



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**December 21, 2022**

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, January 11, 2023 at 6:00 P.M**

This meeting will be held in the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

<b>CASE:</b>	<b>PLN-BOA-22120003</b>
<b>OWNER:</b>	13TH ST VENTURE LLC
<b>AGENT:</b>	STEPHANIE TOOTHAKER, ESQ.
<b>ADDRESS:</b>	1101 NE 13 STREET, FORT LAUDERDALE FL, 33304
<b>LEGAL DESCRIPTION:</b>	THE WEST 20 FEET OF LOT 4, LESS THE SOUTH 10 FEET, AND LOT 5, LESS THE SOUTH 10 FEET, IN BLOCK 3, OF HOLIDAY HEIGHTS, ACCORDING TO THE PLOT THEREOF AS RECORDED IN PLOT BOOK 27 AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
<b>ZONING DISTRICT:</b>	B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS
<b>COMMISSION DISTRICT:</b>	1
<b>REQUESTING:</b>	<b><u>Sec. 5-26. - Distance between establishments.</u></b> <ul style="list-style-type: none"> <li>• 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 one hundred (100) feet from one establishment licensed to sell alcoholic beverages and two-hundred fifteen (215) feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to one hundred (100) feet, a total reduction of two hundred (200) feet and from three hundred (300) feet to two hundred fifteen (215) feet, a total reduction of eighty-five (85) feet, respectively.</li> </ul>

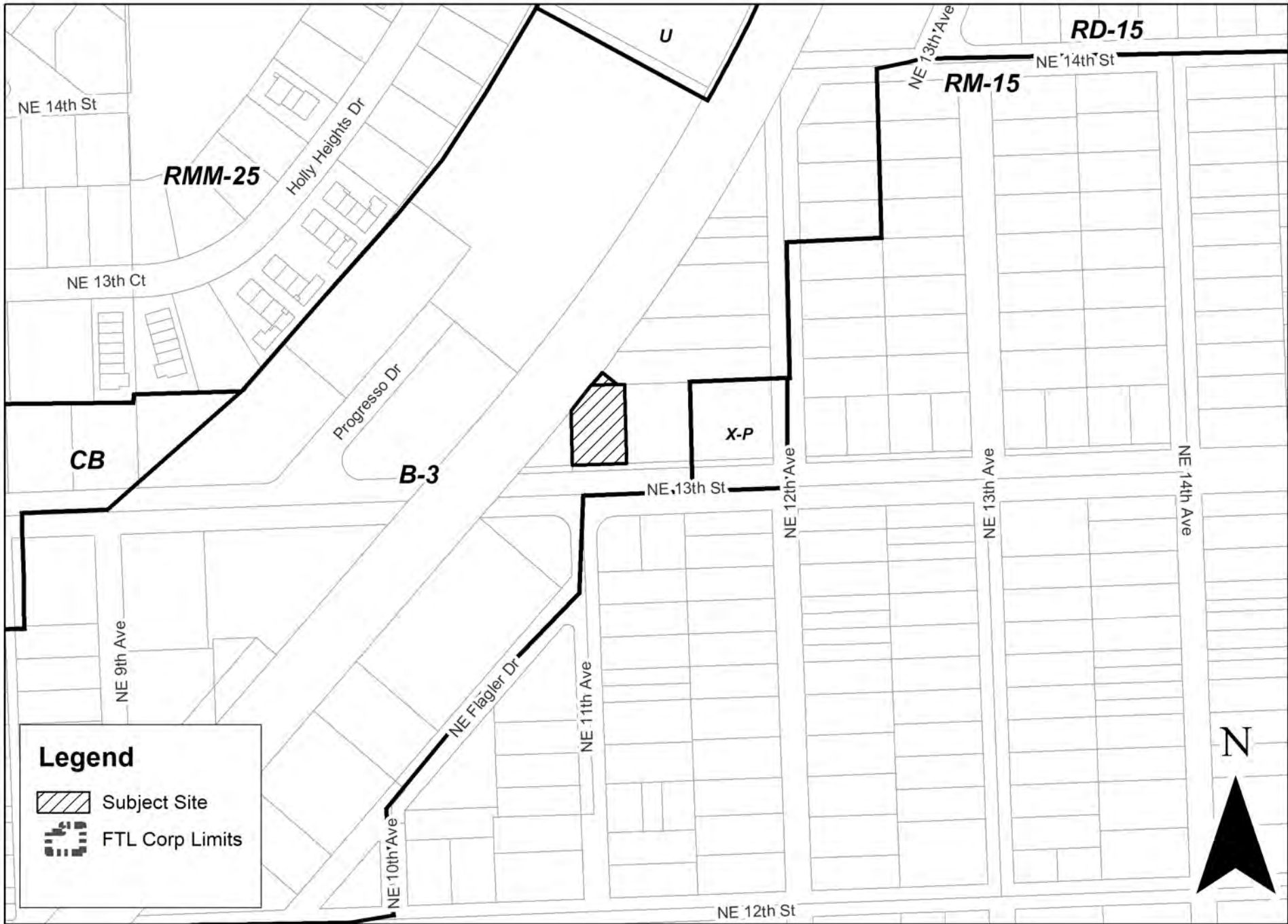
Note: To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

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



MOHAMMED MALIK  
ZONING ADMINISTRATOR

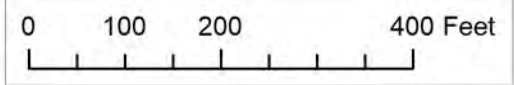
**Florida Statutes, Sec. 286.0105**

**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.**



**Legend**

-  Subject Site
-  FTL Corp Limits



Graphic Scale

# PLN-BOA-22120003



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

**DATE:** January 11, 2023

**TIME:** 6:00 PM

**CASE:** PLN-BOA-22120003

## 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 one hundred (100) feet from one establishment licensed to sell alcoholic beverages and two-hundred fifteen (215) feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to one hundred (100) feet, a total reduction of two hundred (200) feet and from three hundred (300) feet to two hundred fifteen (215) feet, a total reduction of eighty-five (85) feet, respectively.

**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 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. PLN-BOA-22120003

APPLICANT: 13TH ST VENTURE LLC

PROPERTY: 1101 NE 13 STREET, FORT LAUDERDALE FL 33304

PUBLIC HEARING DATE: January 11, 2023

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq., 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 Zoning & Landscaping Division 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.

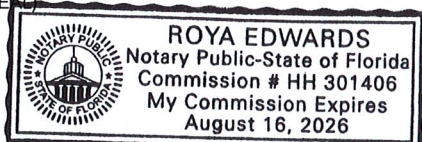
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit.

Affiant

Handwritten signature of Stephanie J. Toothaker, Esq.

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of January, 2023

(SEAL)



ROYA EDWARDS
NOTARY PUBLIC
MY COMMISSION EXPIRES: AUGUST 16, 2026

PIZZERIA

Magaddino



 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**

DATE: January 11, 2023      TIME: 6:00 PM      CASE: PLN-BOA-22120003

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 one hundred (100) feet from one establishment licensed to sell alcoholic beverages and two-hundred fifteen (215) feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to one hundred (100) feet, a total reduction of two hundred (200) feet and from three hundred (300) feet to two hundred fifteen (215) feet, a total reduction of eighty-five (85) feet, respectively.

