



BOARD OF ADJUSTMENT NOTICE

January 27, 2020

A Public Hearing will be held before the Board of Adjustment on: Wednesday, February 12, 2020 at 6:30 P.M.

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

CASE:	PLN-BOA-19120001
OWNER:	BARKAN INVESTMENTS LLC
AGENT:	SAUL EWING AMSTEIN & LEHR- KEITH POLIAKOFF, ESQ.
ADDRESS:	702 NE 1 AVE, FORT LAUDERDALE FL., 33305
LEGAL DESCRIPTION:	PROGRESSO 2-18 D LOT 11,12,13,S1/2 OF 14 BLK 288
ZONING:	RAC-UV
COMMISSION DISTRICT:	2
REQUESTING:	Section -5-26 (a) (Distance between establishments).

Requesting to allow the sale of alcohol at 38.5 feet from another establishment that sells alcohol, where the Code of Ordinances requires a minimum distance of 300 feet separating establishments that sell alcoholic or intoxicating beverages. This special exception results in a reduction of 261.5 feet from the required 300 feet.

Note: This property was granted a temporary non-conforming use permit by the board of adjustment on January 9, 2019 for Board of Adjustment for case number B19001.

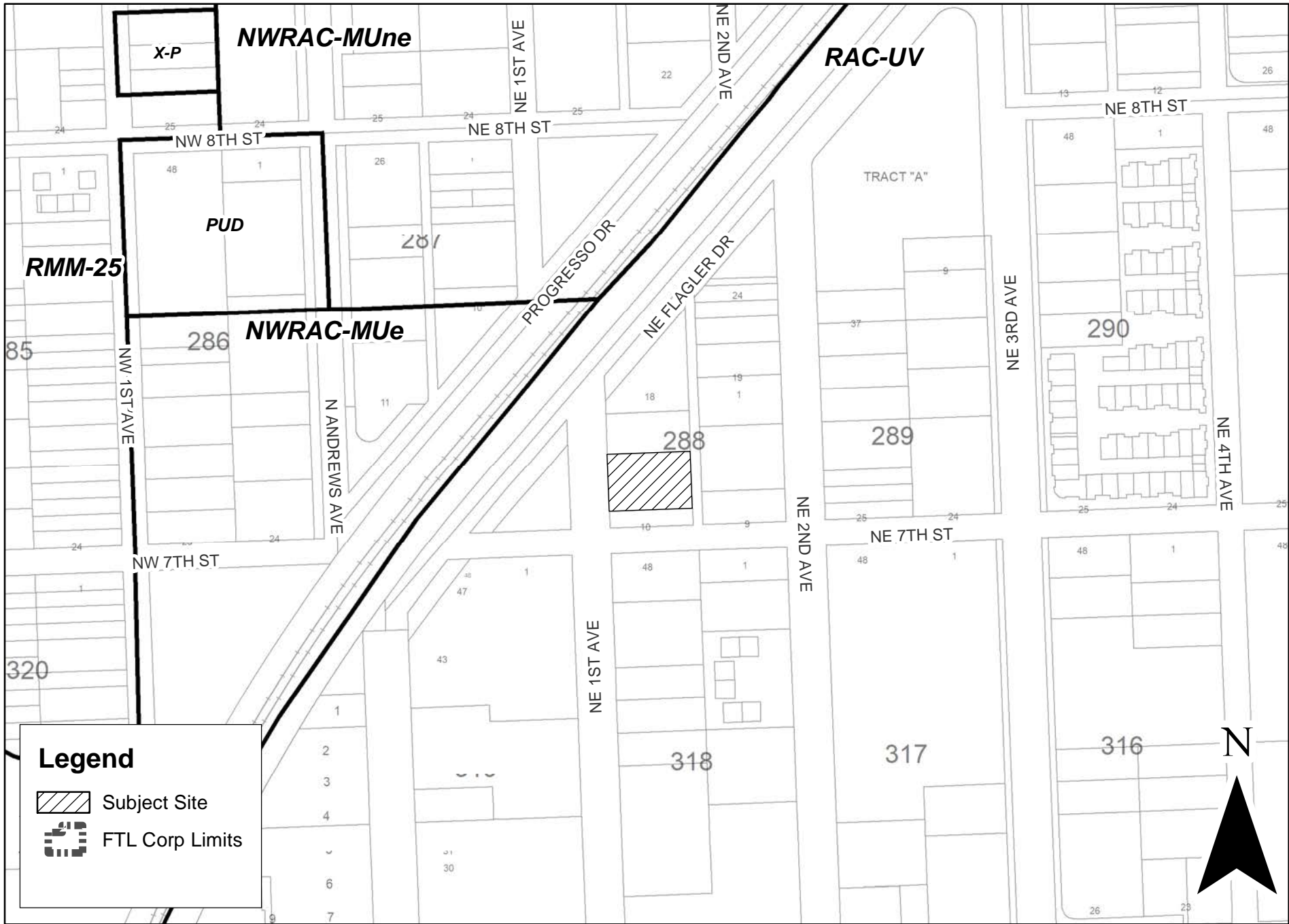
If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR

