



BOARD OF ADJUSTMENT MEETING NOTICE:

May 25, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **June 9, 2021 at 6:00 P.M.**

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE: PLN-BOA-21050003
OWNER: NT PROPERTIES, LLC
AGENT: SALVATORE, CACCIA- SALVOCAFE LLC
ADDRESS: 3101-3103 BAYVIEW DR, FORT LAUDERDALE, FL., 33306
LEGAL DESCRIPTION: CORAL RIDGE GALT ADD NO 3 35-47 B LOT A LESS S 50 FOR ST BLK 13
ZONING: CB
COMMISSION DISTRICT: 1
REQUESTING: **Sec. 5-26. - Distance between establishments.**

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 86 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty six (86) feet, a total reduction of two hundred fourteen (214) feet.

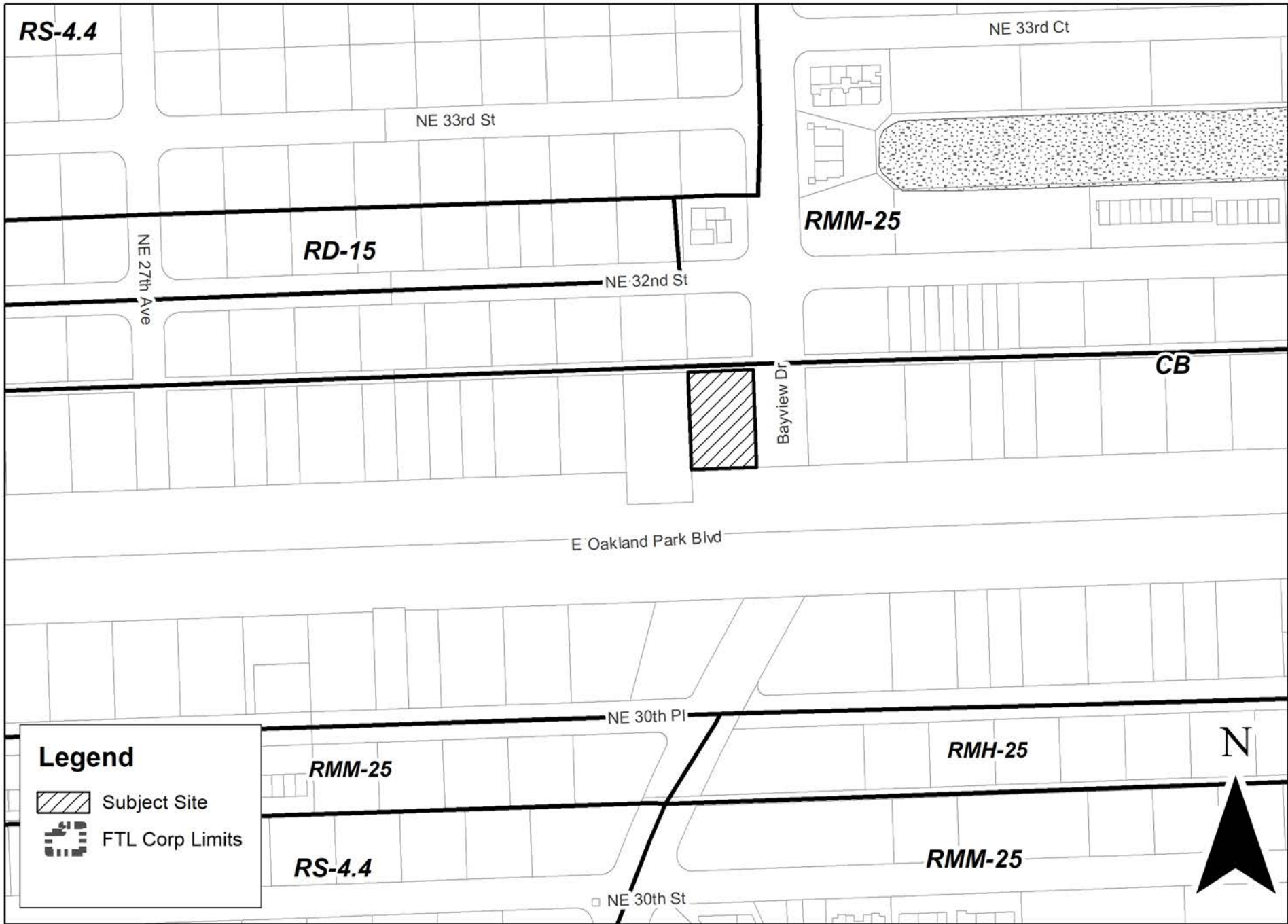
If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR



Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

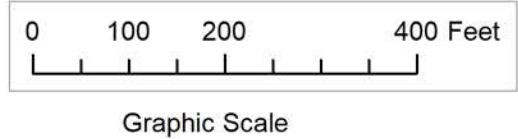




Legend

-  Subject Site
-  FTL Corp Limits

PLN-BOA-21050003





CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: JUNE 9, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21050003

Requesting: Sec. 5-26. - Distance between establishments.

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 86 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty six (86) feet, a total reduction of two hundred fourteen (214) feet.