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 14-25, it shall be unlawful for any person to reuse, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons moving or removing the Notice may be subject to the penalty imposed by the City. In accordance with City Code Section 4-27.2A, if the sign does not remain on the property until final disposition of the application, the sign shall include any additional information, contact number, for anyone at location for possible search. The sign information must also be changed or provided to subsequent A/E.



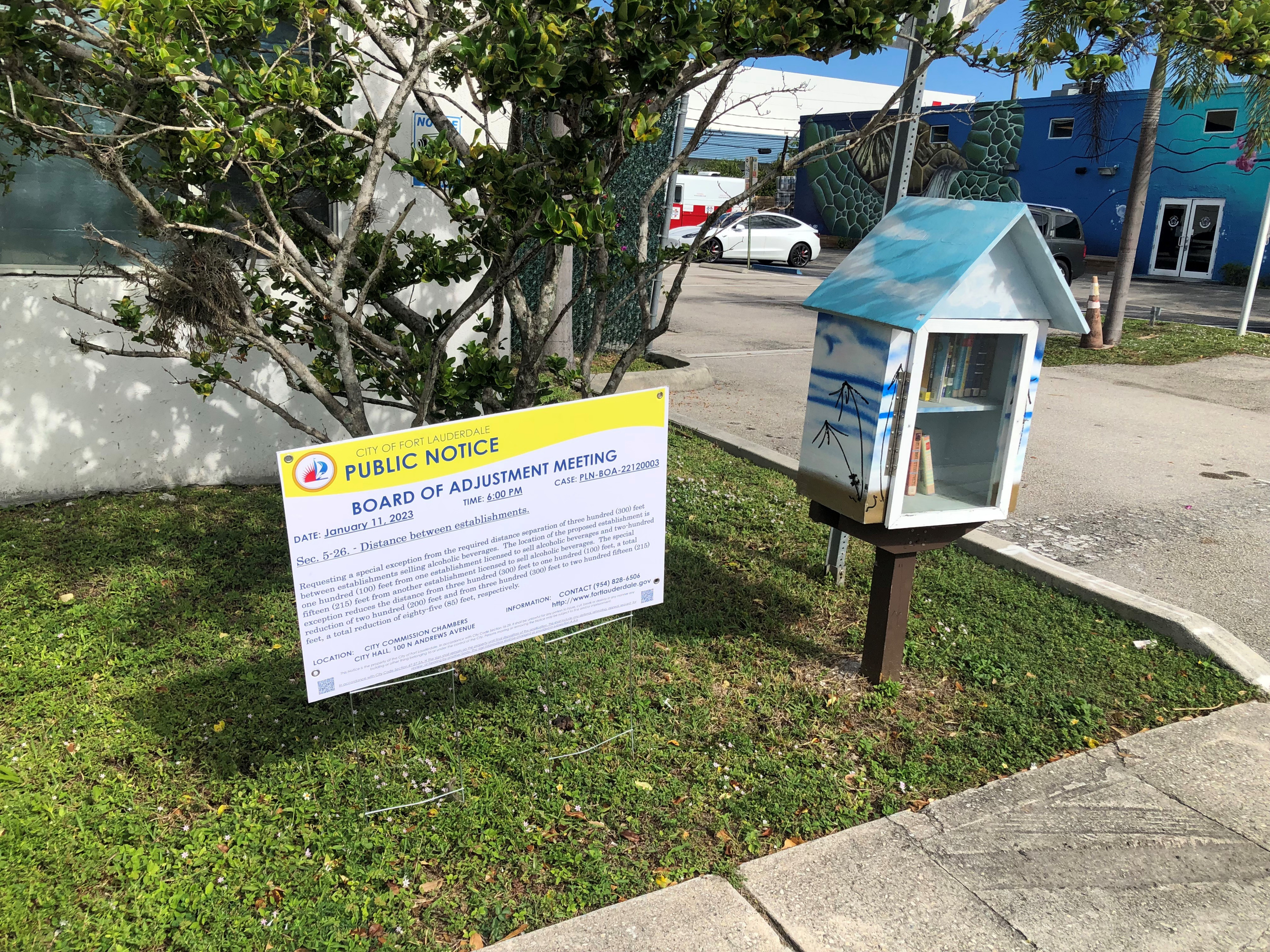
 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
 DATE: **January 11, 2023** TIME: **6:00 PM** CASE: **PLN-BOA-22120003**

**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 one hundred (100) feet from one establishment licensed to sell alcoholic beverages and two-hundred fifteen (215) feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to one hundred (100) feet, a total reduction of two hundred (200) feet and from three hundred (300) feet to two hundred fifteen (215) feet, a total reduction of eighty-five (85) feet, respectively.

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 returned for any person to whom, or to whom it may be loaned, if it is not returned to the City of Fort Lauderdale. The City of Fort Lauderdale shall not be held liable for any loss or damage to this Notice. The City of Fort Lauderdale shall not be held liable for any loss or damage to this Notice. The City of Fort Lauderdale shall not be held liable for any loss or damage to this Notice.



- **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)

# Record

Menu Refine Search New GIS Create a Set View Log Reports Help My Filters --Select-- Module Planning