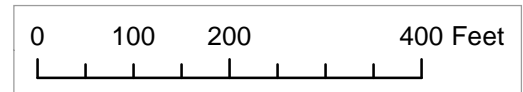
Florida Statutes, Sec. 286.0105

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.





PLN-BOA-19120001



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: FEBRUARY 12, 2020

TIME: 6:30 PM

CASE: PLN-BOA-19120001

Section 5-26 (a) -Distance between establishments

Requesting to allow the sale of alcohol at 38.5 feet from another establishment that sells alcohol, where the Code of Ordinances requires a minimum distance of 300 feet separating establishments that sell alcoholic or intoxicating beverages. This special exception results in a reduction of 261.5 feet from the required 300 feet.

Note: This property was granted a temporary non-conforming use permit by the board of adjustment on January 9, 2019 for Board of Adjustment for case number B19001.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



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

Case Number	DLN - BOA - 19120001
Date of complete submittal	12/31/19

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

Property Owner's Name	Barkan Investments, LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	21500 Biscayne Blvd., Ste 302, Aventura, Florida 33180
E-mail Address	Avram@bh3llc.com
Phone Number	954-416-3140 - Ext 227
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Saul Ewing Amstein & Lehr - Keith Pollakoff, Esq.
Applicant / Agent's Signature	
Address, City, State, Zip	200 East Las Olas Boulevard, Suite 1000, Fort Lauderdale, Florida 33301
E-mail Address	keith.pollakoff@seul.com
Phone Number	954-713-7644
Letter of Consent Submitted	Yes

Development / Project Name	Flagler 1 - Rank & File Social Club
Existing / New	Existing: Cocktail Lounge and Ax Throwing Bar <u>New:</u>
Project Address	Address: 702, 704, 706 NE 1st Avenue, Fort Lauderdale
Legal Description	Progresso 2-18D Lot 11, 12, 13 S 1/2 of 14 BLK 288
Tax ID Folio Numbers (For all parcels in development)	4942 34 07 1560
Request / Description of Project	Request a Special Exception of Section 5-26(a).
Applicable ULDR Sections	Section 5-26 (a) (Distance between Establishments)

Current Land Use Designation	48 Warehousing
Current Zoning Designation	RAC-UV
Current Use of Property	Cocktail Lounge and Ax Throwing Bar
Site Adjacent to Waterway	<input type="radio"/> Yes <input checked="" type="radio"/> No

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.

Request a special exception from Sec. 5-26(a). See attached.

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

See attached narrative.

2. Granting of the special exception shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

See attached narrative.

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)

Flagler 1
Board of Adjustment Special Exception-NARRATIVE
702,704,706 NE 1st Avenue, Fort Lauderdale
Special Exception from Section 5-26(a)(distance between establishments)
Rank & File Social Club and Chops & Hops

The subject location 702,704,706 NE 1st Avenue (the “Property”), is located in the Regional Activity Center – Urban Village District (“RAC-UV), and which previously was a dilapidated warehouse, has since been renovated into a state of the art building housing two of the most popular attractions in the area commonly referred to as the “Music & Arts South of Sunrise” or “MASS” District and Flagler Village. The MASS District came to fruition by the vision of a group of creatives & businesses with a vested interest in the community & economic development of Fort Lauderdale through the arts. The popularity of this unique grass roots arts and music area has started to draw additional investment to stabilize and grow this eclectic community.