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



BOA

DATE: 06/09/2021

AGENDA ITEM: 3

CASE:

PLN-BOA-21050003



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 2 | Revision Date: 10/2/2020 | Print Date: 10/2/2020
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 prior to 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 Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

FEES: All 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 \$2800
- Parking Variance (per space) \$2600
- Variance/Special Exception/Interpretation Before- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$650
- Variance/Special Exception/Interpretation After- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$850
- Request for Continuance \$900
- Rehearing before the Board \$1150
- Request for Rehearing \$300

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 | NT PROPERTIES. 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 | 2787 E OAKLAND PARK BLVD #206, FORT LAUDERDALE, FL 33306 |
| E-mail Address | NTerziev@doublepconstruction.com |
| Phone Number | 561-305-3776 |
| 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 | SALVATORE CACCIA FOR SALVOCAFE LLC |
| Applicant / Agent's Signature | <i>Salvatore Caccia</i> |
| Address, City, State, Zip | 3101 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33306 |
| E-mail Address | cacciasalvo3@gmail.com |
| Phone Number | 631-830-7167 |
| Letter of Consent Submitted | Attached |

| | |
|--|---|
| Development / Project Name | SALVOCAFE, LLC DBA La Bottega Caffè |
| Existing / New | Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/> |
| Project Address | Address: 3101-3103 BAYVIEW DR., FT LAUDERDALE, FL 33306 |
| Legal Description | CORAL RIDGE GALT ADD NO 3 35-47 B LOT A LESS S 50 FOR ST BLK 13 |
| Tax ID Folio Numbers (For all parcels in development) | ID # 4942 24 03 0010 |
| Request / Description of Project | Special Exception to all sale of beer and wine(2COP license). |
| Applicable ULDR Sections | Sec. 5-26 - Distance between establishments - Special Exception. |

| | |
|------------------------------|---|
| Current Land Use Designation | Commercial |
| Current Zoning Designation | CB |
| Current Use of Property | Bakery/Coffee Shop |
| 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"/> | | N/A |
| Side <input type="checkbox"/> | | N/A |
| Side <input type="checkbox"/> | | N/A |
| Rear <input type="checkbox"/> | | N/A |

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

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

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

Requesting a Special Exception to allow the sale of alcohol at a distance of 86 feet from other establishment that sell alcohol where the code states that a restaurant bar is prohibited in any place of business located within 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 premises. This is per ULDR Sec 5-26 (a) and(b).

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

The property is located in the Community Business zoning district which allows amongst many uses for restaurants, bars, lounges, bakeries, etc. Given the location of the establishment allowing them to serve wine and beer on premise would be consistent with the allowed uses.

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:

By serving beer and wine my establishment would become one of the many already established places that are well known in the area.

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

The area already has a few restaurants that are also less than 300 feet from one another and they all coexist. La Bottega Caffe's primary business is a bakery/desserts and light Italian dishes/salads, pizza, etc. This is by no means a "drinking" place. Serving beer and wine would only complement the current sales.

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

There were never any consumption on premise alcohol sales at this location before and that could be the reason why many businesses failed in this location.

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.

Serving beer and wine at La Bottega Caffe will not be incompatible with the surrounding neighborhood nor detrimental to the public. On the contrary, it would help fulfill the demand of the customers in the area.

AFFIDAVIT: I, Salvatore Caccig 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.

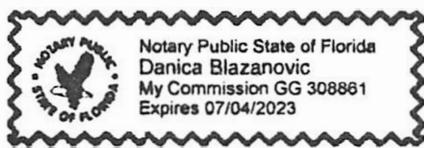
Salvatore Caccig
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 11 day of May, 2021

(SEAL)

Danica Blazanovic

NOTARY PUBLIC
MY COMMISSION EXPIRES:

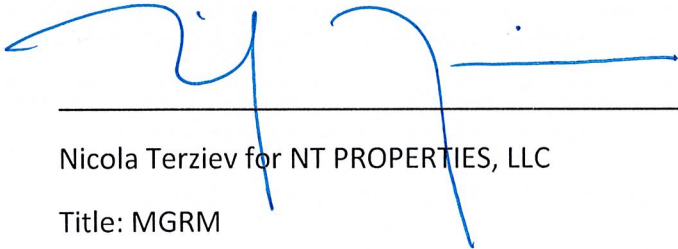


May 10, 2021

Re: Property Located at 3101-3103 Bayview Drive (as per records 2787 East Oakland Park Blvd.), in the City of Fort Lauderdale, FL 33308 (the "Property")

I, Nicola Terziev, authorize Salvatore Caccia to represent NT PPROPERTIES, LLC, to process a variance application on the Property.

Sincerely,



Nicola Terziev for NT PROPERTIES, LLC
 Title: MGRM

STATE OF FLORIDA

COUNTY OF BROWARD

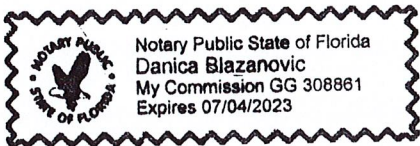
Sworn to and subscribed before me this 11th day of May 2021, by NICOLA TERZIEV, who is:

Personally known to me

OR Produced Identification

Type of Identification _____

(SEAL)




Notary Public, State of Florida

Danica Blazanovic

Print name of notary

My Commission Expires: 07/04/23

Salvatore Caccia

Phone: 631-830-7167

Email: cacciasalvo3@gmail.com

Narrative:

I am new to the area, but I quickly learned that the customers in the area would like to have a glass of wine with lunch or with the dessert. I was told by the neighbors that no other coffee shop/bakery ever made it in this location in prior years - I am sure you can verify this with the business tax. I could see why- if the customer cannot buy a beer or wine with lunch/dinner - then they go somewhere else. Even though I have only been open a couple of weeks – every day I am meeting more and more people from the neighborhood and they all ask me the same thing: why can't I sell beer and wine at the table!