Showing 1-41 of 41

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-22120003</a>		Distance Separation Variance	Z- Board of Adjustment (BOA)	0		1101
<input type="checkbox"/>	<a href="#">PLN-LIQFEE-22070075</a>	Beverage series DD type CD	Grindstone Distillery LLC	Liquor License Fee ONLY	0		1101
<input type="checkbox"/>	<a href="#">BT-GEN-21120039</a>	DISTILLERY W/RETAIL	GRINDSTONE DISTILLERY LLC	General Business Tax Receipt	0		1101
<input type="checkbox"/>	<a href="#">BLD-CERT-21120002</a>	10- YEAR BUILDING SAFETY INSPECTION	10- YEAR BUILDING SAFETY INS...	Building Recertification	0		1101
<input type="checkbox"/>	<a href="#">BE21090178</a>	10- YEAR BUILDING SAFETY INSPECTION	10 YEAR BUILDING SAFETY INSP...	Building Code Case	0	George Oliva	1101
<input type="checkbox"/>	<a href="#">ENG-MOT-21070009</a>	MOT FOR FIRE MAIN FOR BP FIR-SMU-20100001	FIRE MAIN FOR BP BLD-CALT-20...	Temporary Traffic Control (Maintenance of Traffic)	0		1101
<input type="checkbox"/>	<a href="#">ENG-PAV-21070005</a>	ROW PAVING FOR FIRE MAIN FOR BP FIR-SMU-20100001	FIRE MAIN FOR BP BLD-CALT-20...	ROW Paving Permit	0		1101
<input type="checkbox"/>	<a href="#">ENG-SW-21070008</a>	ROW SIDEWALK FOR FIRE MAIN FOR BP FIR-SMU-20100001	FIRE MAIN FOR BP BLD-CALT-20...	ROW Sidewalk and Curb Permit	0		1101
<input type="checkbox"/>	<a href="#">MEC-COM-21070004</a>	COOLED CHILLER FOR BLD-CALT-20070021	COOLED CHILLER FOR BLD-CALT-...	Mechanical Commercial Permit	0		1101
<input type="checkbox"/>	<a href="#">FIR-ALARM-21030023</a>	Install new fire alarm system as per plans.	Over the Track Distillery	Fire Alarm System Permit	0		1101
<input type="checkbox"/>	<a href="#">FIR-SMU-20100001</a>	FIRE MAIN FOR BP BLD-CALT-20070021	FIRE MAIN FOR BP BLD-CALT-20...	Sprinkler Main Underground	0		1101
<input type="checkbox"/>	<a href="#">FIR-SSA-20100005</a>	FIRE SPRINKLER FOR BP BLD-CALT-20070021	FIRE SPRINKLER FOR BP BLD-CA...	Sprinkler System Aboveground	0		1101
<input type="checkbox"/>	<a href="#">FIR-ALARM-20100011</a>	FIRE ALARM FOR BP BLD-CALT-20070021	FIRE ALARM FOR BP BLD-CALT-2...	Fire Alarm System Permit	0		1101
<input type="checkbox"/>	<a href="#">PLB-COM-20070035</a>			Plumbing Commercial Permit	0		1101
<input type="checkbox"/>	<a href="#">MEC-COM-20070030</a>			Mechanical Commercial Permit	0		1101
<input type="checkbox"/>	<a href="#">ELE-COM-20070094</a>			Electrical Commercial Permit	0		1101
<input type="checkbox"/>	<a href="#">BLD-CALT-20070021</a>	CHANGE OF USE FROM A WAREHOUSE TO A DISTILLERY - ...	CHANGE OF USE FROM A WAREHO...	Commercial Alteration Permit	0		1101
<input type="checkbox"/>	<a href="#">PL-R19010</a>	SPIII - CHANGE IN USE TO ESTABLISH AN INDOOR...	INDOOR FIREARMS RANGE - WITH...	DRC- Site Plan (Level II, III, IV)	0	Tyler LaForme	1101
<input type="checkbox"/>	<a href="#">VIO-CE18121144_1</a>	BRIGHTLINE-THERE IS GRAFFITI ON THE REAR EXTERIOR	1103 ACQUISITION LLC/ROSCHMA...	Violation-CODE Hearing	0		1101
<input type="checkbox"/>	<a href="#">CE18121144</a>	BRIGHTLINE-THERE IS GRAFFITI ON THE REAR EXTERIOR...	1103 ACQUISITION LLC/ROSCHMA...	Code Case	0		1101
<input type="checkbox"/>	<a href="#">VIO-CE18102267_1</a>	BRIGHTLINE PROJECT. THERE IS GRAFITTI ON THE REAR	1103 ACQUISITION LLC/ROSCHMA...	Violation-CODE Hearing	0		1101
<input type="checkbox"/>	<a href="#">CE18102267</a>	BRIGHTLINE PROJECT. THERE IS GRAFITTI ON THE REAR...	1103 ACQUISITION LLC/ROSCHMA...	Code Case	0		1101
<input type="checkbox"/>	<a href="#">CIT-CT16072160</a>		1103 ACQUISITION LLC/ROSCHMA...	Violation-Citation	0		1101
<input type="checkbox"/>	<a href="#">AB-0084356</a>		LUCKY SHOE	Resident/Business Alarm Registration	0		1101
<input type="checkbox"/>	<a href="#">FS-14110008</a>		1103 ACQUISITION LLC/ROSCHMA...	Fire Safety Account	-4		1101
<input type="checkbox"/>	<a href="#">FS-14110007</a>		Storage	Fire Safety Account	-4		1101
<input type="checkbox"/>	<a href="#">FS-14110006</a>		GYM	Fire Safety Account	0		1101
<input type="checkbox"/>	<a href="#">VIO-CE14101585_1</a>	UNABLE TO GAIN ENTRY(KUNZ).	1103 ACQUISITION LLC/ROSCHMA...	Violation-FIR Hearing	0		1101
<input type="checkbox"/>	<a href="#">CE14101585</a>	UNABLE TO GAIN ENTRY(KUNZ).	1103 ACQUISITION LLC/ROSCHMA...	Fire Code Case	0		1101
<input type="checkbox"/>	<a href="#">AB-0081931</a>		1103 ACQUISITION LLC/ROSCHMA...	Resident/Business Alarm Registration	0		1101
<input type="checkbox"/>	<a href="#">PM-13031030</a>	OFF SITE SIDEWALK & CURB MODIFICATIONS	OFF SITE SIDEWALK & CURB MOD...	ROW Sidewalk and Curb Permit	0		1101
<input type="checkbox"/>	<a href="#">PM-12111313</a>	COMMERCIAL PAVING AND SITEWORK	COMMERCIAL PAVING AND SITEWORK	Commercial Paving Permit	0		1101
<input type="checkbox"/>	<a href="#">PM-12101071</a>	ON SITE STORM DRAINAGE BP 12111313	ON SITE STORM DRAINAGE BP 12...	Plumbing Commercial Permit	0		1101
<input type="checkbox"/>	<a href="#">PM-12080271</a>	REPLACE PLUMBING FIXTURES FOR BATHROOM REMODEL OF...	REPLACE PLUMBING FIXTURES FO...	Plumbing Commercial Permit	0		1101
<input type="checkbox"/>	<a href="#">PM-12080270</a>	2 NEW AC UNITS & 2 EXHAUST FANS FOR STORAGE ~...	2 NEW AC UNITS & 2 EXHAUST F...	Mechanical HVAC New Install Permit	0		1101
<input type="checkbox"/>	<a href="#">PM-12080269</a>	ELECTRIC FOR STORAGE FACILITY INTERIOR REMODEL BP...	ELECTRIC FOR STORAGE FACILIT...	Electrical Commercial Permit	0		1101
<input type="checkbox"/>	<a href="#">PM-12080268</a>	STORAGE FACILITY INTERIOR REMODEL	STORAGE FACILITY INTERIOR RE...	Commercial Alteration Permit	0		1101
<input type="checkbox"/>	<a href="#">PM-10040064</a>	40 YEAR BUILDING RECERTIFICATION	40 YEAR BUILDING RECERTIFICA...	Building Recertification	0		1101
<input type="checkbox"/>	<a href="#">PM-09121688</a>	COMM REROOF: 4775 SQ FT FLAT	COMM REROOF: 4775 SQ FT FLAT	Re-Roof Permit	0		1101
<input type="checkbox"/>	<a href="#">CE98040132</a>	collected cheque	LABRECQUE,ERNEST M &	Code Case	0		1101
<input type="checkbox"/>	<a href="#">VIO-CE98040132_1</a>	collected cheque	LABRECQUE,ERNEST M &	Violation-CODE Hearing	0		1101





DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING  
BOARD OF ADJUSTMENT (BOA)

Rev: 5 Revision Date: 07/25/2022 | Print Date: 07/25/2022  
I.D. Number: Z&L-BOA

**BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION**

- Cover : Deadlines, Notes, Fees, and General Information
- 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

**BOARD OF ADJUSTMENT MEETING REQUEST:** Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. A meeting can be requested by submitting an email request to the [Board of Adjustment](#).