This Board of Adjustment special exception application is being sought for a Flagler I tenant, Rank & File Social Club, because the business does not comply with Section 5-26(a) (Distance between establishments). Section 5-26(a) requires a minimum distance of 300 feet separating establishments that sell alcoholic or intoxicating beverages. Flagler I has two tenants, Rank & File Social Club (704 NE 1st Avenue) and Chops & Hops (702 NE 1st Avenue). On November 7, 2018, Chops & Hops received City approval to operate as a 4COP at the Flagler 1 location by meeting the distance and separation requirements with no current establishment within 300 feet of the location and no church or school within 500 feet.

On January 9, 2019, this Board granted Rank & File Social Club a one-year temporary non-conforming use permit to allow the sale of alcohol at a distance of 38.5 feet from another establishment that sells alcohol, where the Code of Ordinances requires a minimum distance of 300 feet separating establishments that sell alcoholic or intoxicating beverages.

For the past 25 years, it has been the City’s policy to allow the Board of Adjustment to hear and grant variances from Section 5-26(a) to businesses which do not meet the 300 feet distance requirement required under the City’s code. However, in December of 2017, the City attorney opined that the Board of Adjustment does not have jurisdiction to hear such variance requests pursuant to Section 47-33.1, and that the Board is only permitted to hear matters involving the

36335247.1

ULDR. At the December 13, 2017 Board of Adjustment meeting, Tiffany's Beauty Spa sought a variance from the distance requirements of Section 5-26(a). The Board's staff attorney advised of the City attorney's opinion pertaining to the Board's jurisdiction. In response, rather than a variance, the Board granted the applicant, Tiffany's Beauty Spa, a temporary non-conforming use permit for one (1) year, while the City corrects the Code to grant the Board jurisdiction to hear such variance requests.

On March 19, 2019, the City passed Ordinance No. C-19-07, to authorize the Board of Adjustment to grant special exceptions to the distance requirement for alcoholic beverage establishments. Specifically, the Board is authorized to grant special exceptions 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 proposed special exception is consistent with past Board approvals, and the City's revised Code, and will permit Flagler I's tenant, Rank & File Social Club, to continue to operate as a 4COP, as it has for the past year.

The Special Exception is not contrary to the public interests

What was once a neglected warehouse and residential district, has been reborn into what is rapidly becoming Fort Lauderdale's trendiest spot. Since its rebirth began in the early 2000's, the area has been undergoing significant urban renewal. Developers, artists and residents have transformed the neighborhood, city blocks at a time. It is now noted for its budding art districts, residential developments and most recently its bars and restaurants.

Along with the MASS District, the Flagler Arts and Technology District, (F.A.T. Village) and is where artists, advertising agencies and web developers can be found. Pocket parks and urban gardens are "sprouting" throughout the neighborhood and the fabric of the community continues to develop and grow. Additionally, Flagler Village is also home to the All Aboard Florida's Brightline train station.

The granting of the special exception from the distance requirements, will continue to provide residents and tourists alike, with a truly unique cocktail bar to unwind and relax with friends.

The Special Exception is not incompatible with adjoining properties or the surrounding neighborhood

SAUL EWING ARNSTEIN & LEHR^{LLP}

Flagler 1

December 17, 2019

Page 3

As mentioned above, the special exception will continue to enhance the MASS District and is compatible with adjoining properties and the surrounding neighborhood. Specifically, Rank and File and the adjoining bar, chops and hops, complement each other and enjoy a synergy between the two establishments. Furthermore, the surrounding area is full of similar establishments which have made the MASS District a sought after location for residents and tourists alike. Specifically, the surrounding area includes, 27 Bar & Lounge, American Icon Brewery, Invasive Species Brewery, Glitch Bar, and Orchestrated minds Brewery.

The granting of the special exception will continue to provide the public with an established venue in one of the trendiest locations in Fort Lauderdale, while providing synergy amongst the similar established uses.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Keith M. Poliakoff', written over a set of diagonal lines that serve as a signature guide.

Keith M. Poliakoff

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. PLN-BoA-19120001

APPLICANT: Barkan Investments LLC

PROPERTY: 702 W 1 Ave

PUBLIC HEARING DATE: Feb. 12

BEFORE ME, the undersigned authority, personally appeared Jimmy Saada, 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.