Please understand that each business that is serving alcoholic beverages in the neighborhood is unique and I feel that my establishment will only help create more foot traffic that other surrounding businesses might benefit from. The fact that my business is primarily a bakery should provide confidence to the Board that granting this special exception will not in any way adversely affect the neighborhood or public safety.

If you have any questions I will be happy to answer them.

Sincerely,

A handwritten signature in blue ink that reads "Salvatore Caccia". The signature is written in a cursive style and is positioned above a horizontal line.

Salvatore Caccia

The owner of La Bottega Caffè / SALVOCAFE LLC

| | A | B | C | D | E | F | G | H |
|----|--------------|---|------------------------------|------------------|-------|-------|------|--|
| 1 | FOLIO_NUMB | NAME | ADDRESS_LI | CITY | STATE | ZIP | ZIP4 | LEGAL |
| 2 | 504202070010 | MOFFATT,TIMOTHY JBROWN,KEVIN J | 707 NE 26 AVE | FORT LAUDERDALE | FL | 33304 | | WORKS RESUB BLK B STRANAHANS SUB2-63 D 2-50-42LOT 1 N 39.3,2 N 39.3 BLK B |
| 3 | 504202070011 | MORAITIS,STUART G | 1101 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | 2011 | WORKS RESUB BLK B STRANAHANS SUB2-63 D 2-50-42LOT 1 S 96.7,2 S 96.7 BLK B |
| 4 | 504202070020 | BROWARD LOFTS LLC | 4850 NE 10 AVE | OAKLAND PARK | FL | 33334 | | WORKS RESUB BLK B STRANAHANS SUB2-63 D 2-50-42LOT 3,4 BLK B |
| 5 | 504202070030 | JAY MARK 500 SE 6TH ST LLCSCHERER REALTY LLLP | PO BOX 1182 | FORT LAUDERDALE | FL | 33302 | | WORKS RESUB BLK B STRANAHANS SUB2-63 D 2-50-42LOT 5 LESS N 46,LOT 6 LESS N 46BLK B LESS POR DESC AS:BEG SECOR LOT 6,W ALG S/L LOT 6,NE31.06,S ALG E/L LOT 6 22.00 TOPOB AS DESC IN OR 43453/1581FOR COR R/W |
| 6 | 504202390010 | SCHOOL BOARD OF BROWARD COUNTYATTN:FACILITY MANAGEMENT | 600 SE 3 AVE | FORT LAUDERDALE | FL | 33301 | 3125 | SCHOOL SITE 3321 152-27 BPARCEL A TOG WITH PARCEL B ANDPARCEL CAKA: VIRGINIA SHUMAN YOUNG ELEM. |
| 7 | 504211070450 | JHONAU, BHUCHAYE | 915 SE 2 ST | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 11,12 E 20 BLK 16 |
| 8 | 504211070470 | FERTIG,DALECOX,BRANDON | 1009 SE 2 ST | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 14 BLK 16 |
| 9 | 504211070480 | FERTIG,DALE M &COX,BRANDON | 1009 SE 2 ST | FORT LAUDERDALE | FL | 33301 | 3611 | BEVERLY HEIGHTS 1-30 BLOT 15 BLK 16 |
| 10 | 504211070490 | SCAVONE,PIETRO & WALTRAUDSCAVONE,PIERRE | 1658 JACKSON ST | HOLLYWOOD | FL | 33020 | | BEVERLY HEIGHTS 1-30 BLOT 16 BLK 16 |
| 11 | 504211070500 | COLEE COURT INC | 17396 BOCA CLUB BLVD APT 101 | BOCA RATON | FL | 33487 | | BEVERLY HEIGHTS 1-30 BLOT 17,18 BLK 16 |
| 12 | 504211070510 | MEKOR CHAYIM INC | 900 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | 2067 | BEVERLY HEIGHTS 1-30 BLOT 19 E 50,20 E 50 BLK 16 |
| 13 | 504211070520 | MEKOR CHAYIM INC | 900 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 19 W 100 BLK 16 |
| 14 | 504211070530 | MEKOR CHAYIM INC | 900 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 20 W 100 BLK 16 |
| 15 | 504211070540 | DOR LEDOR INC | 1012 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 1 W 100,LOT 2 W 100 BLK 17 |
| 16 | 504211070550 | COX,BRANDON | 1020 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | 2069 | BEVERLY HEIGHTS 1-30 BLOT 1 E 50,2 E 50 BLK 17 |
| 17 | 504211070580 | BEVERLY HEIGHTS TH LLC | 2098 NW 30 RD | BOCA RATON | FL | 33431 | | BEVERLY HEIGHTS 1-30 BLOT 3 BLK 17 |
| 18 | 504211070590 | BEVERLY HEIGHTS TH LLC | 2098 NW 30 RD | BOCA RATON | FL | 33431 | | BEVERLY HEIGHTS 1-30 BLOT 4 BLK 17 |
| 19 | 504211070600 | BEVERLY HEIGHTS TH LLC | 2098 NW 30 RD | BOCA RATON | FL | 33431 | | BEVERLY HEIGHTS 1-30 BLOT 5 BLK 17 |
| 20 | 504211070610 | JAF1 LLC | 215 SE 12 AVE | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 6 BLK 17 |
| 21 | 504211070611 | COX,BRANDON | 1009 SE 2 ST | FORT LAUDERDALE | FL | 33301 | 3611 | BEVERLY HEIGHTS 1-30 BLOT 7 BLK 17 |
| 22 | 504211070620 | WEBER,GERALD & LUCY HODGES | 10062 SE OSPREY POINTE DR | HOBE SOUND | FL | 33455 | 3018 | BEVERLY HEIGHTS 1-30 BLOT 8 LESS RD AS IN OR 6829/153BLK 17 |
| 23 | 504211070630 | DILLON,LINDA F | 125 SE 16 AVE | FORT LAUDERDALE | FL | 33301 | 3982 | BEVERLY HEIGHTS 1-30 BLOT 9,10 E1/2 BLK 17 |
| 24 | 504211070661 | BZ HOLDINGS LLC | 412 NE 12 AVE | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 1 & 2 BLK 18 |
| 25 | 504211070670 | 11 SOUTHEAST 12TH AVE LLCLAND TR | 11 SE 12 AVE | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 3,4 BLK 18 |
| 26 | 504211070680 | EDELMAN PROPERTIES LLC | 1850 S OCEAN DR #3904 | HALLANDALE BEACH | FL | 33309 | | BEVERLY HEIGHTS 1-30 BLOT 5 BLK 18 |
| 27 | 504211070690 | 23 SE 12TH AVENUE LLC | 1642 SE 7 ST | DEERFIELD BEACH | FL | 33441 | | BEVERLY HEIGHTS 1-30 BLOT 6 BLK 18 |
| 28 | 504211070700 | ZEILMANN,KONRAD S & GRACE V GRACE V ZEILMANN FAM REV | 103 SE 12 AVE | FORT LAUDERDALE | FL | 33301 | 2007 | BEVERLY HEIGHTS 1-30 BLOT 7 BLK 18 |
| 29 | 504211070710 | TRZEILMANN,GRACE V TRSTEE | 103 SE 12 AVE | FORT LAUDERDALE | FL | 33301 | 2007 | BEVERLY HEIGHTS 1-30 BLOT 8 BLK 18 |
| 30 | 504211070720 | SOLOMON,BARRY & ASHLEY | 109 SE 12 AVE | FORT LAUDERDALE | FL | 33301 | 2007 | BEVERLY HEIGHTS 1-30 BLOT 9 BLK 18 |