**APPLICATION DEADLINE:** Submittals must be received by 5:00 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 application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable deadline dates can be found on the City's website at the [Board of Adjustment](#) webpage.

**ONLINE SUBMITTAL PROCESS:** Submittals must be conducted through the City's online citizen access portal and payment of fees [LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

**DETERMINATION OF COMPLETENESS:** Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes.

**PAYMENT OF 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. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

**PUBLIC SIGN NOTICE:** Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the City stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

- 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.

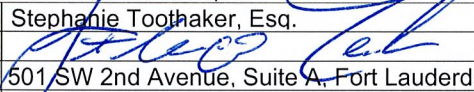
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	13TH ST VENTURE 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	6300 NE 1st Avenue, Suite 102, Fort Lauderdale, Florida 33334
E-mail Address	
Phone Number	
Proof of Ownership	<input 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	Stephanie Toothaker, Esq.
Applicant / Agent's Signature	
Address, City, State, Zip	501 SW 2nd Avenue, Suite A, Fort Lauderdale, Florida 33301
E-mail Address	stephanie@toothaker.org, cc: roya@toothaker.org, estefania@toothaker.org
Phone Number	954.648.9376
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Development / Project Name	Distance Separation Special Exception
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 1101 NE 13 STREET, FORT LAUDERDALE FL 33304
Legal Description	See survey
Tax ID Folio Numbers (For all parcels in development)	494235260440
Variance Request (Describe)	Requesting to reduce the 300' alcohol beverage distance requirement
Applicable ULDR Sections	Sec. 5-26. - Distance between establishments.

Current Land Use Designation	Commercial
Current Zoning Designation	B-3
Current Use of Property	Industrial / Warehousing
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	N/A	
Side	N/A	
Side	N/A	
Rear	N/A	

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

Answer All questions on this page and attach narrative.

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

**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,

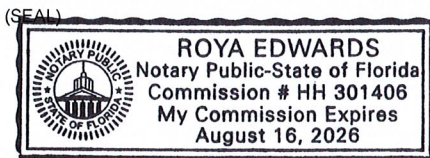
- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and
- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions 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, Stephanie Toothaker, Esq. 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.

*Stephanie Toothaker*  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 09 day of December, 2021



*Roy Edwards*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: AUGUST 16, 2026



<b>Site Address</b>	<b>1101-1103 NE 13 STREET, FORT LAUDERDALE FL 33304</b>	<b>ID #</b>	4942 35 26 0440
<b>Property Owner</b>	13TH ST VENTURE LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	6300 NE 1 AVE SUITE 300 FORT LAUDERDALE FL 33334	<b>Use</b>	48-01
<b>Abbr Legal Description</b>	HOLIDAY HEIGHTS 27-11 B LOT 4 W 20 LESS S 10 FOR RD, 5 LESS S 10 FOR RD BLK 3		

**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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$113,770	\$352,880	\$466,650	\$441,480	
2021	\$113,770	\$307,100	\$420,870	\$401,350	\$8,371.45
2020	\$113,770	\$276,800	\$390,570	\$364,870	\$7,700.19

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$466,650	\$466,650	\$466,650	\$466,650
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$441,480	\$466,650	\$441,480	\$441,480
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$441,480	\$466,650	\$441,480	\$441,480

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/31/2016	QC*-T	\$100	113877111	\$12.00	9,481	SF
11/24/2009	WD*-D	\$292,100	46691 / 1729			
7/29/2000	WD*	\$200,000	30829 / 1799			
2/5/1998	QCD	\$100	27840 / 124			
11/5/1990	SW*	\$157,636	17904 / 72			
					<b>Adj. Bldg. S.F. (Card, Sketch)</b> 4586	
					<b>Eff./Act. Year Built: 1972/1962</b>	

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
W								
4586						9481		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
13TH ST VENTURE, LLC

### Filing Information

<b>Document Number</b>	L16000057208
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	03/21/2016
<b>Effective Date</b>	03/21/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

6300 NE 1ST AVENUE  
SUITE 102  
FORT LAUDERDALE, FL 33334

Changed: 03/19/2021

### Mailing Address

6300 NE 1ST AVENUE  
SUITE 102  
FORT LAUDERDALE, FL 33334

Changed: 03/19/2021

### Registered Agent Name & Address

SADER, ROBERT L, ESQ  
224 Commercial Blvd  
SUITE 310  
Lauderdale By The Sea, FL 33308