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29 day of January, 2020 [Signature]

(SEAL)  [Signature]
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. JS (Initial here)

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

Record #	Record Type	Status	Balance	Active Task	Assigned To	Opened Date	Expiration Date	Parcel #	Street #	Dir	Street Nar Type	Unit #	First Name	Last Name	Application Name	Contact Organization Name	Created By	Record ID
BLD-PR-20010095	Property Record	Open		0 Intake		1/28/2020		4.94234E+11	702	NE	1 AVE		BENJAMIN	WALTON	BENJAMIN WALTON		CRISTINAL	20CAP-00000-0030Z
CE-20010659	Code Case	Closed		0 Initial Investigation		1/13/2020		4.94234E+11	702	NE	1 AVE						KENYETTAR	20CAP-00000-001HQ
PLN-BOA-19120001	Board of Adjustment	Open		0 Application Review		12/31/2019		4.94234E+11	702	NE	1 AVE		Keith	Poliakoff	Keith Poliakoff		MARIAR	19CAP-00000-012FY
CE-19120802	Code Case	Completed		0 Special Magistrate	Roberta Jones	12/16/2019		4.94234E+11	702	NE	1 AVE						KENYETTAR	19CAP-00000-00YU5
PLN-AR-19120003	Administrative Review	Open		0 Application Review		12/12/2019		4.94234E+11	702	NE	1 AVE		Miguel	Diego	Flagler 1 - 2nd Floor	Miguel de Diego Architect P.A.	PUBLICUSER8	19CAP-00000-00YH7
BLD-PR-19110103	Property Record	Complete	20	20 Intake		11/27/2019		4.94234E+11	702	NE	1 AVE		Zachary	P	Zachary P		CRISTINAL	19CAP-00000-00WK3
VIO-CE19091248_1	Violation-BLD Hearing	Open		0 Violation		9/20/2019		4.94234E+11	702	NE	1 AVE						richk	19HS-00000-0KJ1O
CE19091248	Building Code Case	Open		0		9/20/2019		4.94234E+11	702	NE	1 AVE						richk	19HS-00000-0ADAT
PM-19052139	Sign Permit	In Process	283.74	Plans Coordination		5/21/2019	1/1/2019	4.94234E+11	702	NE	1 AVE						jackc	19HS-00000-0CGA5
PM-19050989	Accessory Structure Permit	Awaiting Client Reply	545	Plans Distribution,Inspection		5/9/2019	5/25/2020	4.94234E+11	702	NE	1 AVE						jackc	19HS-00000-0G88H
PM-19050774	ROW Sidewalk and Curb Permit	Complete		0 Certification		5/8/2019	3/5/2020	4.94234E+11	702	NE	1 AVE						boras	19HS-00000-0GAJ4
PM-19050747	Plumbing Irrigation Permit	Complete		0		5/8/2019	3/18/2020	4.94234E+11	702	NE	1 AVE						tight	19HS-00000-0GABM
PM-19041786	Plumbing Meter Install Permit	Void		111 Plans Coordination		4/17/2019	12/14/2019	4.94234E+11	702	NE	1 AVE						tayll	19HS-00000-0GBM9
PL-A19014	Administrative Review	Closed		0 Administrative Review		4/11/2019		4.94234E+11	702	NE	1 AVE							19HS-00000-05SYO
PM-19040289	ROW Landscaping Permit	Complete		0 Inspection		4/3/2019	5/25/2020	4.94234E+11	702	NE	1 AVE						jackc	19HS-00000-0G8DB
PM-19040286	Landscape Installation Permit	Complete		0 Application Submittal		4/3/2019	2/2/2020	4.94234E+11	702	NE	1 AVE						jackc	19HS-00000-0G8DB
PM-19032230	ROW Water Permit	Complete		0 Certification		3/21/2019	2/17/2020	4.94234E+11	702	NE	1 AVE						jackc	19HS-00000-0GCDW
PM-19032229	Commercial Paving Permit	About to Expire		0 Inspection		3/21/2019	3/5/2020	4.94234E+11	702	NE	1 AVE						jackc	19HS-00000-0GCDV
PM-19031761	Re-Roof Permit	Complete		0		3/18/2019	9/14/2019	4.94234E+11	702	NE	1 AVE						boss	19HS-00000-0GBRY
PM-19031595	Window and Door Permit	Complete		0		3/15/2019	12/14/2019	4.94234E+11	702	NE	1 AVE						cummj	19HS-00000-0G9ZV
BL-1801562	Restaurant - Lounge - Nightclub Business Tax Receipt	Active		0		3/8/2019	9/30/2020	4.94234E+11	702	NE	1 AVE							19HS-00000-00XFF
PM-19020713	Sprinkler System Aboveground	Complete		0		2/7/2019	1/20/2020	4.94234E+11	702	NE	1 AVE						tayll	19HS-00000-0GK73
PM-19011418	ROW Paving Permit	Complete		0 Certification		1/22/2019	3/8/2020	4.94234E+11	702	NE	1 AVE						cummj	19HS-00000-0GI49
PL-B19001	Board of Adjustment	Closed	350		ZONING ADMINISTRATOR	12/7/2018		4.94234E+11	702	NE	1 AVE							18HS-00000-05NVJ
CE18110567	Code Case	Closed		0		11/13/2018		4.94234E+11	702	NE	1 AVE						westi	18HS-00000-03VMU