| | A | B | C | D | E | F | G | H |
|----|--------------|--|--------------------|-----------------|----|-------|------|--|
| 31 | 504211070730 | CONAWAY,JILLENA | 111 SE 12 AVE | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 10 BLK 18 BEVERLY HEIGHTS 1-30 BN 40 OF LOT 19 & S 30 OF LOT 20BLK 18,LESS S1/2 THEREOFAKA: N 5 OF LOT 19 AND S 30 OFLOT 20 BLK 18 |
| 32 | 504211070831 | SHULMAN,STEPHEN & KIM ANN | 116 SE 11 AVE | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 21,20 N 20 BLK 18 |
| 33 | 504211070840 | THAQI,FLORIN & PAULA M | 110 SE 11 AVE | FORT LAUDERDALE | FL | 33301 | | |
| 34 | 504211070850 | PIKUTA,MARIA H/EBIALY,A & PIKUTA,T & PIKUTA,J | 104 SE 11 AVE | FORT LAUDERDALE | FL | 33301 | 2001 | BEVERLY HEIGHTS 1-30 BLOT 22 BLK 18 |
| 35 | 504211070860 | POWELL,ALAN LEE | 100 SE 11 AVE | FORT LAUDERDALE | FL | 33301 | 2062 | BEVERLY HEIGHTS 1-30 BLOT 23 BLK 18 |
| 36 | 504211070870 | VAUGHN,REGIS | 103 SE 12 AVE | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 24 BLK 18 BEVERLY HEIGHTS 1-30 BLOT 25 BLK 18 S1/2 |
| 37 | 504211070880 | THACKREY,DEREK B & GISELLE E | 22 SE 11 AVE | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BLOT 25 BLK 18 N1/2 |
| 38 | 504211070881 | HOYOS,SEGIOROBERT HOYOS,MADELINE | 20 SE 11 AVE | FORT LAUDERDALE | FL | 33301 | | |
| 39 | 504211070890 | RIDGE HOUSES LLC | PO BOX 21830 | FORT LAUDERDALE | FL | 33335 | 1830 | BEVERLY HEIGHTS 1-30 BPOR LOT 26 BLK 18 DESC AS BEG ATSW COR OF LOT 26,N 37.07, E65.17,S 36.96,W 65.17 TO POB |
| 40 | 504211070891 | RIDGE HOUSES LLC | PO BOX 21830 | FORT LAUDERDALE | FL | 33335 | 1830 | BEVERLY HEIGHTS 1-30 BPOR LOT 26 BLK 18 DESC AS COMMSW COR LOT 26, N 37.07 TO POB,CONT N 12.93, E 125, S 50, W59.83, N 36.96, W 65.17 TO POB |
| 41 | 504211070900 | HOLY CROSS HOSPITAL INCATT:LEGAL AFFAIRS | 4725 N FEDERAL HWY | FORT LAUDERDALE | FL | 33308 | 4668 | BEVERLY HEIGHTS 1-30 BLOT 27 BLK 18 |
| 42 | 504211070910 | HOLY CROSS HOSPITAL INCATT:LEGAL AFFAIRS | 4725 N FEDERAL HWY | FORT LAUDERDALE | FL | 33308 | 4668 | BEVERLY HEIGHTS 1-30 BLOT 28 BLK 18 |
| 43 | 504211070920 | HOLY CROSS HOSPITAL INCATT:LEGAL AFFAIRS | 4725 N FEDERAL HWY | FORT LAUDERDALE | FL | 33308 | 4668 | BEVERLY HEIGHTS 1-30 BLOT 29,30 BLK 18 |
| 44 | 504211070981 | PUBLIC LAND% CITY OF FORT LAUDERDALE | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | | BEVERLY HEIGHTS 1-30 BPOR OF R/W DEDICATED PER SAIDPLAT |
| 45 | 504211080010 | MEKOR CHAYIM INC | 900 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | 2030 | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 1 E 100,2 E 100 BLK 16 RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 1 LESS E 100,2 LESS E 100BLK 16 |
| 46 | 504211080011 | MEKOR CHAYIM INC | 900 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | 2030 | |
| 47 | 504211080020 | MEKOR CHAYIM INC | 900 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | 2030 | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 3 BLK 16 |
| 48 | 504211080030 | KACIUBAN,STACEY L | 15 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 4 BLK 16 |
| 49 | 504211080041 | JONES,LESLEY MITCHELLLESLEY MITCHELL JONES REV TR | 17 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 5 & 6 BLK 16DESC AS:BEG NE COR OF LOT 5,W54.90 ALG N/L,S 75.00,E 51.98,N 75.06 TO POBAKA:UNIT 17HIMMARSHEE HAMMOCKS |