Address Changed: 03/19/2021

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

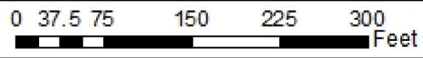
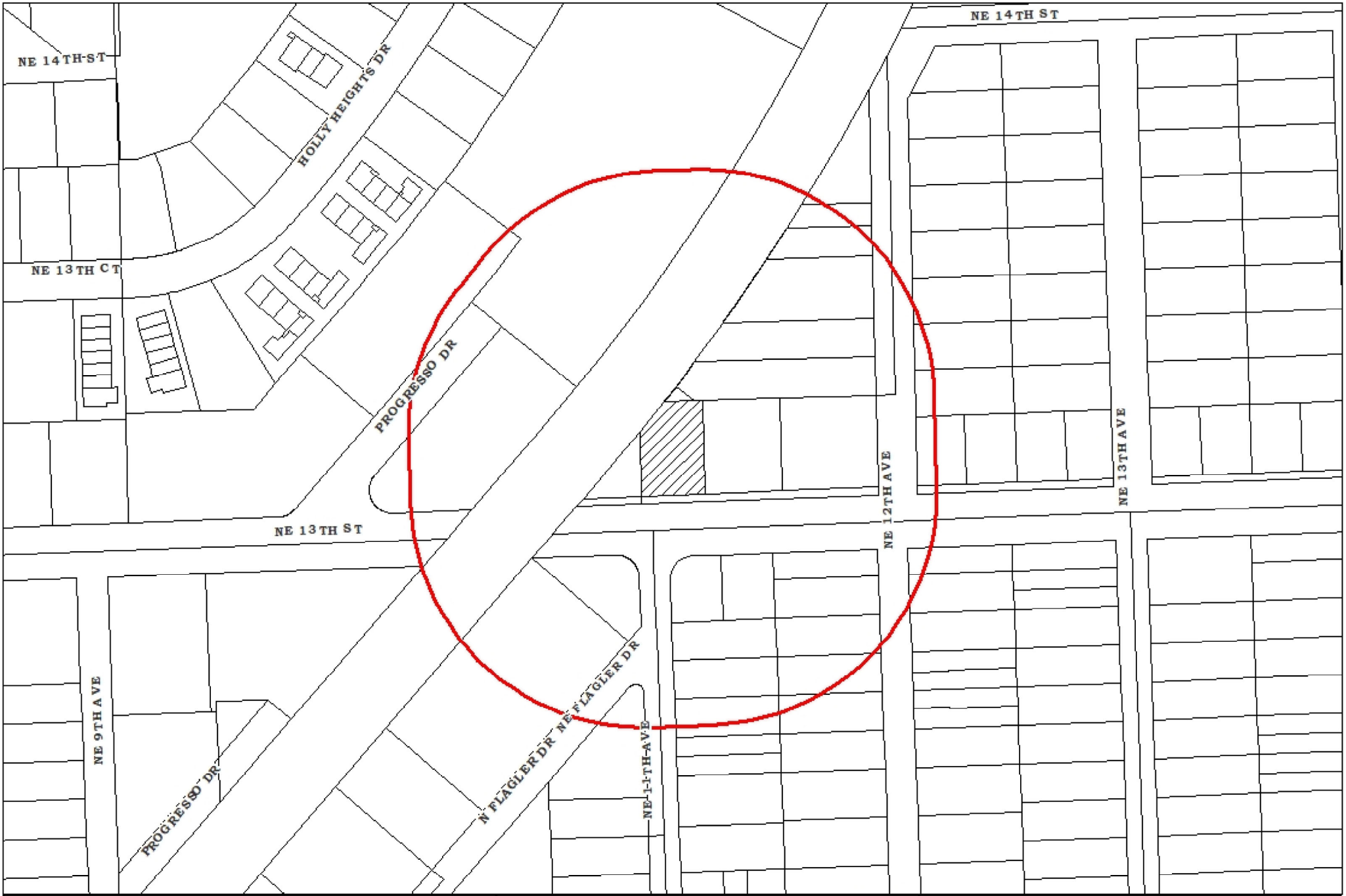
ROSCHMAN, ROBERTR J, TRUSTEE  
6300 NE 1ST AVENUE, SUITE 102  
FORT LAUDERDALE, FL 33334

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	02/26/2020
2021	03/19/2021
2022	03/28/2022

**Document Images**

<a href="#">03/28/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



494235260440  
DATE OF PRINT: 11/29/2022

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	
494234030260	PAUL JAMES HOLDING LLC		8040 NW 155 ST #202	MIAMI LAKES	FL	33016	MIAMI LAKES	FL33016
494234030280	CORTES,JAVIER		1200 NE 13 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494234030290	SAMAYOA,DOMINGO A & TELMA E		1245 NE 12 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494234030300	ESPINOZA,ROBERTO		1243 NE 12 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494234030310	JACKAL HOMES 10 LLC		4240 GALT OCEAN DR APT 1005	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308
494234030320	ZVULUN,CHARLIE	RAYNOR,CATHERINE	5225 TOPEKA DR	TARZANA	CA	91356	TARZANA	CA91356
494234030330	FELDMAN,TODD		1231 NE 12 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494234030460	WOLFE,RICHARD A		7695 SW 104 ST #220	MIAMI	FL	33156	MIAMI	FL33156
494234030470	HORNBUCKLE,CHRISTY J		1232 NE 11 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494234030480	AMABLE,SUZANNE E &	WINCHESTER,DEBORAH	1236 NE 11 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494234030490	RHODEN,JOHN H/E	OBREGON-RHODEN,ANGEL J	1104 NE 13 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494234030500	RIPROCK HOMES INC		639 POINCIANA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
494234030570	CALL OF AFRICA REALTY INC		920 NE 13 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494235000140	BROWARD AUTOMOTIVE INC		5555 STATE ROAD 7	CORAL SPRINGS	FL	33067	CORAL SPRINGS	FL33067
494235000142	BROWARD AUTOMOTIVE INC		5555 STATE ROAD 7	CORAL SPRINGS	FL	33067	CORAL SPRINGS	FL33067
494235000200	PALM POINT WAREHOUSE LLC		2281 GRIFFIN RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
494235000400	FLORIDA EAST COAST RAILWAY LLC		7150 PHILIPS HWY	JACKSONVILLE	FL	32256	JACKSONVILLE	FL32256
494235260320	CEPEDA,JOSE		1501 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494235260330	ALLWOOL FTL LLC		13950 NW 8 ST	SUNRISE	FL	33325	SUNRISE	FL33325
494235260340	ALLWOOL FTL LLC		13950 NW 8 ST	SUNRISE	FL	33325	SUNRISE	FL33325
494235260350	ALLWOOL FTL LLC		13950 NW 8 ST	SUNRISE	FL	33325	SUNRISE	FL33325
494235260410	ALLWOOL FTL LLC		13950 NW 8 ST	SUNRISE	FL	33325	SUNRISE	FL33325
494235260420	1103 ACQUISITION LLC	% ROSCHMAN ENTERPRISES	6300 NE 1 AVE 3 FLR	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
494235260440	13TH ST VENTURE LLC		6300 NE 1 AVE SUITE 300	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
494235260450	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
494235290040	PULSO MIAMI 2 LLC		955 FEDERAL HWY UNIT 316	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
494235290060	FLAGLER NORTH LLC		3511 NE 22 AVE STE 350	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308
494235290100	STEINBERGER,MARK		1262 S STATE ROAD 7	DAVIE	FL	33317	DAVIE	FL33317
494235290110	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
494235300010	O AMERICANO LLC		240 N FIG TREE LN	PLANTATION	FL	33317	PLANTATION	FL33317
494235300020	O AMERICANO LLC		240 N FIG TREE LN	PLANTATION	FL	33317	PLANTATION	FL33317
494235300030	ALLWOOL FTL LLC		13950 NW 8 ST	SUNRISE	FL	33325	SUNRISE	FL33325
494235300040	ALLWOOL FTL LLC		13950 NW 8 ST	SUNRISE	FL	33325	SUNRISE	FL33325
494235300060	ALLWOOL FTL LLC		13950 NW 8 ST	SUNRISE	FL	33325	SUNRISE	FL33325
494235300070	13TH ST VENTURE LLC		6300 NE 1 AVE SUITE 300	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
494235300071	ALLWOOL FTL LLC		13950 NW 8 ST	SUNRISE	FL	33325	SUNRISE	FL33325
494235300080	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
494235630010	BURLINGTON SELF STORAGE OF	FORT LAUDERDALE LLC	114 WEST ST	WILMINGTON	MA	01887	WILMINGTON	MA01887



December 9, 2022

**VIA LAUDERBUILD**  
BOARD OF ADJUSTMENT  
C/O MOHAMMED MALIK, ZONING ADMINISTRATOR/LIAISON  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33311

**RE: Special Exception Request for 1101 NE 13 Street, Fort Lauderdale FL 33304**

Dear Honorable Members of the Board of Adjustment:

This firm represents 13TH ST VENTURE LLC (the “Applicant”), owner of the real property located at 1101 NE 13<sup>th</sup> Street, Fort Lauderdale, FL 33304, Folio No. 494235260440 (the “Property”). On behalf of the Applicant, we are respectfully requesting approval of a Special Exception from the Code of Ordinances (“Code”) Section 5-26 which establishes the minimum distance requirements for vendors selling alcoholic or intoxicating beverages for consumption on or off the premises. Specifically, Applicant is proposing a distillery to be located less than 300’ of two existing vendors that are licensed to sell alcohol on or off the premises.

