



BOARD OF ADJUSTMENT MEETING NOTICE

October 21, 2021

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, November 10, 2021 at 6:00 P.M

This meeting will be held in-person and virtually to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE: PLN-BOA-21100001

OWNER: URBAN NORTH LLC

AGENT: CRUSH LAW, P.A. – JASON S. CRUSH

ADDRESS: 901 N PROGRESSO DRIVE, FORT LAUDERDALE, FLORIDA 33304

LEGAL DESCRIPTION: AN UNNUMBERED TRIANGULAR TRACT OF LAND LYING SOUTH OF BLOCK 214 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 21 ST STREET (NOW NE 3RD AVENUE AND AVENUE "D", NOW KNOWN AS NE 9TH STREET); THENCE SOUTH 180 FEET; THENCE NORTHEASTERLY PARALLEL TO THE RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY TO THE SOUTH LINE OF AVENUE "D" (NOW NE 9TH STREET); THENCE WEST 170 FEET ALONG THE SOUTH LINE OF AVENUE "D" (NOW NE 9TH STREET) TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

ZONING DISTRICT: NWRAC-MUNE- NORTH WEST REGIONAL ACTIVITY CENTER- MIXED USE NORTHEAST

COMMISSION DISTRICT: 2

REQUESTING: **Sec 5-26- Distance between Establishments.**

Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The location of the proposed establishment is 275 feet from one establishment licensed to sell alcoholic beverages and 276 feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to two-hundred seventy-five (275) feet, a total reduction of twenty-five (25) feet and from three hundred (300) feet to two-hundred seventy-six (276) feet, a total reduction of twenty-four (24) feet, respectively.

To Attend In-Person:

City of Fort Lauderdale, City Hall Commission Chambers, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301

To Attend Virtually:

Visit: www.fortlauderdale.gov/FLTV to watch and listen to the meeting

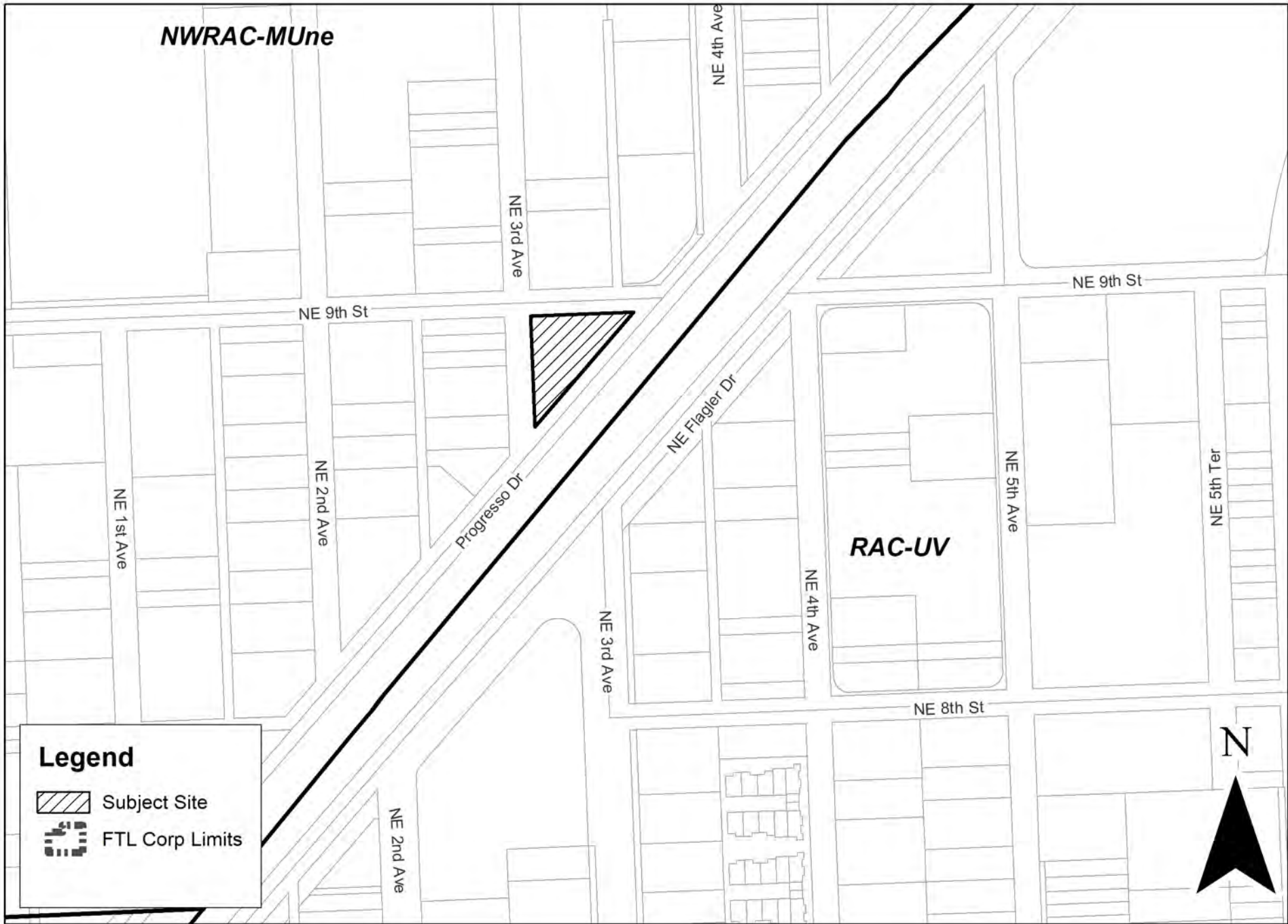
Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak. Should you desire to speak on this item, please fill out the speaker form available at the link on the City's website.

