



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-21050002
OWNER:	2780 E OAKLAND PARK LLC
AGENT:	CRUSH LAW, P.A. – JASON S CRUSH
ADDRESS:	2780 E OAKLAND PARK BLVD., FORT LAUDERDALE, FL., 33306
LEGAL DESCRIPTION:	OAKLAND OCEAN MILE ADD 29-8 B LOT 6 LESS N 50 FOR ST
ZONING:	CB
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec. 5-26. - Distance between establishments.</u>

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 293 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two-hundred ninety-three (293) feet, a total reduction of seven (7) feet.

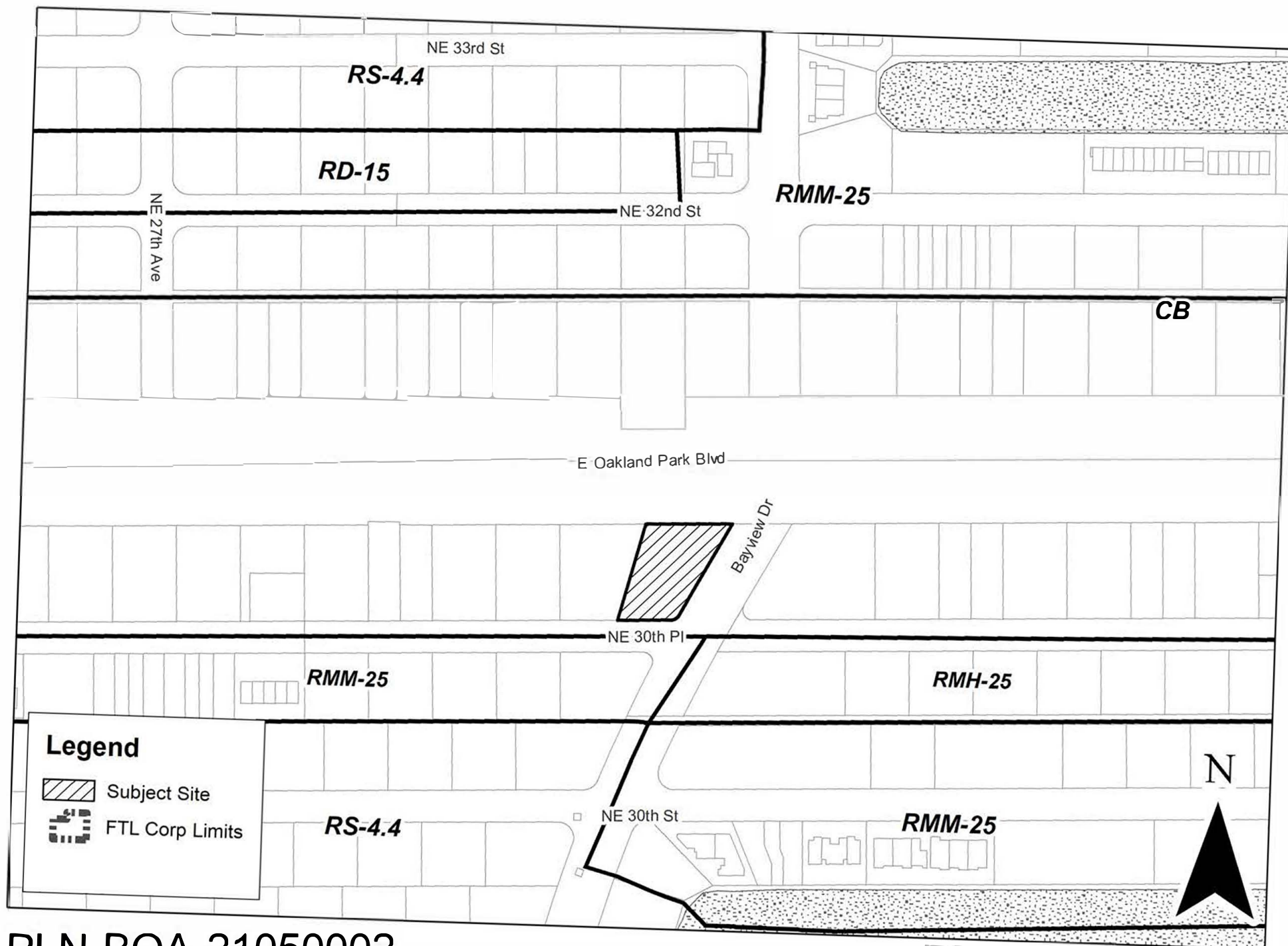
If you have any questions, please feel free to contact me directly at 954-828-6342.