| | A | B | C | D | E | F | G | H |
|----|--------------|------------------------------------|----------------------------|-----------------|----|-------|------|---|
| 50 | 504211080042 | SHOREIBAH,AHMEDASUNCION,ANNA MARIA | 19 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 5 & 6 BLK 16DESC AS:COMM AT NE COR OF LOT 5W 54.90 ALG N/L TO POB,CONT W27.45,S 75,E 27.45,N 75 TO POBAKA:UNIT 19HIMMARSHEE HAMMOCKS |
| 51 | 504211080043 | LEVIN,CYNTHIA B &LEVIN,RICHARD W | 21 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 5 & 6 BLK 16DESC AS:COMM AT NE COR OF LOT 5W 82.35 ALG N/L TO POB,CONT W27.48,S 75,E 27.48,N 75 TO POBAKA:UNIT 21HIMMARSHEE HAMMOCKS |
| 52 | 504211080044 | LARA,PATRICIA | 23 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 5 & 6 BLK 16DESC AS:COMM AT NE COR OF LOT 5W 109.83 ALG N/L TO POB,CONT W47.26,S 75,E 47.39,N 75 TO POBAKA:UNIT 23HIMMARSHEE HAMMOCKS |
| 53 | 504211080045 | RAMMRATH,HERBERT G & PAMELA C | 25 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 6 & 7 BLK 16DESC AS:COMM NE COR LOT 5,SW ALGE/L FOR 75.06,W 107.99 TO POB,CONT W 46.30,S 75,E 46.43,N 75TO POBAKA:UNIT 25HIMMARSHEE HAMMOCKS |
| 54 | 504211080046 | MARCUS,IRAMARCUS,JANET A | 27 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 6 & 7 BLK 16DESC AS:COMM NE COR LOT 5,SW ALGE/L FOR 75.06,W 80.44 TO POB,CONT W 27.55,S 75,E 27.55,N 75TO POBAKA:UNIT 27HIMMARSHEE HAMMOCKS |
| 55 | 504211080047 | CABOT,RICHARD &MYERS,FRANK | 58 DAVID WHITES LN UNIT C2 | SOUTHAMPTON | NY | 11968 | 3520 | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 6 & 7 BLK 16DESC AS:COMM NE COR LOT 5,SW ALGE/L FOR 75.06,W 52.92 TO POB,CONT W 27.52,S 75,E 27.52,N 75TO POBAKA:UNIT 29HIMMARSHEE HAMMOCKS |
| 56 | 504211080048 | MAZZA,TRAVIS MMAIUOLO,STEFANO | 31 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 6 & 7 BLK 16DESC AS:COMM NE COR LOT 5,SW ALGE/L FOR 75.06 TO POB,W 52.92,S75,E 50,NE 75.06 TO POBAKA:UNIT 31HIMMARSHEE HAMMOCKS |
| 57 | 504211080070 | TUCKER,RAY | 921 SE 2 ST | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 8,9 BLK 16 |
| 58 | 504211080080 | JHONAU, BHUCHAYE | 915 SE 2 ST | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 10 BLK 16 |
| 59 | 504211080090 | COX,BRANDON | 1009 SE 2 ST | FORT LAUDERDALE | FL | 33301 | 3611 | RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 11 & E1/2 OF 12 TOG WITHBEVERLY HEIGHTS 1-30 B LOT 10W1/2 BLK 17 |