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

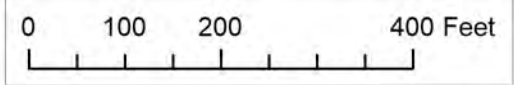
Florida Statutes, Sec. 286.0105

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-21100001

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\BOA_2021_11-10\PLN-BOA-21100001.mxd



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: NOVEMBER 10, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21100001

Requesting: Sec 5-26- Distance between Establishments.

Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The location of the proposed establishment is 275 feet from one establishment licensed to sell alcoholic beverages and 276 feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to two-hundred seventy-five (275) feet, a total reduction of twenty-five (25) feet and from three hundred (300) feet to two-hundred seventy-six (276) feet, a total reduction of twenty-four (24) feet, respectively.

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

CONTACT: 954-828-6506

You Can Still Attend The Meeting Virtually:

Visit www.fortlauderdale.gov/fltv to watch and listen to the meeting.

Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.

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



BOA

DATE: 11/10/2021

AGENDA ITEM: 1

CASE: 1

PLN-BOA- 21100001



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4 Revision Date: 08/23/2021 | Print Date: 08/23/2021
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

Cover:	Deadline, Notes, and Fees
Page 1:	Applicant Information Sheet
Page 2:	Variance Request Criteria
Page 3:	Required Documentation & Mail Notice Requirements
Page 4:	Sign Notice Requirements & Affidavit
Page 5:	Technical Specifications

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.12, 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 the Board Liaison and 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. Submit Board of Adjustment (BOA) application, fees and required documents electronically through LauderBuild <https://aca-prod.accela.com/FTL>.

FEES: All applications for development permits 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.

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request Before The Board: \$1,150

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 variance requested. 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	
Date of complete submittal	

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

Property Owner's Name	Urban North 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	600 SE 2ns Court, Fort Lauderdale, FL 33301
E-mail Address	JCrush@crushlaw.com
Phone Number	954-522-2010
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record BCPA

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

Applicant / Agent's Name	Crush Law, P.A. - Jason S. Crush
Applicant / Agent's Signature	<i>Jason S. Crush</i>
Address, City, State, Zip	600 SE 2ns Court, Fort Lauderdale, FL 33301
E-mail Address	JCrush@crushlaw.com
Phone Number	954-522-2010
Letter of Consent Submitted	YES

Development / Project Name	The Sidewalk Bottle Shop		
Existing / New	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>	
Project Address	Address:		
Legal Description	PROGRESSO 2-18 D TRIANGULAR TR LYING S OF BLK 214 & E OF BLK 256		
Tax ID Folio Numbers (For all parcels in development)	4942 34 06 2280		
Variance Request (Describe)	Special Exception for a 2COP to allow the sale of alcoholic beverages – specifically wine – on the Property. Code of Ordinances Section 5-26 - Distance Between Establishments		
Applicable ULDR Sections	Ordinance Section 5-26		

Current Land Use Designation	Commercial
Current Zoning Designation	NWRAC-MUne
Current Use of Property	Commercial
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>	Existing - No Change	Existing - No Change
Side <input type="checkbox"/>	Existing - No Change	Existing - No Change
Side <input type="checkbox"/>	Existing - No Change	Existing - No Change
Rear <input type="checkbox"/>	Existing - No Change	Existing - No Change

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Answer All questions on this page and attach narrative.