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.





PLN-BOA-21050002



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: JUNE 9, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21050002

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 293 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two-hundred ninety three (293) feet, a total reduction of seven (7) 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: 2

CASE:

PLN-BOA-21050002



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 is 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	2780 E OAKLAND PARK 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	2780 E OAKLAND PARK BOULEVARD, FORT LAUDERDALE FL 33306
E-mail Address	jcrush@crushlaw.com
Phone Number	954.522.2010
Proof of Ownership	☐ Warranty Deed or ☒ Tax Record BCPA

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

Applicant / Agent’s Name	Crush Law, P.A.
Applicant / Agent’s Signature	
Address, City, State, Zip	400 SE 12th Street, Building C, Ft. Lauderdale, FL 33316
E-mail Address	jcrush@crushlaw.com
Phone Number	954-522-2010
Letter of Consent Submitted	YES

Development / Project Name	Ocean Wine and Spirits
Existing / New	Existing: ☐ New: ☒
Project Address	Address: 2780 E OAKLAND PARK BOULEVARD, FORT LAUDERDALE
Legal Description	See attached BCPA sheet
Tax ID Folio Numbers (For all parcels in development)	4942 25 07 0070
Request / Description of Project	Special exception to Section 5-26
Applicable ULDR Sections	5-26

Current Land Use Designation	Comercial
Current Zoning Designation	CB
Current Use of Property	Retail
Site Adjacent to Waterway	☐ Yes ☒ No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front	Existing - No Change	Existing - No Change
Side	Existing - No Change	Existing - No Change
Side	Existing - No Change	Existing - No Change
Rear	Existing - No Change	Existing - No Change

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.

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

N/A - Special Exception - See Narrative

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

- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and
- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and
- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and
- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and
- e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

AFFIDAVIT: I, Jason S Crush the Owner/Agent of said property ATTEST that I am aware of the following:

- 1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
- 2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
- 3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
- 4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or 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.

_____  _____
s)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7 day of May, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24” x 36”
One (1) electronic version (CD or USB) of complete application and plans in PDF format
Fourteen (14) copy sets of each item below and plans at half-size scale 11” x 17”

- ☐ **Completed application** (all pages must be filled out where applicable)
- ☐ **Mail notification documents** (mail notification instructions at bottom of page)
- ☐ **Proof of ownership** (warranty deed or tax record), including corporation documents if applicable
- ☐ **Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- ☐ **Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- ☐ **Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Cover sheet** on plan set to state project name and table of contents.
- ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- ☐ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☐ **Site Plan (a survey may be substituted if the requested variance is clearly indicated)**
 - ☐ **Landscape Plan (if applicable)**
 - ☐ **Elevations (if applicable)**
 - ☐ **Additional plan details as needed**

Note: All copy sets must be clear and legible.
Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale
Urban Design & Development -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311.
 - **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY
BOA CASE NO. _____
APPLICANT: 2780 E OAKLAND PARK LLC
PROPERTY: 2780 E OAKLAND PARK BOULEVARD, FORT LAUDERDALE FL 33306

PUBLIC HEARING DATE: _____

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

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

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

Affiant

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

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

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

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

B. BUILDING ELEVATIONS (as applicable)

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

2780 E. OAKLAND PARK, LLC

May 7, 2021

Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: Property Located at 2780 E. Oakland Park Blvd. in the City of Fort Lauderdale, Florida (the "Property")

Dear Mr. Modarelli,

Crush Law, P.A., specifically Courtney Crush and Jason Crush are authorized to represent 2780 E. OAKLAND PARK, LLC, the owner of the subject Property, to process a Special Exception Application to obtain a liquor license for the Property from the City of Fort Lauderdale's Board of Adjustment.

Sincerely,

Raymond Masucci
2780 E. OAKLAND PARK, LLC

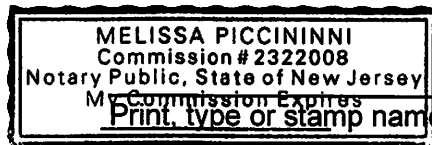
STATE OF New Jersey
COUNTY OF Middlesex

Sworn to and subscribed before me this 7th day of May 2021, by Raymond Masucci, who is:

Personally known to me ✓
OR Produced Identification _____
Type of Identification Produced _____

(SEAL)


Notary Public, State of New Jersey



My Commission Expires: 11/25/2024



OCEAN WINE & SPIRITS NARRATIVE

2780 E Oakland Park Blvd.

Special Exception Request:

Code of Ordinances Section 5-26 – Distance Between Establishments

Ocean Wine & Sprits ("OWS") located at 2780 E Oakland Park Blvd. (the "Property"), respectfully requests a Special Exception from the City of Fort Lauderdale to allow a 3PS / 4COP to allow the sale of alcoholic beverages on the Property. Code of Ordinances Section 5-26 - Distance Between Establishments (the "Code") provides for a distance of 300 feet between establishments that are licensed to sell alcoholic beverages. The Property is 293 feet from the nearest establishment licensed to sell alcoholic beverages – the Rainbow Palace restaurant has a 4COP Quota license.