PM-18110969	Mechanical HVAC Changeout Permit	Expired		0		11/9/2018	5/18/2019	4.94234E+11	702	NE	1 AVE						rilet	18HS-00000-0G44T
PL-A18055	Administrative Review	Closed	550	Administrative Review	TYLER LAFORME	11/5/2018		4.94234E+11	702	NE	1 AVE							18HS-00000-05SJB
PM-18102506	Electrical Commercial Permit	Disapproved		0		10/25/2018	5/18/2019	4.94234E+11	702	NE	1 AVE						cummj	18HS-00000-0G6ZM
PM-18100207	Plumbing Commercial Permit	In Process	43.36	Plans Coordination		10/2/2018	5/18/2019	4.94234E+11	702	NE	1 AVE						carpj	18HS-00000-0FZ3B
PM-18092019	Electrical Commercial Permit	Complete		0		9/22/2018	12/14/2019	4.94234E+11	702	NE	1 AVE						boras	18HS-00000-0FX38
PM-18092018	Mechanical Commercial Permit	Complete		0		9/22/2018	12/14/2019	4.94234E+11	702	NE	1 AVE						boras	18HS-00000-0FXX7
PM-18092017	Plumbing Commercial Permit	Complete		0		9/22/2018	12/14/2019	4.94234E+11	702	NE	1 AVE						boras	18HS-00000-0FXX6
PM-18091839	Change of Use	Issued	89	Plans Coordination,Inspection		9/20/2018		4.94234E+11	702	NE	1 AVE						boras	18HS-00000-0FW7D
PM-18080751	Mechanical Commercial Permit	Complete		0		8/8/2018	1/20/2020	4.94234E+11	702	NE	1 AVE						rilet	18HS-00000-0FUME
PM-18080750	Plumbing Fixture Replacement Permit	Complete		0		8/8/2018	1/20/2020	4.94234E+11	702	NE	1 AVE						rilet	18HS-00000-0FUMD
PM-18080433	Commercial Alteration Permit	Expired		0		8/6/2018	5/18/2019	4.94234E+11	702	NE	1 AVE						tayll	18HS-00000-0FVQT
VIO-CE18071865_1	Violation-BLD Hearing	Closed		0 Violation		7/25/2018		4.94234E+11	702	NE	1 AVE						arnok	18HS-00000-0JQ0Y
CE18071865	Building Code Case	Closed		0		7/25/2018		4.94234E+11	702	NE	1 AVE						arnok	18HS-00000-03Q0F
CE18052121	Building Code Case	Closed		0		5/25/2018		4.94234E+11	702	NE	1 AVE						alexq	18HS-00000-03MKO
VIO-CE17081101_1	Violation-CODE Hearing	Closed		0 Violation		8/14/2017		4.94234E+11	702	NE	1 AVE						parka	17HS-00000-0JTS8
CE17081101	Code Case	Closed		0		8/14/2017		4.94234E+11	702	NE	1 AVE						parka	17HS-00000-03Z7H
PL-ZL17108	Zoning Verification Letter	Closed		0 Application Review		7/7/2017		4.94234E+11	702	NE	1 AVE							17HS-00000-055MT
PM-17070005	Building Recertification	In Process		0 Plans Coordination		7/3/2017	1/1/2019	4.94234E+11	702	NE	1 AVE						hogap	17HS-00000-0FHQA
VIO-CE17060069_1	Violation-CODE Hearing	Closed		0 Violation		6/1/2017		4.94234E+11	702	NE	1 AVE						cahid	17HS-00000-0ISW5
CE17060069	Code Case	Closed		0		6/1/2017		4.94234E+11	702	NE	1 AVE						cahid	17HS-00000-0344V
VIO-CE17050092_1	Violation-BLD Hearing	Closed		0 Violation		5/1/2017		4.94234E+11	702	NE	1 AVE						mackv	17HS-00000-0IKZU
CE17050092	Building Code Case	Closed		0		5/1/2017		4.94234E+11	702	NE	1 AVE						mackv	17HS-00000-032AC
PM-15090437	Plumbing Backflow Installation Permit	Complete		0		9/4/2015	3/10/2016	4.94234E+11	702	NE	1 AVE						murr1	15HS-00000-0E5GM
VIO-CE15050156_1	Violation-CODE Hearing	Closed		0 Violation		5/4/2015		4.94234E+11	702	NE	1 AVE						dobbd	15HS-00000-0HQP6
CE15050156	Code Case	Closed		0		5/4/2015		4.94234E+11	702	NE	1 AVE						dobbd	15HS-00000-01YEN
PM-07110526	Building Recertification	Complete		0		11/8/2007		4.94234E+11	702	NE	1 AVE						jageg	07HS-00000-0ACVJ
FS-01020056	Fire Safety Account	Active		0 Issuance		2/20/2001		4.94234E+11	702	NE	1 AVE							01HS-00000-045B9
VIO-CE96090658_1	Violation-CODE Hearing	Closed		0 Violation		9/13/1996		4.94234E+11	702	NE	1 AVE						home1	96HS-00000-0KLYI
CE96090658	Code Case	Closed		0		9/13/1996		4.94234E+11	702	NE	1 AVE						home1	96HS-00000-04CTI
BL-1300463	General Business Tax Receipt	Closed		0		9/1/1980	10/5/2017	4.94234E+11	702	NE	1 AVE							80HS-00000-00M5Q
BL-1300211	Retail - Wholesale Business Tax Receipt	Closed		0		9/1/1980	10/5/2017	4.94234E+11	702	NE	1 AVE							80HS-00000-00LE2
BL-034686	General Business Tax Receipt	Closed		0		9/1/1980	2/2/2018	4.94234E+11	702	NE	1 AVE							80HS-00000-00D6Z