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

See attached narrative. The owner of the properties located at 901 Progresso Drive (the "P1

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

AFFIDAVIT: I, Jason S. Crush the Owner/Agent 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.

Jason S. Crush
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8 day of October, 2021

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). The Plans and Survey must be digitally signed and sealed **AND**

Fourteen (14) copy sets of each item listed below and Plans at half-size scale 11"X17"

- Completed application** (all pages must be filled, completed, signed and notarized, where applicable).
- Mail notification documents** (mail notification instructions at bottom of page) .
- Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), including corporation documents if applicable.
- Property owners original notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- 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.

- Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan (if applicable)**
- Elevations (if applicable)**
- Additional Plan details as needed**

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 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 owner 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 -BOA
700 NW 19th 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.
- **To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kgibbs@bcpa.net or call 954-357-5503.**

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- 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.
- 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.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

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 requested variance)

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. 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 setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage



NARRATIVE
Sidewalk Bottle Shop
901 Progresso Drive
Special Exception Request:

Code of Ordinances Section 5-26 – Distance Between Establishments

The owner of the properties located at 901 Progresso Drive (the “Property”) respectfully requests a Special Exception from the City of Fort Lauderdale for a 2COP to allow the sale of alcoholic beverages – specifically wine – on the Property. Code of Ordinances Section 5-26 - Distance Between Establishments (the “Code”) provides for a distance of 300 feet between establishments that are licensed to sell alcoholic beverages. The Property is 275 feet from the American Icon Brewery and 276 feet from 27 Bar.

The Sidewalk Bottle Shop is proposed as a Progresso neighborhood natural wine shop. The owners of the shop aim to create a go-to wine space with wine from Slovenia, the Basque Region, and even national brands from Texas. The Sidewalk Bottle Shop aims to create a space for new, natural, and innovative wine in a cozy commercial corner nestled between NE 9th Street, Progresso Drive, and NE 3rd Avenue. The industrial-chic style shop is a welcomed addition to the emerging Progresso neighborhood, serving neighbors and visitors coming from Flagler Village events.

Section 5-26.b specifically provides that the Board of Adjustment is authorized to grant special exceptions to the distance requirements where the Board finds that such special exception will not be contrary to the public interests and is not incompatible with the surrounding neighborhood.

Pursuant to Section 47-24.12.A.5. of the ULDR a special exception shall be granted upon demonstration by a preponderance of the evidence of all the following criteria are met - 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.

These style shops are permitted within the zoning district. Section 5-26 requires a distance of 300 feet between another establishment that serves alcohol and allows restaurants that do not meet the distance requirement to seek a Special Exception to allow such sales.

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

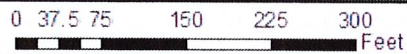
The Property is located in the Northwest Regional Activity Center Mixed Use Northeast district ("NWRAC-MUone"). The purpose and intent of the zoning district is to encourage uses intended to promote and enhance the existing commercial and residential character of the main corridors of NWRAC by providing a wide range of uses. This area is home to FAT Village Art District and many commercial uses including the ones closest to the Property, like Sarah Glass Ceramics, Good Luck Cat Café, The Real Estate Shoppe, Laser Wolf, American Icon Brewery, and 27 Bar.

The Property is located within the NWRAC-MUone and as intended enhances the surrounding commercial uses. Granting of this Special Exception to allow the shop to serve wine will be consistent with the existing uses and compatible with the surrounding Progresso and Flagler Village area. Further, the granting of this Special Exception will not impact or conflict the surrounding neighbors but will be a welcome addition.

Granting of this Special Exception application is respectfully requested.

A handwritten signature in blue ink, appearing to read "J. Crush", written over a light blue horizontal line.