### **1. PROJECT DESCRIPTION**

The Property is located along the NE 13<sup>th</sup> Street corridor east of the Florida East Coast (“FEC”) railway in the Poinsettia Heights community. The Property has an underlying land use of Commercial and zoned Heavy Commercial/Light Industrial District (“B-3”). There is an existing 4,586 square foot warehouse building which Applicant is seeking to retrofit approximately 900 feet of as a distillery as specified on the Boundary Survey included herein.

The Property abuts the Gulfstream Brewery and Pizzeria at 1105 NE 13<sup>th</sup> Street which is a locally owned craft brewery that sells beer for consumption on and off premises. The Applicant’s vision is to create a synergistic indoor-outdoor destination where patrons can enjoy the proposed distillery and the existing Gulf Stream Brewery and Pizzeria in furtherance of the revitalization the NE 13<sup>th</sup> Street corridor is undergoing.

The Applicant has obtained all needed permits and licenses from the State of Florida Division of Alcoholic Beverages and Tobacco and has received a Certificate of Occupancy (“COO”) for a Change of Use from Warehouse to Distillery – First Time Build-Out on June 16, 2022.

Code Section 5-26 provides for a distance of 300 feet between establishments that are licensed to sell alcoholic beverages. Applicant is requesting a special exception to locate the proposed distillery’s main public entrance 100 feet from the Gulfstream Brewery and Pizzeria and 215 feet from Le Boy’s Bar main public entrances.

**Stephanie J. Toothaker, Esq.**  
land use development political strategy procurement

## **2. REQUESTED SPECIAL EXCEPTION**

Code Section 5-26 states that:

“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.”

As such, we are respectfully requesting a Special Exception from the following:

### **Code Section 5-26 - Distance Between Establishments:**

1. A special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages, requesting the distance separation be reduced from three hundred (300) feet to one hundred (100) feet, a total reduction of two hundred (200) feet.
2. A special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages, requesting the distance separation be reduced from three hundred (300) feet to two hundred fifteen (215) feet, a total reduction of eighty-five (85) feet.

### **3. CRITERIA FOR APPROVAL OF SPECIAL EXCEPTION**

Code Section 5-26.b provides that the Board of Adjustment (“BOA”) is authorized to grant special exceptions to the distance requirements set forth in Section 5-26.a where the BOA finds that such special exception will (1) not be contrary to the public interests and (2) is not incompatible with adjoining properties or the surrounding neighborhood. 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 are met by this application:

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

**RESPONSE:** The proposed distillery is permitted in the current B-3 zoning district and thus meets the use requirements for a Special Exception request provided by the ULDR. A distillery is a location where liquor is manufactured through the process of distilling. The distillery will be located within the existing warehouse and will feature a bar utilized for on-premises alcohol consumption and will sell bottles of alcohol for off-premise consumption. Bars, warehouses, package liquor stores, and light manufacturing uses are all permitted within the existing B-3 zoning district.

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

**RESPONSE:** As previously mentioned, the distillery use is permitted within the current land use and zoning. The proposed distillery is compatible with the adjoining properties or the surrounding neighborhood because of the industrial and commercial nature of adjacent properties and uses. By virtue of this Special Exception request, the proposed use is not incompatible because there are two other successful existing establishments that sell alcoholic beverages nearby, showing the area has a favorable atmosphere for bars and cocktail lounges.

The sale of alcoholic beverages by the proposed distillery use is not contrary to the public’s interests nor will it negatively impact its immediate neighbors, particularly with the success of the existing bars and the notable enjoyment the neighborhood expresses at these establishments. To our knowledge, there have been no public complaints or concerns expressed by citizens of the Poinsettia Height community. All distillery equipment and manufacturing shall be conducted within the confines of the existing warehouse and the distillery patrons have available seating inside the warehouse. The proposed distillery shall abide by the noise ordinance and bar operations regulations to ensure a public nuisance situation does not occur. Additionally, the proposed distillery is NOT located within 500 feet of a church, school, childcare center, or other sensitive use.

Prior to this Special Exception request, the Applicant obtained all required licenses and permits at the state and local levels to ensure compliance with all governing bodies. As of June 16, 2022, the proposed distillery obtained a COO for a Change of Use from warehouse to a distillery. It is the Applicant’s intention to introduce a small business that offers a unique experience to the City’s citizens and visitors alike while supporting the local economy and revitalizing the NE 13<sup>th</sup> Street corridor.

The granting of this Special Exception is intended to establish a use that will contribute to the revitalization of the NE 13<sup>th</sup> Street corridor. Thank you for your consideration.

Respectfully,

*/s/ Stephanie J. Toothaker*

Stephanie J. Toothaker, Esq.



FACING NORTH



FACING NORTH



FACING EAST



FACING WEST





**FACING NORTHWEST**



**FACING NORTHEAST**



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
 PHONE (954) 763-7611 \* EMAIL: INFO@MECO400.COM

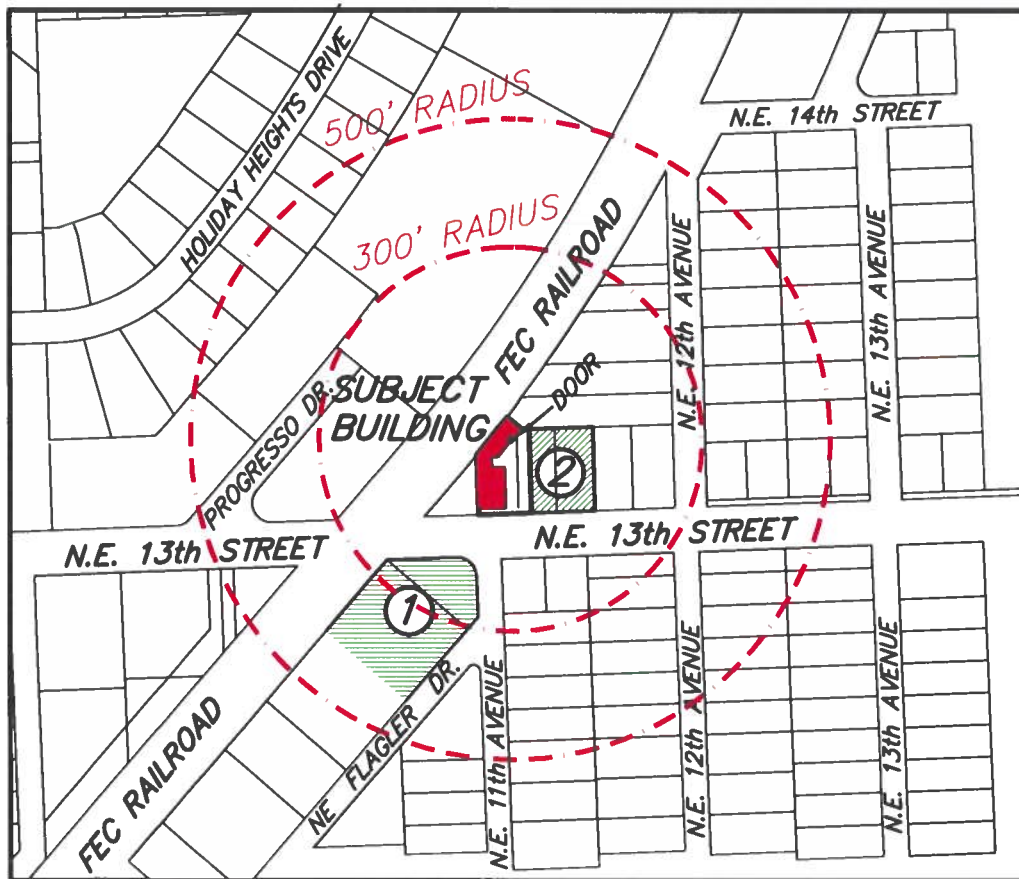
**SCALE 1" = 500'**    **EXHIBIT OF AREA SEARCHED**  
**FOR LICENSED ESTABLISHMENTS**  
**WITHIN THE RADII DEPICTED BELOW**