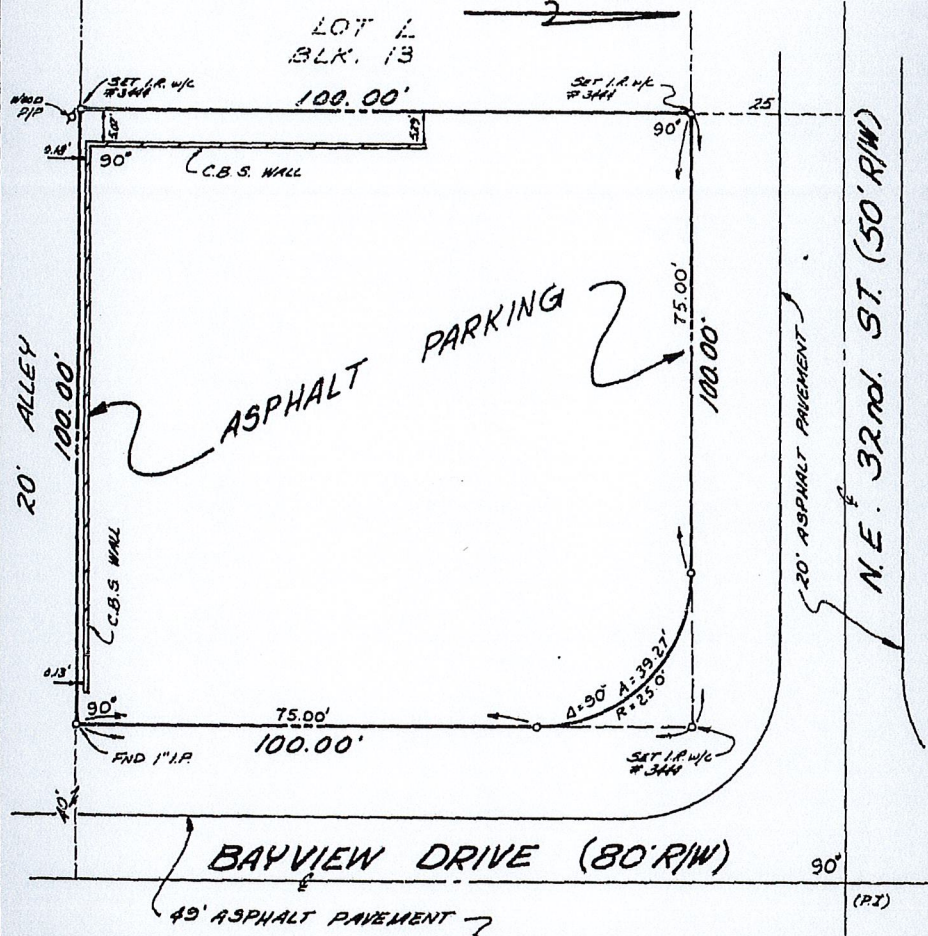
| | A | B | C | D | E | F | G | H |
|----|--------------|------------------------------|---------------------|-----------------|----|-------|------|---|
| 60 | 504211080100 | LAFLEUR,ROBERT A & KRISTIN A | 110 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BA POR OF W1/2 OF LOT 12 & A POR OF LOT 13 DESC AS COMM SW COR LOT 13 N 60.02 TO POB CONT N51.03,E 73.13 TO PT ON E LINE OF W1/2 LOT 12,S 51.10,W 75.05 TO POBAKA:IMOT 110 |
| 61 | 504211080101 | TETREAULT,STEWART | 120 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BA POR OF W1/2 OF LOT 12 & A POR OF LOT 13 DESC AS COMM SW COR LOT 13,N 60.02,E 75.05 TO PT ONE LINE OF W1/2 OF LOT 12,S 59.93W 77.30 TO POBAKA:UNIT 120 MANGROVE PLACE |
| 62 | 504211080110 | PETRO,JEFFREY W | 2617 ALAMANDA CT | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 14 S1/2 BLK 17 |
| 63 | 504211080111 | MLAL INVESTMENTS LLC | 720 NE 112 ST | BISCAYNE PARK | FL | 33161 | | RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 14 N1/2 BLK 17 |
| 64 | 504211080120 | SHARPE,WILLIAM M & SUZANNE K | 22 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | 2054 | RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 15 BLK 17 |
| 65 | 504211080130 | JACKINTELLE,JACK R | 20 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 16 & S1/2 OF LOT 17 BLK 17 LESS DESC AS: BEG AT NW COR S1/2 OF LOT 17,E 81.65,S 61.95,W 84.08 TO W/L LOT 16,N 62 ALG W/LOF LOTS 16 & 17 TO POB |
| 66 | 504211080131 | UNDERWOOD,TREVOR GEORGE | 18 SE 10 AVE | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 B POR OF LOT 16 & S1/2 OF LOT 17,BLK 17 DESC AS: BEG AT NW COR S1/2 OF LOT 17,E 81.65,S 61.95,W 84.08 TO W/L LOT 16,N 62 ALG W/L OF LOTS 16 & 17 TO POB |
| 67 | 504211080140 | BEVERLY HEIGHTS TH LLC | 2098 NW 30 RD | BOCA RATON | FL | 33431 | | RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 17 N1/2,18 BLK 17 |
| 68 | 504211080160 | 1000 EAST BROWARD LLC | 1000 E BROWARD BLVD | FORT LAUDERDALE | FL | 33301 | | RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 19,20 BLK 17 |

LEGAL DESCRIPTION

LOT L, BLOCK 13, "CORAL RIDGE GALT ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
2. ANGLES SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT.
3. SOURCE OF INFORMATION FOR THIS SURVEY IS THE RECORD PLAT.