Sec. 5-26. - Distance between establishments.

- (a) Under the power and right to zone areas in which the sale of alcoholic beverages is prohibited or permitted within the city limits, the sale of alcoholic beverages under authority of a state license issued under the provisions of F.S. §§ 563.02(1)(b), 564.02(1)(b) and 565.02(1)(a) and (b), other than special licenses for hotel and restaurant bars, is prohibited in any place of business located within three hundred (300) feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off the premises, under authority of a state license issued under the provisions of F.S. § 565.02(1)(a) and (b), such distance to be measured from main normal public entrances along public thoroughfares by the shortest route of ordinary pedestrian traffic; nor shall a new place of business for the sale of alcoholic or intoxicating beverages for consumption on or off the premises under authority of license issued under state law be permitted at such location during the period in which a valid existing state license is renewable at such location, nor shall an existing state license be permitted to be transferred from location to location so as to violate such area zoning distances between places selling alcohol or intoxicating liquors; provided, however, that the owners and holders of any such licenses, either originally or by transfer, at the time of the passage of the act of the state legislature repealing the power of municipalities to issue such licenses, who have obtained state licenses to operate such business at the same locations, shall have a vested right to use such state licenses at such locations within the prohibited distance, but may not move such state license to a new location in violation of this section.
- (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).

(Code 1953, § 5-6; Ord. No. C-73-11, § 1, 2-6-73; Ord. No. C-73-63, § 1, 6-19-73; Ord. No. C-73-94, § 1, 8-6-73; Ord. No. C-74-135, § 1, 12-17-74; Ord. No. C-75-91, § 1, 9-16-75; Ord. No. C- [C-19-07](#), § 1, 3-19-19)