Ocean Wine and Spirits provides a neighborhood serving package store for alcoholic beverages. OWS carries many high end and specialty brands that are desired by customers and not readily available at other establishments that sell package alcohol in the area. Additionally, OWS will provide on-site tastings for neighbors to sample wine spirits before purchasing.

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

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

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

Package liquor stores are permitted in the zoning district. Section 5-26 requires a distance of 300 feet between another establishment that serves alcohol and allows establishments that do not meet the distance requirement to seek a Special Exception to allow such sales.

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

The Property is located in the City's Oakland Park commercial area which is an area of Oakland Park bounded on the East by the Intracoastal Waterway and the west by Federal Highway. This area is home to many other commercial uses that sell alcoholic beverages including Rainbow Palace; Café Seville; Sicilian Oven; Beg for More Sushi & Thai; Thrush Bar; Il Paesano; and other similar businesses that all sell alcoholic beverages.

Since the Property is located on a primarily commercial corridor surrounded by commercial and business uses granting of this Special Exception to allow OWS to sell alcoholic beverages to surrounding residences is consistent with the existing uses and compatible with the area. Further, the granting of this Special Exception will not impact or conflict with the surrounding neighborhood as the use serves area residents and will be enjoyed by all.

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494224040440	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494224030440	OAK & BAY LLC		1272 CAMELLIA LN	WESTON	FL	33326
494224030010	NT PROPERTIES LLC		2787 E OAKLAND PARK BLVD #206	FORT LAUDERDALE	FL	33306
494224030020	SOPHER INVESTMENTS INC		4000 N STATE ROAD 7 #404	LAUDERDALE LAKES	FL	33319
494224030030	2761 INVESTMENTS LLC		4600 CORAL RIDGE DR	CORAL SPRINGS	FL	33076
494224030040	STEVEN D'APUZZO LLC		2755 E OAKLAND PARK BLVD STE 304	FORT LAUDERDALE	FL	33306
494225060030	BAYVIEW OFFICE PLAZA LLC	%JAMES L CASE	2810 E OAKLAND PARK BLVD #102	FORT LAUDERDALE	FL	33306
494225060010	BAYVIEW OFFICE PLAZA LLC	%JAMES L CASE	2810 E OAKLAND PARK BLVD #102	FORT LAUDERDALE	FL	33306
494225070070	2780 E OAKLAND PARK LLC		45 MARBLE LOOP	STATEN ISLAND	NY	10309
494225070060	PALERMO INVESTMENTS INC		2748 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
494225070050	LB OAKLAND HOLDINGS LLC		2750 E OAKLAND PARK BLVD	FORT LAUDERDALE	FL	33306
494225070040	CANAM OAKLAND PROPERTIES LLC		7881 DECARIE BLVD STE 405	*MONTREAL QC	CA	H4P 2
494225070030	2736 EAST OAKLAND LLC		PO BOX 70488	FORT LAUDERDALE	FL	33307
494225060200	BAYVIEW OFFICE PLAZA LLC	%JAMES L CASE	2810 E OAKLAND PARK BLVD #102	FORT LAUDERDALE	FL	33306
494225060180	BAYVIEW OFFICE PLAZA LLC	%JAMES L CASE	2810 E OAKLAND PARK BLVD #102	FORT LAUDERDALE	FL	33306
494225041890	3000 BAYVIEW DR INVEST L L C		3000 BAYVIEW DR	FORT LAUDERDALE	FL	33306
494225000080	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
494225070100	HIPPLE,RAYMOND		50 ACORN DR	DIAMOND POINT	NY	12824
494225070090	CASTILLO,JUAN CARLOS		2740 NE 30 PL #1 2	FORT LAUDERDALE	FL	33306
494225070110	HIPPLE,RAYMOND		50 ACORN DR	DIAMOND POINT	NY	12824
494225042230	SCHER,JASON BRADLEY	BAKER,ANNALEE MORGAN	3001 BAYVIEW DR	FORT LAUDERDALE	FL	33306
494225042220	LYNCH,MARK & MICHELLE		2749 NE 30 ST	FORT LAUDERDALE	FL	33306
494225070080	MERCHEN PROPERTIES INC		22696 CARAVELLE CIR	BOCA RATON	FL	33433
494225040011	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301

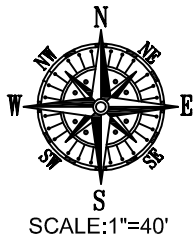


PROPERTY ADDRESS:

2780 EAST OAKLAND PARK BOULEVARD
FORT LAUDERDALE, FL 33306

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the following firm.
Landtec Surveying, Inc. is a non-affiliated, private firm and remains entirely and solely responsible for its content.

