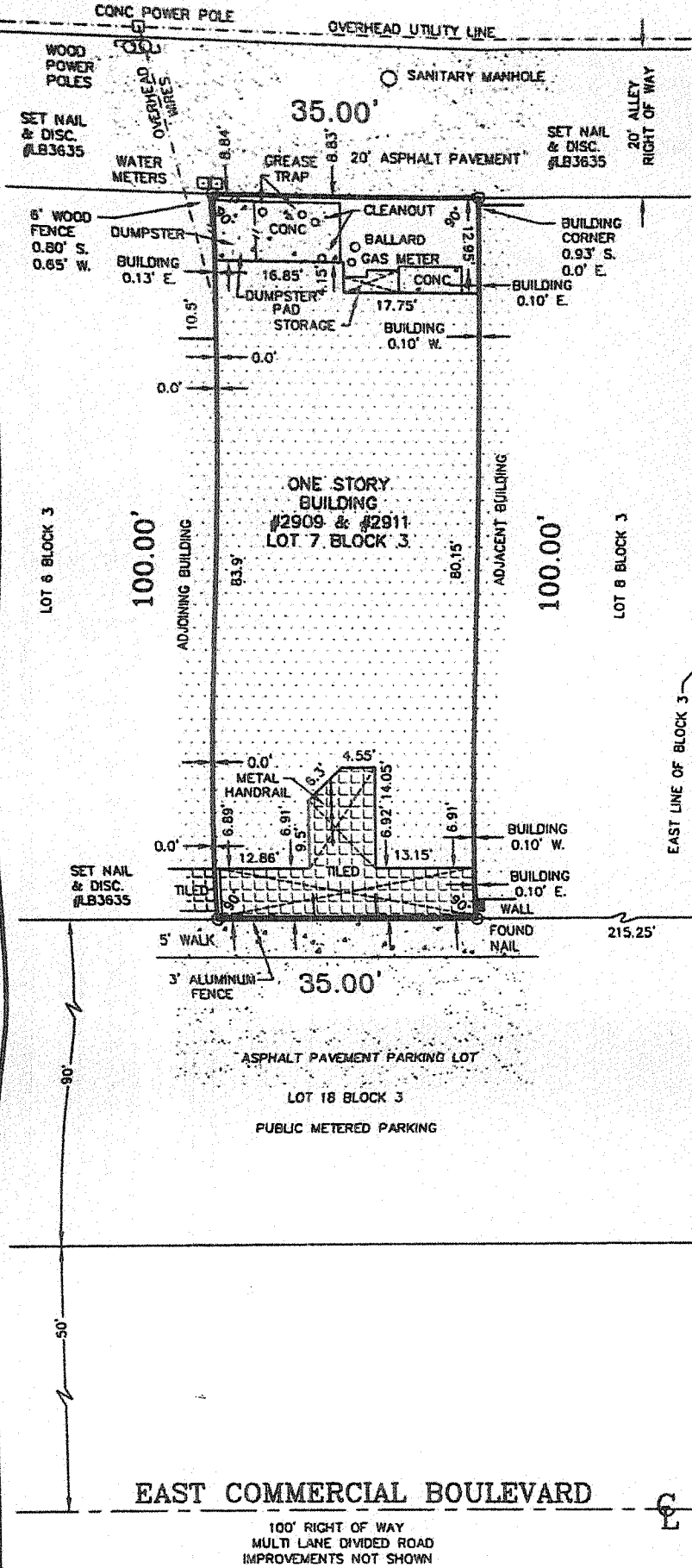
1150 E. ATLANTIC BLVD.  
POMPANO BEACH  
FLORIDA 33060

**ACCURATE LAND SURVEYORS, INC.**

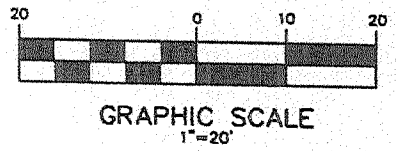
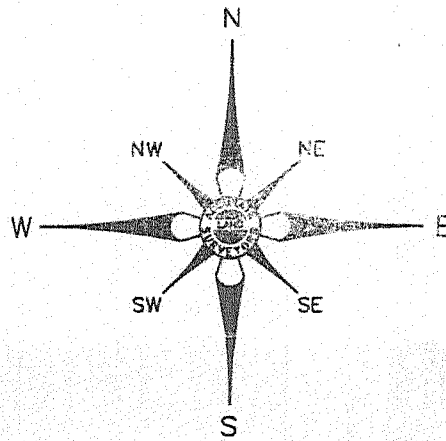
L.B. #3635

SHEET 2 OF 2

TEL. (954) 782-1441  
FAX. (954) 782-1442

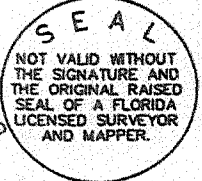


GENERAL LOCATION MAP NOT TO SCALE



**NOTES:**  
 1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.  
 2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.  
 3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.  
 4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.  
 5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.  
 6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.  
 7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE LAST DATE OF SURVEY AS SHOWN.  
 8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.  
 9. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

**CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



*Robert L. Thompson* 1-17-20  
 ROBERT L. THOMPSON (PRESIDENT)  
 PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS	BY

DATE OF SURVEY 01-08-2020	DRAWN BY SP	CHECKED BY RLT	FIELD BOOK 20-0039	SCALE 1"=20'	SKETCH NUMBER SU-20-0039
------------------------------	----------------	-------------------	-----------------------	--------------	-----------------------------



BOARD OF ADJUSTMENT NOTICE

February 27, 2020

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, March 11, 2020 at 6:30 P.M.**

In the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

**CASE:** B19030  
**OWNER:** 2909 LAND CORP  
**AGENT:** CRUSH LAW, P.A.- JASON S. CRUSH  
**ADDRESS:** 2909 E COMMERCIAL BLVD, FORT LAUDERDALE, FL 33308  
**LEGAL DESCRIPTION:** CORAL RIDGE COMMERCIAL BLVD ADD 43-13 B LOT 7 W1/2 BLK 3  
**ZONING:** CB  
**COMMISSION DISTRICT:** 1  
**REQUESTING:** Sec. 5-26. - Distance between establishments.

**(b) The board of adjustment is authorized to grant special exceptions to the distance requirements as established by (a) above where the board finds that such special exception will:**

- (1) Not be contrary to the public interests; and**
- (2) Not incompatible with adjoining properties or the surrounding neighborhood. The application for a special exception and the processing and hearing upon such application shall be in accordance with section 47-24.12(A).**

The applicant is requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. They are requesting the distance separation be reduced from three hundred (300) feet to eighty-four (84) feet, a total reduction of two hundred sixteen (216) feet.

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.

