



BOARD OF ADJUSTMENT MEETING NOTICE

September 27, 2021

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

Wednesday, October 13, 2021 at 6:00 P.M.

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

CASE:	PLN-BOA-21080004
OWNER:	RONNIE PICOU
AGENT:	CRUSH LAW, P.A. – JASON S. CRUSH
ADDRESS:	429 NW 1 AVE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	NORTH LAUDERDALE AMEN PLAT 1-182 D LOT 6, 7 N 25 BLK, NORTH LAUDERDALE AMEN PLAT PLAT 1-182 D LOT 5 BLK 25
ZONING DISTRICT:	RAC-UV- URBAN VILLAGE
COMMISSION DISTRICT:	2
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 84 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty-four (84) feet, a total reduction of two hundred sixteen (216) feet.

To Attend In-Person:

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

To Attend Virtually:

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

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

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

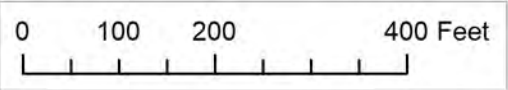
Florida Statutes, Sec. 286.0105

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



PLN-BOA-21080004

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\BOA_2021_09-08\PLN-BOA-21080004.mxd



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: SEPTEMBER 08, 2021

TIME: 6:00 P.M.

CASE: PLN-BOA-21080004

SECTION: Sec. 5-26- Distance between Establishments.

REQUEST: Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 84 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty-four (84) feet, a total reduction of two hundred sixteen (216) feet.

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

CONTACT: 954-828-6506

You Can Still Attend The Meeting Virtually:

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

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

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

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



BOA

DATE: 10/13/2021

AGENDA ITEM: 4

CASE: 4

PLN-BOA- 21080004



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

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

DEADLINE: Submittals must be received 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.

APPLICATION SUBMITTAL: Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents. To request a meeting to discuss your variance request, please contact Chakila Crawford at chcrawford@fortlauderdale.gov and/or Stephanie Hughey at shughey@fortlauderdale.gov.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Variance/Special Exception/Interpretation (Before): **\$2,200**
- Variance/Special Exception/Interpretation (After): **\$2,800**
- Parking Variance (per space): **\$2,600**
- 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**
- Request for Rehearing: **\$300**
- Rehearing 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	Ronnie Picou		
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	429 NW 1st Avenue, Fort Lauderdale, FL 33301		
E-mail Address	JCrush@CrushLaw.com		
Phone Number	9545222010		
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	Crush Law, P.A. - Jason S. Crush			
Applicant / Agent's Signature				
Address, City, State, Zip	600 SE 2nd Court, Fort Lauderdale, FL 33301			
E-mail Address	JCrush@CrushLaw.com			
Phone Number	9545222010			
Letter of Consent Submitted	YES			

Development / Project Name	Sea Glass		
Existing / New	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> New	
Project Address	Address:		
Legal Description	NORTH LAUDERDALE AMEN PLAT 1-182 D LOT 5,6,7 N 25 BLK 25		
Tax ID Folio Numbers (For all parcels in development)	5042 03 02 1350		
Request / Description of Project	Special Exception from the City of Fort Lauderdale for a 4COP to allow the sale of alcoholic beverages on the Property.		
Applicable ULDR Sections	Ordinance 5-26		

Current Land Use Designation	Commercial
Current Zoning Designation	RAC-UV
Current Use of Property	Vacant Office Building
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>	Existing	Existing
Side <input type="checkbox"/>	Existing	Existing
Side <input type="checkbox"/>	Existing	Existing
Rear <input type="checkbox"/>	Existing	Existing

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

Complete this page and an attached narrative.

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

Special Exception under 47-24.12.5, for a 4COP to allow the sale of alcoholic beverages on

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

N/A - Special Exception

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:

N/A - Special Exception

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

N/A - Special Exception

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

N/A - Special Exception

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.

N/A - Special Exception

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

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

[Handwritten Signature]

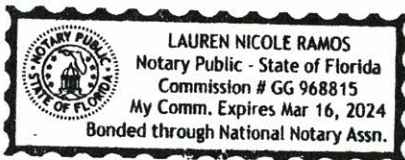
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 18 day of August, 2024

(SEAL)

[Handwritten Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES: March 16, 2024



RONNIE I. PICOU
1502 S.W. 2ND PLACE
POMPANO BEACH, FL 33069

+ August 5, 2021

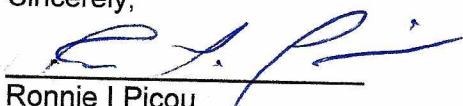
Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: Property Located at 429-431 NW 1st Ave 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 me, Ronnie I Picou, the owner of the subject Property, to process a change of use to restaurant application and a special exception application to permit the service of alcoholic beverages for the Property from the City of Fort Lauderdale.