NOTE: THIS DRAWING IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

| | | | |
|-------------------------------------|------|-----------|----------|
| CLIENT: VALLONE CONSTRUCTION | DATE | REVISIONS | FB / PG. |
| TITLE: LOT SURVEY | | | |

CERTIFICATION: I HEREBY CERTIFY THAT THE HEREIN DESCRIBED Lot Survey IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA CHAPTER 21HH-8 FAC) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD SURVEY: 2-9-88
 HAROLD E. HARDMAN, PLS
 FLORIDA REGISTRATION NO. 3710

Ralph B. Denuzzio & Associates, Inc.
 Consulting Engineers, Planners, Surveyors
 10001 WEST OAKLAND PARK BOULEVARD
 FT. LAUDERDALE, FLORIDA 33351
 (305) 748-3885

CITY OF FORT LAUDERDALE
 BUILDING DEPARTMENT
 A TRUE COPY

JOB NO. 88-08
 FB 279 PG 67
 SCALE 1"=20'
 DWG DATE 2-2-88
 DWN BY J.A.C.
 SHEET 1 OF 1

McLAUGHLIN ENGINEERING CO.
ENGINEERS - SURVEYORS

400 N. E. 3RD AVENUE
FORT LAUDERDALE, FLORIDA

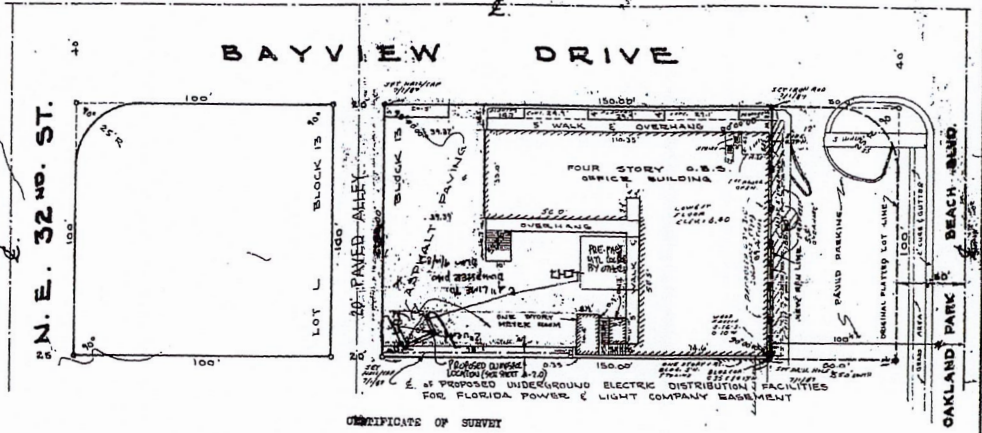
10 N. E. 1ST AVENUE
BOCA RATON, FLORIDA

* INDICATES MARKERS
SCALE 1" = 30'



NOTE: ELEVATIONS SHOWN REFER TO NATIONAL GEODESIC VERTICAL DATUM (1983) AND ARE INDICATED THUS: NAD 83
REFERENCE BEACH MARK: GOLF OF FORT LAUDERDALE AT 25' CORNER OF BAYVIEW DR. & OAKLAND PARK BLVD. ELEV. 7.50'

This property was not abstracted for easements, reservations or rights-of-way of record, by McLaughlin Engineering Co.



CHARACTER OF SURVEY

Lots L and L, Block 13, CORAL RIDGE GALT ADDITION NO. 3, according to the plat thereof recorded in Plat Book 35, Page 47, of the public records of Broward County, Florida. Less the South 50 feet of said Lot "L".

BROWARD COUNTY, FLORIDA

We hereby certify that we have this day completed a survey, of the above described premises; that markers have been set as indicated and that this drawing is a true and correct delineation thereof.

Dated at Fort Lauderdale, Florida, this 28th day of January, 1960.
Re-Surveyed this 8th day of December, 1964.

Resurveyed Lot "A" only, and elevations taken this last day of July, 1967.

The survey for Lot "A", meets the minimum technical standards set forth by the Florida Board of Land Surveyors, Department of Professional Regulation.

McLaughlin Engineering Co.
By: *[Signature]*
Registered Land Surveyor No. 176
State of Florida

McLaughlin Engineering Co.
By: *[Signature]*
Registered Engineer No. 1711
Registered Land Surveyor No. 157
State of Florida

CITY OF FORT LAUDERDALE
BUILDING DEPARTMENT
A TRUE COPY

[Signature]

517-17, 18, 19, 20
D-2226 (4-6-64)

DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*

Front of the coffee shop La Bottega Caffe at 3101-3103 Bayview Dr.