**CERTIFICATION:**

We hereby certify that we have preformed a visual inspection of the area delineated on the map below. The map includes radii of 300 feet, the limits searched from the proposed establishment for alcoholic beverage sales and 500 feet, for the limits searched for church and schools.

We have determined to the best of our knowledge and belief that there are no other said facilities, other than shown within the search area.

Dated at Fort Lauderdale, Florida this 9th day of November, 2022.



**ALCOHOLIC BEVERAGES:**

- 1) LE BOY  
 1243 N.E. 11th AVENUE  
 FORT LAUDERDAL, FL  
PROPERTY:  
203 FEET SOUTHERLY  
ENTRANCE:  
215 FEET
- 2) GULF STREAM  
 BREWING COMPANY  
 1105 N.E. 13th Street  
 FORT LAUDERDAL, FL  
PROPERTY:  
29 FEET EAST  
ENTRANCE:  
100 FEET

**NO SCHOOL OR  
 CHURCH FOUND  
 WITHIN 500 FEET.**

**LEGAL DESCRIPTION:**

The West 20.00 feet of Lot 4, Less the South 10.00 feet AND Lot 5, Less the South 10.00 feet, Block 3, HOLIDAY HEIGHTS, according to the plat thereof, as recorded in Plat Book 27, Page 11, of the public records of Broward County, Florida.

- 1) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 2) THIS IS NOT A BOUNDARY SURVEY.

**ADDRESS:**

**1101-1103 N.E. 13th Street**  
**Fort Lauderdale, FL 33021**

McLAUGHLIN ENGINEERING COMPANY

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

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-7337

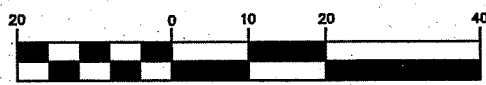
CHECKED BY: \_\_\_\_\_

REF. DWG.: 12-1-030

C: \JMMjr\2022\V7337 (RADIUS)



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

RECORD  
LAND SURVEY

A PORTION OF LOTS 4 & 5,  
BLOCK 3, HOLIDAY HEIGHTS  
PLAT BOOK 27, PAGE 11, B.C.R.  
CITY OF FORT LAUDERDALE  
BROWARD COUNTY, FLORIDA  
(PARCEL II)

LEGEND

- A = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- CH. = CHORD
- TAN. = TANGENT
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.I.V. = POINT INDICATOR VALVE
- W/McL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK AND STUCCO
- R.C.P. = REINFORCED CONCRETE PIPE
- I.C.V. = IRRIGATION CONTROL VALVE
- A.K.A. = ALSO KNOWN AS
- DIA. = DIAMETER
- WM. = WATER METER
- WV. = WATER VALVE
- W.L.P. = WOOD STREET LIGHT POLE
- W.P.L.P. = WOOD POWER STREET LIGHT POLE
- M.L.P. = METAL LIGHT POLE
- W.P.P. = WOOD POWER POLE
- B.F.P. = BACK FLOW PREVENTOR
- C.A.T.V. = CABLE TV TERMINAL OR BOX
- ELEC. = ELECTRIC
- SEWER VALVE
- FL. = FEET
- LB. = LICENSE BUSINESS
- F.H. = FIRE HYDRANT
- S.L. = SURVEY TIE LINE
- D.B.H. = DIAMETER AT BREAST HEIGHT
- DESC. = DESCRIPTION FROM FORMER DESCRIPTION
- MHW. = MEAN HIGH WATER
- N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
- NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- 8 = PARKING SPACES