Jason S. Crush
For the Firm



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



901 PROGRESSO DRIVE
DATE OF PRINT: 10/06/2021

FOLIO_NUMB	NAME_LINE_
494234057030	COASTAL LIMOUSINE INC
494234057290	ULITSKY PROPERTIES LLC
494234056840	BUCCI,JASON L
494234056831	CURATOLO,ANTONIO L &
494234056850	CURATOLO,ANTONIO L
494234057050	RECHTER HOLDINGS INC
494234056900	912 2ND LLC
494234057080	IHL PROPERTIES LLC
494234056880	HOLMAN AUTOMOTIVE INC
494234056860	CURATOLO,ANTONIO
494234056870	CURATOLO,ANTONIO
494234360160	PUBLIC LAND
494234360011	R K ASSOCIATES #5 INC
494234360010	TRANSFORM OPERATING STORES LLC
494234062280	URBAN NORTH LLC
494234062290	URBAN NORTH LLC
494234062300	URBAN NORTH LLC
494234062270	FT 850-833 LLC
494234062310	URBAN NORTH LLC
494234062331	WINE WATCH INC
494234062400	DOERING,JUDITH C
494234062330	835 NE 3RD AVENUE LLC
494234110130	FT 850-833 LLC
494234062380	MCKAY COASTAL PROPERTY CO
494234062340	825 PROGRESSO DRIVE LLC
494234062470	825 PROGRESSO DR LLC
494234062370	VICKI M MCKAY TR
494234062140	FT 823 LLC
494234062480	VICKI M MCKAY TR
504203130010	LIFE STORAGE LP
494234056800	HOLMAN AUTOMOTIVE INC
494234062420	RECHTER HOLDINGS INC
494234062220	THE LITTLE SCHOOLHOUSE INC
494234062240	BENNETT,BONNIE S

494234062260 BENNETT, BONNIE S

504203013360 FLORIDA EAST COAST RAILWAY LLC

494234059740 BROWARD COUNTY

494234057090 IHL PROPERTIES LLC

494234057070 3CSB HOLDINGS LLC

NAME_LINE1

CURATOLO,MARIA V
CURATOLO,MARIA V

% MATTHEW J BROCK
DBA LAUDERDALE IMPORTS LTD

% CITY OF FORT LAUDERDALE
% SEARS TAX DEPT D/768 B2-116A
% ESL INVESTMENTS INC

SS 850-833 LLC

SS 850-833 LLC

MCKAY,VICKI M TRSTEE ETAL
SS 823 LLC
MCKAY,VICKI M TRSTEE ETAL

DBA LAUDERDALE IMPORTS LTD

SS 826 LLC

ADDRESS_LI

2611 NW 95 AVE

908 NE 4 AVE

921 NE 3 AVE

825B NE 2 AVE

825B NE 2 AVE

241 E PROSPECT RD

3900 GALT OCEAN DR #507

1608 NE 4 CT

900 E SUNRISE BLVD

825-B NE 2 AVE

825-B NE 2 AVE

100 N ANDREWS AVE

3333 BEVERLY RD

1170 KANE CONCOURSE SUITE 200

919 SE 6 CT

919 SE 6 CT

919 SE 6 CT

1527 SW 1 AVE

919 SE 6 CT

837 NE 3 AVE

4303 NE 1 TER #2

2799 NW 2 AVE STE 203

1527 SW 1 AVE

809 PROGRESSO DR

200 E LAS OLAS BLVD #1620

200 E LAS OLAS BLVD #1620

809 PROGRESSO DR

1527 SW 1 AVE

809 PROGRESSO DR

6467 MAIN ST

900 E SUNRISE BLVD

241 E PROSPECT ROAD

808 NE 3 AVE

1527 SW 1 AVE

SS 824 LLC

BOARD OF COUNTY COMMISSIONERS

% A SPERBER

1527 SW 1 AVE

7150 PHILIPS HWY

115 S ANDREWS AVE RM 501-RP

900 NE 3 AVE

901 N RIO VISTA BLVD

CITY	ST/ ZIP	ADDRESS_1		LEGAL_LINE
CORAL SPRINGS	FL 33065	CORAL SPRINGS	FL33065	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33334	FORT LAUDERDALE	FL33334	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	PROGRESSO RESUB OF BLK 254
HOFFMAN ESTATES	IL 60179	HOFFMAN ESTATES	IL60179	PROGRESSO RESUB OF BLK 254
BAY HARBOR ISLANDS	FL 33154	BAY HARBOR ISLANDS	FL33154	PROGRESSO RESUB OF BLK 254
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
OAKLAND PARK	FL 33334	OAKLAND PARK	FL33334	PROGRESSO 2-18 D
BOCA RATON	FL 33431	BOCA RATON	FL33431	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315	PROGRESSO 1-107 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
BUFFALO	NY 14221	BUFFALO	NY14221	MC EWENS SUB 33-15 B
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33334	FORT LAUDERDALE	FL33334	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315	PROGRESSO 2-18 D

FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	PROGRESSO 2-18 D
JACKSONVILLE	FL 32256 JACKSONVILLE	FL32256	035042
FORT LAUDERDALE	FL 33301 FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	PROGRESSO 2-18 D
FORT LAUDERDALE	FL 33301 FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D

LOT 24 & TH PT OF BLK 255
FEC RAILROAD R/W 100 FT WIDE IN
POR OF LOT 21, TOG WITH POR OF
PAR OF LAND BEING PART OF LOTS
LOT 31 BLK 214 LESS POR DESC AS

LYING N OF LOT 24 & W OF ALLEY
NE1/4 OF SEC 035042, LYING W OF
ALL THAT PT OF BLK 214 LYING S
29 & 31 AND ALL OF LOT 30 BLK
COMM AT SW COR BLK 214, N 150 TO

LESS ST R/W BLK 255
FLAGLER DR IN CITY OF FT
OF LOT 21 & E OF ALLEY DESC AS:
214 DESC AS COMM AT SW COR OF
POB, N 17.92, E 37.27, N 1.65, E

LEGAL_LI_4

LEGAL_LI_5

LEGAL_LI_6

POR INCLUDED IN INSTR# 113500871

PT DESC IN OR 2485/827
OF LOT 9 FOR 20,SELY TO PT ON

E/L OF SAID PARCEL,SWLY 105 TO

PT OF INTERSEC OF E/L OF ALLEY

LAUDERDALE

BEG AT SE COR OF SAID LOT 21, SW
BLK 214, N 119.67 TO POB, N 48.25,
79.90, S 1.67, E 10.33, S 17.92, W

102.17, W 58.13, N 4, E 28.21 TO
E 37.27, N 1.65, E 79.90, S 1.67
127.50 TO POB, & TOGETHER WITH

P/C, NWLY 32.73, NE 67.91 TO P/C,
, E 17.83, S 48.55, W 135 TO POB
LOTS 32 THRU 42 & W 1/2 OF VAC

LEGAL_LI_7

LEGAL_LI_8

WITH NLY/L OF PROGRESSO DR,NLY

TO POB BLK 256

NWLY 37.40 TO A PION N/L OF LOT

21,S 25,E 10 TO POB

ALLEY LYING E OF LOTS 41 & 42

LESS S 9(ORD C-01-46)BLK 214

THE SIDEWALK BOTTLE SHOP

901 Progresso Drive

Special Exception Request



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Page 3	Property – Exterior
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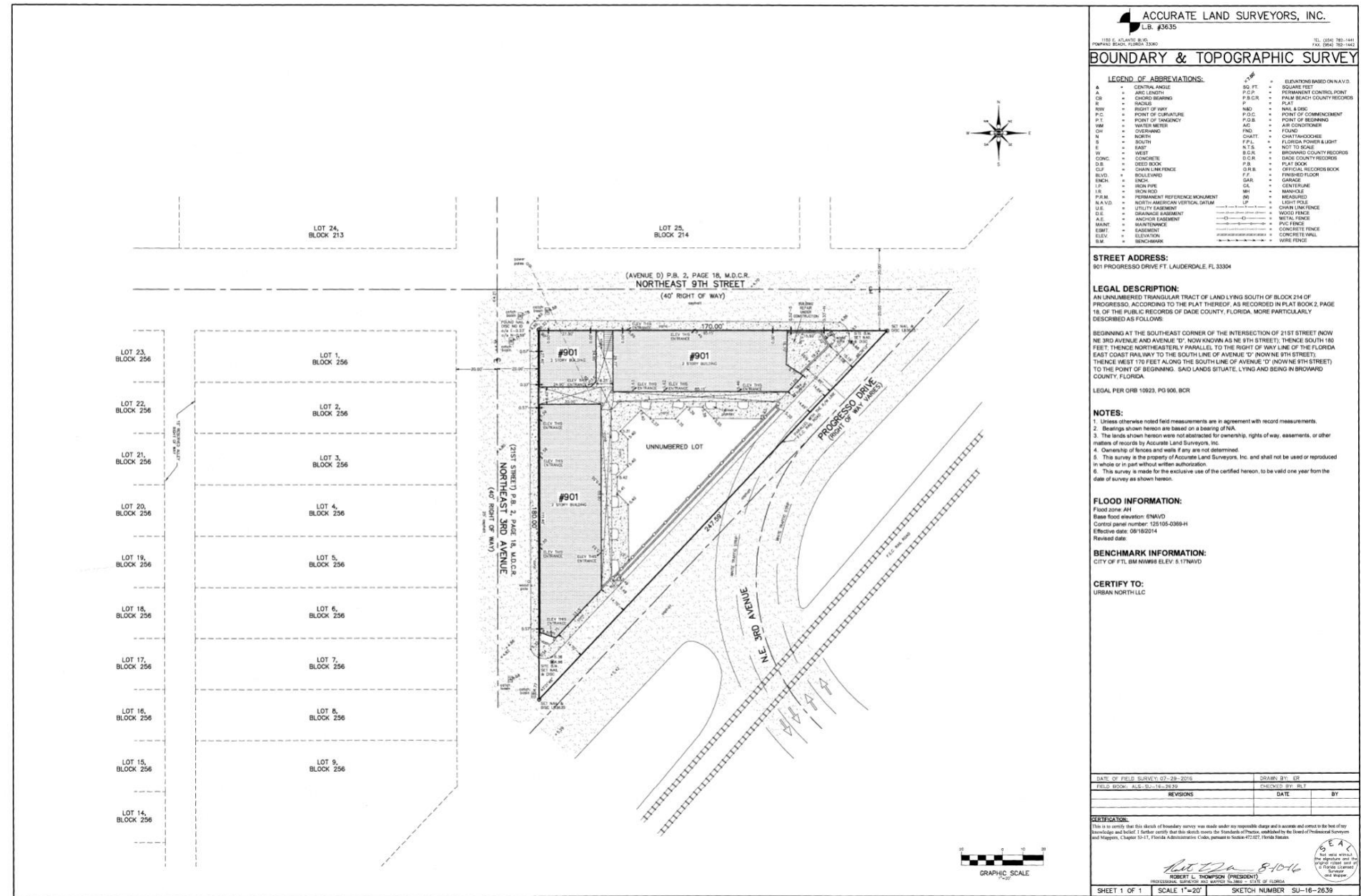
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Crush Law, P.A.
400 SE 12th Street
Building C
Fort Lauderdale, FL 33316
954.522.2010
jcrush@crushlaw.com