Parady & Zikakis, P.A.
Attorneys at Law



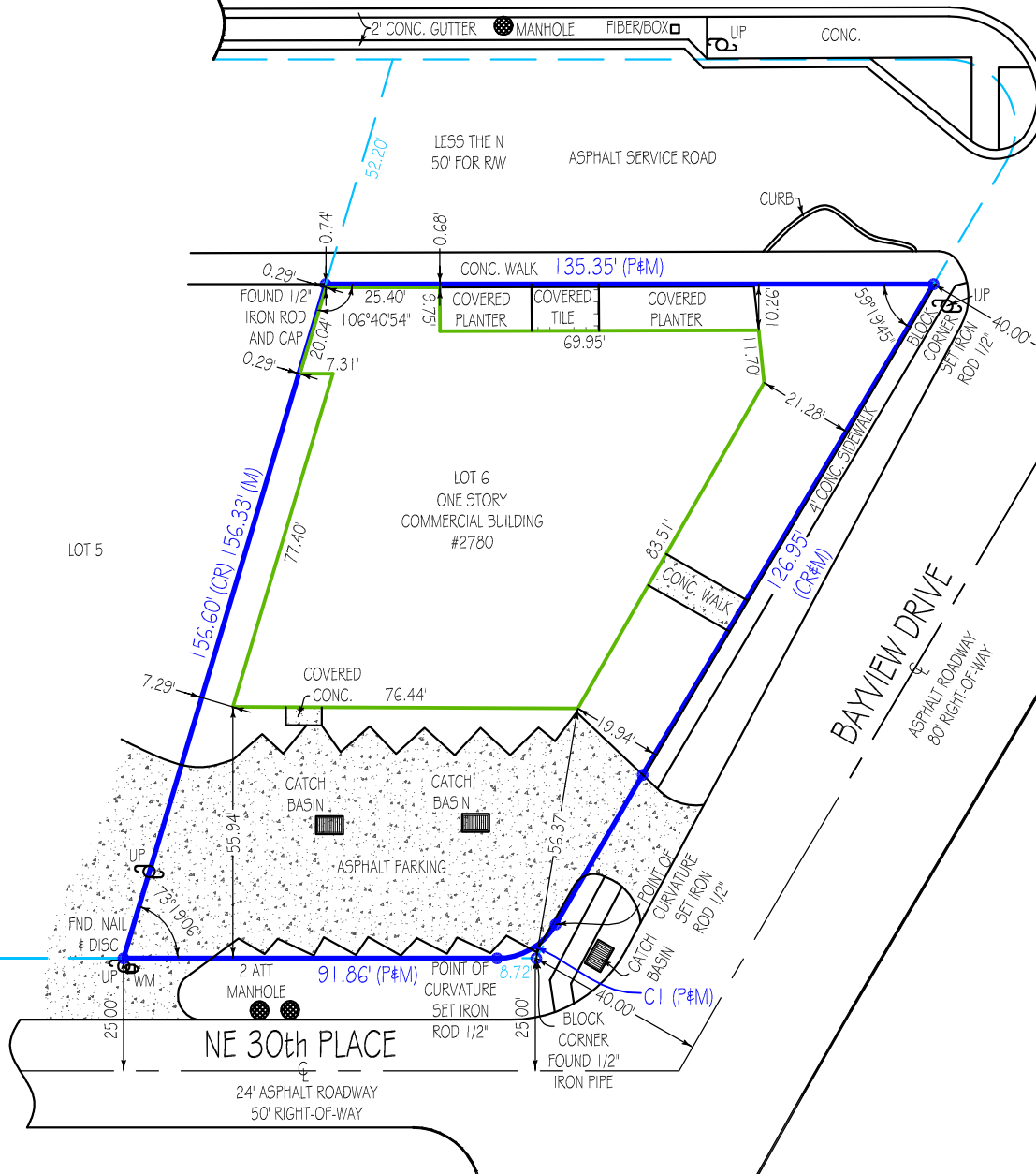
BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

EAST OAKLAND PARK BOULEVARD

ASPHALT ROADWAY
100' RIGHT-OF-WAY



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



CURVE TABLE			
	RADIUS	LENGTH	DELTA
CI	15.00'	15.77'	60°13'17"

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NONE FOUND

This survey has been issued by the following Landtec Surveying office:

481 E. Hillsboro Blvd. Ste. 100-A

Deerfield Beach, FL. 33441

Office: (561) 367-3587 Fax: (561) 465-3145

www.LandtecSurvey.com

PLEASE NOTE:

SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.

NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number: 101610-SE

Rev.:

Drawn By: L.G.

Rev.:

Date of Field Work: 02/12/2020

Rev.:



LICENSED BUSINESS # 8007

LEGAL DESCRIPTION:

Lot 6, OAKLAND OCEAN MILE ADDITION, as recorded in Plat Book 29, Page(s) 8, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Broward County, Florida.

PROPERTY ADDRESS:

2780 EAST OAKLAND PARK BOULEVARD
FORT LAUDERDALE, FL 33306

INVOICE NUMBER: 101610-SE

DATE OF FIELD WORK: 02/12/2020

CERTIFIED TO

PARADY & ZIKAKIS, P.A.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RAYMOND MASUCCI

FLOOD ZONE: AE

FLOOD MAP: 12011C

PANEL: 0386

SUFFIX: H

PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: 5 NAVD 1988

COMMUNITY NUMBER: 125105

BENCHMARK: 573

ELEVATION: 8.47

FINISHED FLOOR ELEVATION: 4.80 NAVD 1988

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.051, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed
by Andrew
Snyder
Date: 2020.02.12
16:08:00 -05'00'
02/12/2020

SIGNATURE
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LEGEND:

A - DENOTES ARC LENGTH
CA - DENOTES CENTRAL ANGLE
CATV - DENOTES CABLE T.V. BOX
CF - DENOTES CALCULATED FROM FIELD
CR - DENOTES CALCULATED FROM RECORD
CH - DENOTES CHORD DISTANCE
DE - DENOTES DRAINAGE EASEMENT
EM - DENOTES ELECTRIC METER
FN - DENOTES FOUND NAIL
L - DENOTES LEGAL
M - DENOTES MEASURED
OHC - DENOTES OVERHEAD CABLE

P - DENOTES PLAT
PH - DENOTES POOL HEATER
PP - DENOTES POOL PUMP
R - DENOTES RADIUS
SV - DENOTES SEWER VALVE
TR - DENOTES TELEPHONE RISER
UE - DENOTES UTILITY EASEMENT
UP - DENOTES UTILITY POLE
WM - DENOTES WATER METER
WV - DENOTES WATER VALVE

BOUNDARY LINE
BUILDING LINE
CENTERLINE
EASEMENT LINE
METAL FENCE
WOODEN FENCE
PVC FENCE
OVERHEAD CABLE

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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 293 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two-hundred ninety three (293) feet, a total reduction of seven (7) feet.



Site Address	2780 E OAKLAND PARK BOULEVARD, FORT LAUDERDALE FL 33306	ID #	4942 25 07 0070
Property Owner	2780 E OAKLAND PARK LLC	Millage	0312
Mailing Address	45 MARBLE LOOP STATEN ISLAND NY 10309	Use	17
Abbr Legal Description	OAKLAND OCEAN MILE ADD 29-8 B LOT 6 LESS N 50 FOR ST		

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*	\$408,020	\$1,199,650	\$1,607,670	\$1,607,670	
2020	\$408,020	\$1,040,780	\$1,448,800	\$1,424,840	\$30,034.25
2019	\$408,020	\$887,290	\$1,295,310	\$1,295,310	\$26,448.94

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,607,670	\$1,607,670	\$1,607,670	\$1,607,670
Portability	0	0	0	0
Assessed/SOH	\$1,607,670	\$1,607,670	\$1,607,670	\$1,607,670
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	\$1,607,670	\$1,607,670	\$1,607,670	\$1,607,670

Sales History

Date	Type	Price	Book/Page or CIN
9/3/2020	WD-T	\$100	116715557
3/9/2020	WD-Q	\$1,786,300	116402336
9/25/1992	WD	\$100	20081 / 893
4/1/1992	WD	\$87,500	
2/1/1990	WD		

Land Calculations

Price	Factor	Type
\$24.00	17,001	SF
Adj. Bldg. S.F. (Card, Sketch)		8015
Eff./Act. Year Built: 1965/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
8015						17001		