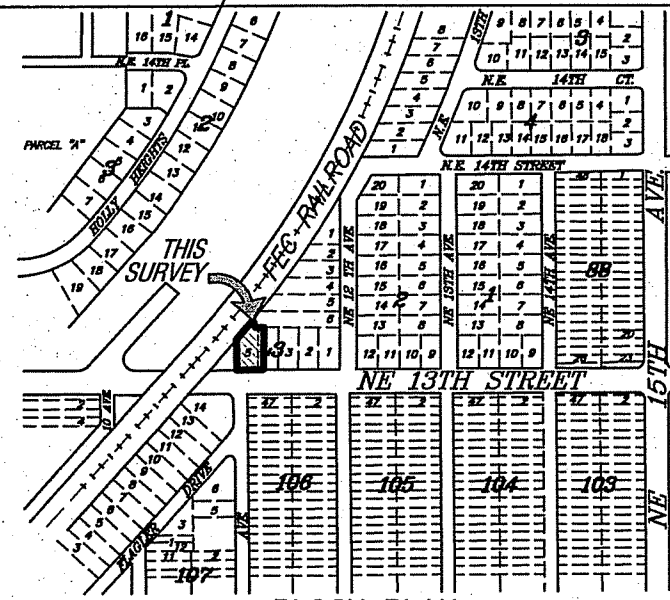
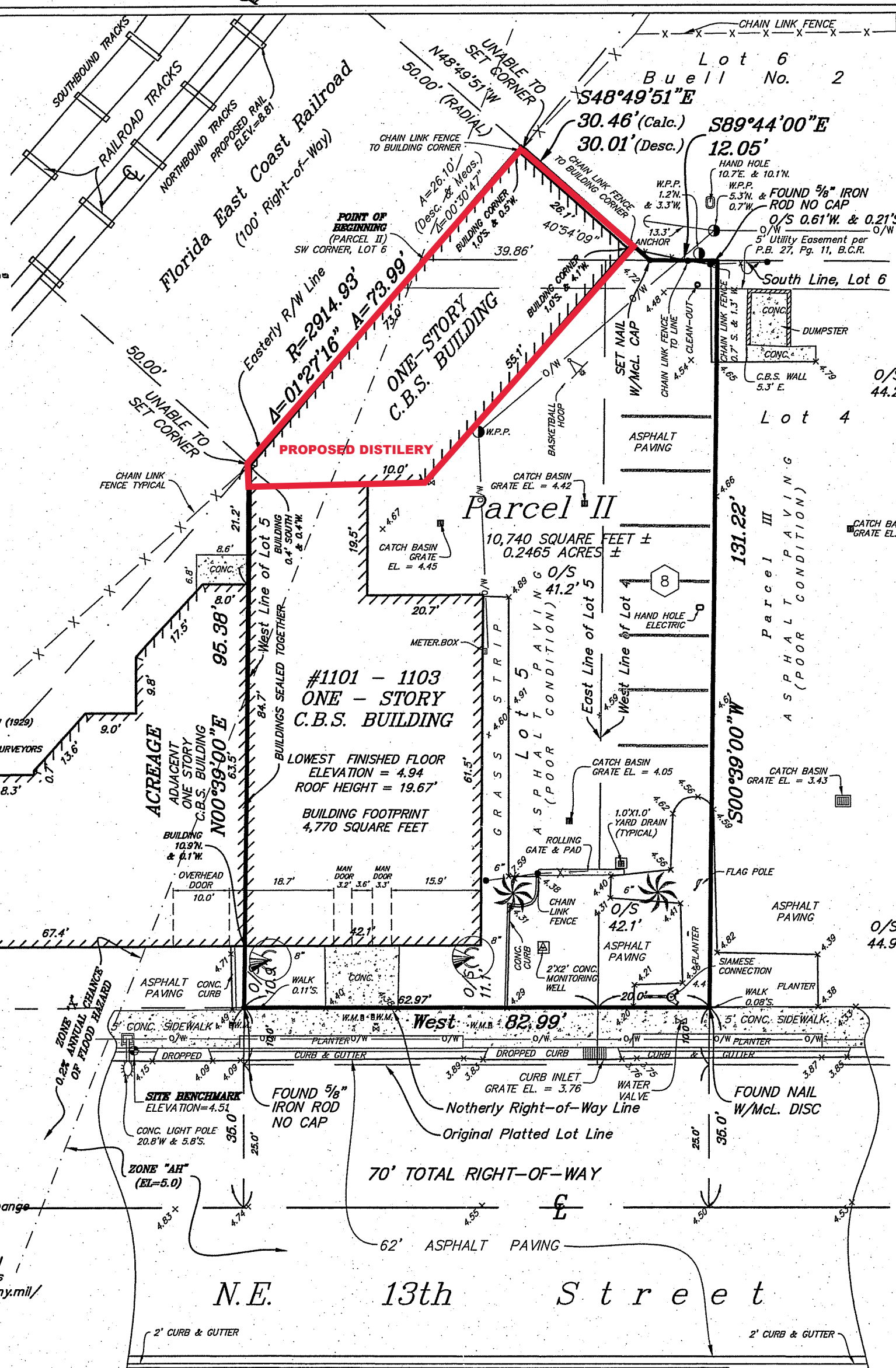
- ELEV. OR EL. = ELEVATION
- O/S = OFFSET
- A/C. = AIR CONDITIONING
- C.L. = CENTERLINE OF RIGHT-OF-WAY
- ± = MORE AND LESS
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- O.R.B. = OFFICIAL RECORDS BOOK
- G.T.M. = GREASE TRAP MANHOLE
- P.L. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE
- P.C. = POINT OF CURVE
- P.R.C. = POINT OF REVERSE CURVE
- R/W. = RIGHT-OF-WAY
- C/O. = CLEAN OUT
- H.H. = HAND HOLE
- C.L.F. = CHAIN LINK FENCE
- C.P.P. = CONCRETE POWER POLE
- A.L.P. = ALUMINUM LIGHT POLE
- C.L.P. = CONCRETE LIGHT POLE
- W/F. = WET FACE
- B.H. = BULKHEAD
- O/W. = OVERHEAD UTILITY LINES
- W/W.C. = WITH WITNESS CAP # 285
- CO. = COMPANY
- NO. = NUMBER
- INV. = INVERT
- MAG. = MAGNET
- MEAS. = FIELD MEASURE
- CALC. = CALCULATED
- MISC. = MISCELLANEOUS
- P.C.D. = POLLUTION CONTROL DEVICE
- DIA. = DIAMETER
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NGS. = NATIONAL GEODETIC SURVEY
- P.I. = POINT OF INTERSECTION
- NSPS. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- ♿ = HANDICAPPED PARKING SPACE

TREE SYMBOLS

- INDICATES DIAMETER ± (D.B.H.)
- LIGNUM VITAE
- PALM TREE

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: City of Fort Lauderdale BM # NE 75, Elevation= 6.110 (NGVD29) converted to 4.510 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:  $\text{Elev.} = 4.83$
- This property lies in Flood Zones "AH", Elev.=5.0 and "X", 0.2% Annual Change of Flood Hazard Per Flood Insurance Rate Map No. 12011C0369 H, Dated: August 18, 2014. Community Panel No. 125105.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- Bearings shown hereon assume the South line of said Blocks 2 and 3, as West.
- Legal description provided by client.



LEGAL DESCRIPTION:

PARCEL II:  
The West 20 feet of Lot 4, LESS the South 10 feet, and Lot 5, LESS the South 10 feet, in Block 3, of HOLIDAY HEIGHTS, according to the Plat thereof as recorded in Plat Book 27 at Page 11 of the Public Records of Broward County, Florida.

Together With:  
A portion of Lot 6 in BUELL NUMBER TWO, according to the Plat thereof, as recorded in Plat Book 34 at Page 2, of the Public Records of Broward County, Florida, more particularly described as follows:

Beginning at the Southwest corner of said Lot 6; thence Easterly along the Southerly boundary of said Lot 6, a distance of 39.86 feet; thence Northwesterly along a line making an included angle of 40°54'09" with the said South boundary a distance of 30.01 feet in a point of curvature on the East right-of-way line of the Florida East Coast Railroad; thence Southwesterly along the said right-of-way line and along a curve to the right, the tangency of which is perpendicular to the last mentioned course having a radius of 2914.98 feet and a central angle of 00°30'47", an arc distance of 26.10 feet to the Point of Beginning; said lands situate, lying and being in Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 10,740 square feet or 0.2465 acres, more or less.

CERTIFICATION:

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

Dated at Fort Lauderdale, Florida, this 2nd day of July, 2012.  
Resurveyed this 7th day of August, 2018.  
Revised this 5th day of September, 2018.  
Resurveyed this 10th day of October, 2018.  
Resurveyed this 8th day of September, 2022.

McLAUGHLIN ENGINEERING CO.  
Jerald A. McLaughlin  
Registered Land Surveyor No. 5269  
State of Florida