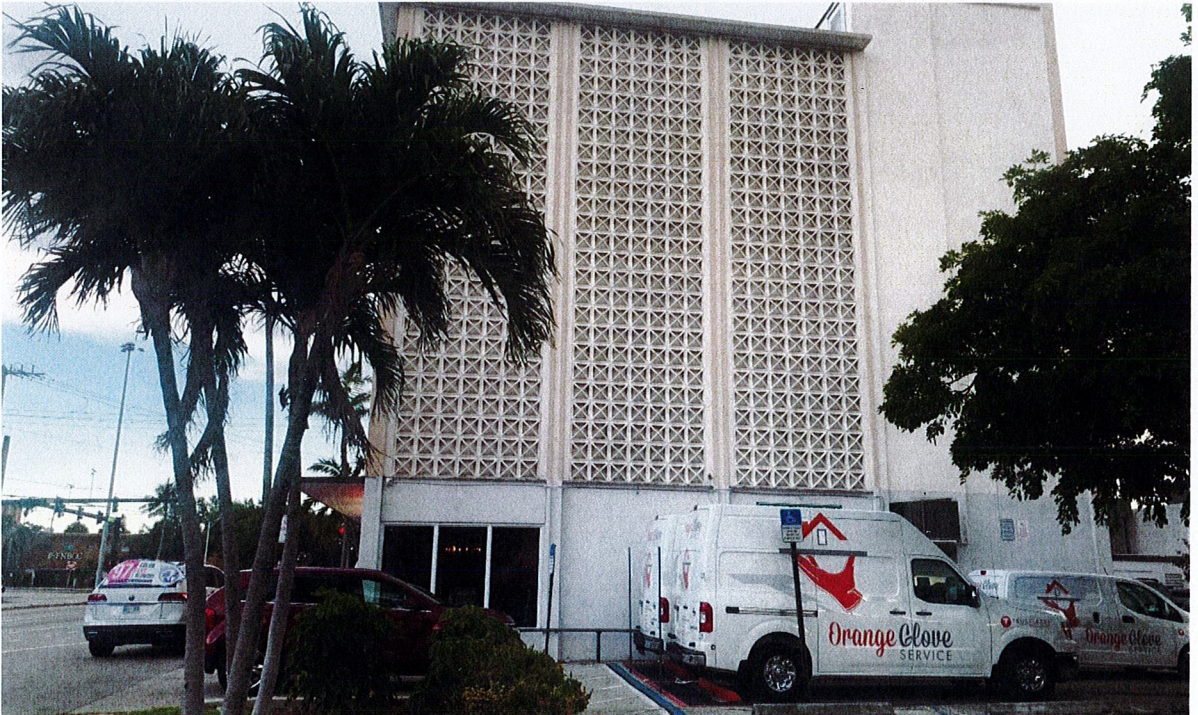
East side of the Building – Front of the coffee shop at 3101-3103 Bayview Dr.



2787 East Oakland Park Building South Side of the Building



2787 NE 31st Street – North Side of the Building



Sec. 5-26. - Distance between establishments.

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 86 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty six (86) feet, a total reduction of two hundred fourteen (214) feet.



| | | | |
|-------------------------------|---|----------------|-----------------|
| Site Address | 2787 E OAKLAND PARK BOULEVARD, FORT LAUDERDALE FL 33306 | ID # | 4942 24 03 0010 |
| Property Owner | NT PROPERTIES LLC | Millage | 0312 |
| Mailing Address | 2787 E OAKLAND PARK BLVD #206 FORT LAUDERDALE FL 33306 | Use | 18 |
| Abbr Legal Description | CORAL RIDGE GALT ADD NO 3 35-47 B LOT A LESS S 50 FOR ST BLK 13 | | |

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)**.

* 2021 values are considered "working values" and are subject to change.

| Property Assessment Values | | | | | |
|----------------------------|-----------|------------------------|---------------------|----------------------|-------------|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2021* | \$360,120 | \$2,357,920 | \$2,718,040 | \$2,716,720 | |
| 2020 | \$360,120 | \$2,109,630 | \$2,469,750 | \$2,469,750 | \$56,966.09 |
| 2019 | \$360,120 | \$1,987,890 | \$2,348,010 | \$2,348,010 | \$53,140.07 |

| 2021* Exemptions and Taxable Values by Taxing Authority | | | | |
|---|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$2,718,040 | \$2,718,040 | \$2,718,040 | \$2,718,040 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$2,716,720 | \$2,718,040 | \$2,716,720 | \$2,716,720 |
| 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 | 0 | 0 | 0 | 0 |
| Taxable | \$2,716,720 | \$2,718,040 | \$2,716,720 | \$2,716,720 |

| Sales History | | | |
|---------------|------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 12/5/2001 | WD* | \$1,590,000 | 32456 / 684 |
| 11/4/1996 | WD* | \$800,000 | 25613 / 486 |
| 3/1/1978 | WD | \$800,000 | 7478 / 452 |
| | | | |
| | | | |

| Land Calculations | | |
|--|--------|-------|
| Price | Factor | Type |
| \$24.00 | 15,005 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 27284 |
| Eff./Act. Year Built: 1981/1966 | | |

* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | F2 | | |
| C | | | | | | | | |
| 27284 | | | | | | 15005 | | |