Sincerely,

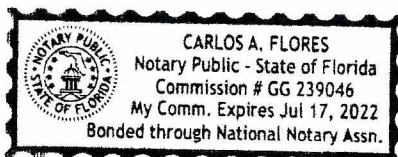

Ronnie I Picou

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 6th day of AUGUST 2021, by Ronnie I Picou,
who is:

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

(SEAL)




Notary Public, State of FLORIDA

CARLOS A. FLORES
Print, type or stamp name of notary

My Commission Expires: 7/17/2022



NARRATIVE
SEA GLASS RESTAURANT
429 NW 1st Avenue
Special Exception Request:
Code of Ordinances Section 5-26 – Distance Between Establishments

The owner of the properties located at 429 NW 1st Avenue (the “Property”) respectfully requests a Special Exception from the City of Fort Lauderdale for a 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 84 feet from the nearest establishment licensed to sell alcoholic beverages.

The Sea Glass Restaurant and Lounge is proposed as a neighborhood serving restaurant. Sea Glass is aimed at building a local community space where the priority is organic, local, and native food and drink. The Sea Glass will create an environment for the neighborhood where patrons know not only who is crafting their libations, but also where the ingredients are sourced.

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.

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

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

The Property is located in the Regional Activity Center Urban Village Zoning district (“RAC-UV”). The purpose and intent of the RAC-UV zoning district is to encourage a mix of uses intended to support the City Center. This area is home to FAT Village Art District and commercial uses

including the Here and Now restaurant, The Small Wine Shop, the Borrowed Time Tattoo Shop, Henry's Sandwich Shop and the Tru by Hilton Fort Lauderdale Downtown.

FAT Village Art District strives to generate an art community that is inclusive and promotes the creation and exhibition of art and artists. Sea Glass aims to create an inclusive and contemporary space where neighbors and Art Walk patrons can enjoy decadent cuisine and hand-crafted cocktails.

Further, the Here and Now restaurant located north of the Property is a tapas bar and restaurant with an innovative fusion. Similarly, Sea Glass hopes to not only add to the FAT Village's restaurant choices but become a neighborhood gem for all to enjoy.

Since the Property is located within the RAC-UV and as intended is surrounded by a mix of uses including commercial and residential uses granting of this Special Exception to allow the restaurant to serve alcoholic beverages 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 tourists and area residents and will be enjoyed by all.

Granting of this Special Exception application is respectfully requested.

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

Jason S. Crush
For the Firm

CITY OF FORT LAUDERDALE		100 N ANDREWS AVE
FLAGLER WAREHOUSE I LLC	ATTN: MR DOUGLAS MCCRAW	521 NW 1 AVE
REGAL TRACE LTD		540 NW 4 AVE SUITE A
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP
BENJAMIN CAPITAL CORPORATION		1314 E LAS OLAS BLVD #56
PICOU, RONNIE I CHARLES L PEET REV TR	PEET, CHARLES L TRSTEE	201 SEVEN ISLES DR 13260 S BRYAN FLATS RD
PICOU, RON I METRO 1 FTL		201 SEVEN ISLES DR 120 NE 27 ST
PICOU, RONNIE I		201 SEVEN ISLES DR
PICOU, RONNIE I		201 SEVEN ISLES DR
FLAGLER STORAGE LTD		421 N ANDREWS AVE
421 N ANDREWS LLC		421 N ANDREWS AVE
BROWARD STATION ANDREWS LLC		1314 E LAS OLAS BLVD SUITE 285
BROWARD STATION ANDREWS LLC		1314 E LAS OLAS BLVD SUITE 285
BROWARD STATION ANDREWS LLC		1314 E LAS OLAS BLVD SUITE 285
FLAT 404 LLC		2740 E OAKLAND PARK BLVD #303
THE FORGE LOFTS, LLC		421 N ANDREWS AVE
FLAT 404 LLC		2740 E OAKLAND PARK BLVD #303
FORGE LOFTS LLC		421 N ANDREWS AVE
FLAGLER STORAGE LTD FLORIDA EAST COAST RAILWAY LLC		421 N ANDREWS AVE 7150 PHILIPS HWY
AVENUE LOFTS CONDO ASSOC INC		6402 NW 5 WAY
FORGE LOFTS LLC		421 N ANDREWS AVE
FOUNDRY LOFTS LLC		421 N ANDREWS AVE