CRUSH LAW PA.



P-1





Survey

P-2



Property

P-3



Property – Interior Example

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).



Site Address	901 PROGRESSO DRIVE, FORT LAUDERDALE FL 33304	ID #	4942 34 06 2280
Property Owner	URBAN NORTH LLC	Millage	0312
Mailing Address	919 SE 6 CT FORT LAUDERDALE FL 33301	Use	12
Abbr Legal Description	PROGRESSO 2-18 D TRIANGULAR TR LYING S OF BLK 214 & E OF BLK 256		

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)**.

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$201,560	\$843,460	\$1,045,020	\$1,045,020	
2021	\$201,560	\$843,460	\$1,045,020	\$1,045,020	
2020	\$201,560	\$843,460	\$1,045,020	\$1,045,020	\$22,516.84

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,045,020	\$1,045,020	\$1,045,020	\$1,045,020
Portability	0	0	0	0
Assessed/SOH	\$1,045,020	\$1,045,020	\$1,045,020	\$1,045,020
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 50	\$522,510	0	0	0
Taxable	\$522,510	\$1,045,020	\$1,045,020	\$1,045,020

Sales History			
Date	Type	Price	Book/Page or CIN
3/30/2005	WD*	\$1,500,000	39364 / 1342
8/30/1996	WD	\$240,000	25411 / 670
3/1/1986	WD	\$295,000	13265 / 384

Land Calculations		
Price	Factor	Type
\$15.00	13,437	SF
Adj. Bldg. S.F. (Card, Sketch)		12314
Eff./Act. Year Built: 1946/1935		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
12314						13437		



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Detail by Entity Name

Florida Limited Liability Company
URBAN NORTH, LLC

Filing Information

Document Number	L04000032871
FEI/EIN Number	56-2514395
Date Filed	04/30/2004
State	FL
Status	ACTIVE

Principal Address

919 SE 6 CT
FORT LAUDERDALE, FL 33301

Changed: 05/12/2008

Mailing Address

919 SE 6 CT
FORT LAUDERDALE, FL 33301

Changed: 04/29/2012

Registered Agent Name & Address

CALDWELL, KC
7501 NW 4TH ST STE 112
PLANTATION, FL 33317

Name Changed: 07/16/2021

Address Changed: 07/16/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

ADAMS, JAY M
919 SE 6 COURT
FORT LAUDERDALE, FL 33301

Annual Reports

Report Year	Filed Date
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2019	04/25/2019
2020	06/28/2020
2021	07/16/2021

Document Images

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