FLORIDA EAST COAST RAILWAY LLC		7150 PHILIPS HWY
CITY OF FORT LAUDERDALE		100 N ANDREWS AVE
FLAGLER 500 L L C		521 NW 1 AVE
SANANDRES,YVONNE		PO BOX 21365
FEIL,KEVIN		608 SW 15 ST
KIMPTON,MELANIE		1180 N FEDERAL HWY #803
CERBONE,CONCETTA & UMBERTO	CERBONE,GENNARO	425 N ANDREWS AVE #204
MULLIN,MARY JANE		4755 SCENIC DR
DOLLE,ADAM		425 N ANDREWS AVE #206
SORGE,JOSEPH	SORGE,ANGELA	1001 BELLEVIEW ST #706
BLOUIN,FRANCOIS C MARIE	LEMMA,BEZA	425 N ANDREWS AVE #208
425 N ANDREWS 301 LLC		2556 NE 26 AVE
WRIGHT,JOSEPH RYAN H/E	WRIGHT,NANCY MARIE & JAMES T	425 N ANDREWS AVE #302
INTERLANDI,LINDSEY L		425 N ANDREWS AVE #303
VILLEGAS,DANIEL	VILLEGAS,STEPHANIE	425 N ANDREWS AVE #304
HOLT,BARRY		425 N ANDREWS AVE #305
LASHER,MEREDITH		425 N ANDREWS AVE UNIT 306
SIMMONS,BLAKE A		425 N ANDREWS AVE APT 401
BINAU-HANSEN,THOMAS	STORBIN ALTRUISTIC LIV TR	425 N ANDREWS AVE APT 402
HOOPER,JOHN D	HOOPER,CARMEN C	5344 NE 6 AVE #E
HARDY,RACHAEL		7425 WARREN ST
DELCOCO,THOMAS M		1043 PALOMAR DR
LINDO,CHRISTIAN B H/E	LINDO,LEIGHTON O	435 N ANDREWS AVE #208
PETER WEIR REV LIV TR	WEIR,PETER TRSTEE	18561 SW 43 ST
TAYLOR,JASON P & JONI		435 N ANDREWS AVE #302-B
WEISSMAN,ANDREW		435 N ANDREWS AVE #303

DAVID KAYE & BARBARA IRREV TR	SCHERER,HENRY & DIANA M TRSTEE	209 BIRCH RD #1201
DODZWEIT,AMBER		361 SE STARFISH AVE
CARTER,JERRY J		435 N ANDREWS AVE #306
NOLAN,KENNETH & CHRISTINA F		687 MIDDLE RIVER DR
DAVIDOVICI,ROBERT		435 N ANDREWS AVE #402
BONILLA,ADOLFO J	TALDONE,CLAUDIA	435 N ANDREWS AVE #403
PISKEL,ANNETTE M		435 N ANDREWS AVE UNIT 404
SACKS,JENNA C		435 N ANDREWS AVE #405
SCOTT,DENISE & JAMES E		435 N ANDREWS AVE #406
VIVEIROS,DAVID M		437 D ST #6B
DIAZ,MARTIN MEDARDO		435 N ANDREWS AVE #202
KLEIN-BAKER,TINA		435 N ANDREWS AVE #203
MAYAN INC		1240B N UNIVERSITY DR
POWERS,TIMOTHY		435 N ANDREWS AVE #205
ITAYIM,SAM		540 SW 6 AVE
ROJAS,PETER		435 N ANDREWS AVE #207
DMS 16TH STREET LLC		209 N BIRCH RD #1201
KECH PROPERTIES LLC		435 N ANDREWS AVE STE 401
ROSE-INNES,MATTHEW A		445 N ANDREWS AVE #203C
GARDE,PATRIK		445 N ANDREWS AVE #204
445 NORTH ANDREWS AVENUE	UNIT 301 INC	4011 BAYVIEW DR
POWERS,TIMOTHY J		445 N ANDREWS AVE #302
FREEMAN,JAMES WESLEY		445 N ANDREWS AVE #303-C
FALLA,GINO		445 N ANDREWS AVE #304
CARLSON,LINDA C & MARK S		445 N ANDREWS AVE #401C

LAWRENCE,CHARLES		445 N ANDREWS AVE #402
GOLD,STEVEN N		445 N ANDREWS AVE #403C
LAWRENCE,CHARLES		400 N FIG TREE LN
RINGOOT,LORENA & PATRICE		444 NW 1 AVE APT 201
ZARELLI,PATRICK		444 NW 1 AVE #202
RICH,RYON W		4426 CHAMISA PATH
STUART P LEFFLER REV TR	LEFFLER,STUART P TRSTEE	36 CLARK ST #1B
E J BESTOSO INC		1707 SE 12 CT
COOPER,CORY		444 NW 1 AVE #301
PARISI,MARILENA		444 NW 1 AVE #302
PARME,PAUL J		444 NW 1 AVE #303
VAN DYK,MICHELLE		444 NW 1 AVE #304
HARRINGTON,AMANDA LEIGH		444 NW 1 AVE #305
DUNPHY,HENRY ARTHUR &	SMITH,KEVIN HECTOR	444 NW 1 AVE APT 401
CAMPBELL,DOUGLAS		444 NW 1 AVE #402
EBS PROPERTIES INC		2805 E OAKLAND PARK BLVD #450
HESS,EDMUND LESLIE	MILLER,ROYCE WILLIAM	444 NW 1 AVE #404
BARTON,APRIL C		7 BOND ST APT 303
CORONA,LUKE		444 NW 1 AVE #501
AVENUE LOFTS 4-502 LLC		3020 NE 32 AVE #226
BYRNE,THOMAS C & SHARON S		444 NW 1 AVE #503
MCNARY,WADE DOUGLAS H/E	BERROCAL HOYOS,MELISA	444 NW 1 AVE #504
MAKRIS,SAMUEL H		PO BOX 14158
KAVOURAS,FRAN &	KAVOURAS,GOERGE	1610 N OCEAN BLVD #301E
DAVIDOVICI,ROBERT		2814 N 46 AVE #H678
PERLMAN,JACOB W		444 NW 1 AVE #604

RUIZ,KEITH & AMY		434 NW 1 AVE #201
BARNES,JAMES H/E	YAP,DIANA	434 NW 1 AVENUE #202
BANGS,BENJAMIN		2600 ACACIA CT
FRANKLIN,SHEILA S		434 NW 1 AVE #204
JAFFE,JUSTIN		434 NW 1 AVE #205
PEREZ,CLAIRE S		434 BW 1 AVE UNIT 301
CAMPBELL,DANIEL		434 NW 1 AVE #302
RUCON LLC		3303 NE 15 CT
BRUCE W PRESLEY REV LIV TR	PRESLEY,BRUCE W TRSTEE	1389 S ATLANTIC DR
HOLL,COREY		434 NW 1 AVE #305
BRUNNER,WADE E		434 NW 1 AVE #401
DUBUQUE,DENISE M	LYN,MICHAEL C	434 NW 1 AVE #402
HILDRETH,STEVEN		230 NW 107 AVE
HIRSCH,MICHAEL S H/E	HIRSCH,KIMBERLY K	434 NW 1 AVE #404
RIVERA,CHRISTOPHER		434 NW 1 AVE #405
SANTOS,FELIPE		434 NW 1 AVE #501
STUBBS,DENISE	BURSON,CHRISTOPHER	434 NW 1 AVE #502
AVENUE LOFTS 503 LLC		90 N COMPASS DR
SCOTT,CHAD MANLEY	SCOTT,JASON JORGE ETAL	434 NW 1 AVE #504
HOOPER,ALAN C		2719 NE 37 DR
AVENUE LOFTS CONDO ASSN INC		6402 NW 5 WAY
LYN,CRAIG R & NATASHA		434 NW 1 AVE # 603
LECLAIR,JENNIFER		434 NW 1 AVE #604
CLOHESSY,BRIAN J	MANZO,LEAH M	411 NW 1 AVE #201
PETER WEIR REV LIV TR	WEIR,PETER TRSTEE	18561 SW 43 ST

BREITNER,JORDAN M		411 NW 1 AVE #203
RAYBIN,ADAM SETH	WRIGHT,JACQUELYN NATALIE	411 NW 1 AVE APT 204
ELUSME,ROBENS	HERRICK,RACHEL	411 NW 1 AVE #205
SCHOUG,ANDREAS FREDRIK FRANK SALVI REV LIV TR	MOLLER,ALEXANDRA THERESE SALVI,MARY JANE TRSTEE	411 NW 1 AVE #206 81 DOGWOOD LN
NICHOLS,JEFFREY		411 NW 1 AVE #302
COTTON,CEDRIC AUGUSTIN	GIOVINAZZO,MARIA	411 NW 1 AVE #303
OLSON,JOHN K	FENDER,G STEVEN	411 NW 1 AVE #304
CONDIE,CHRISTOPHER DE LEON,JUAN CARLOS		411 NW 1 AVE #305 4326 AVIAN AVE
KROBOTH,OTTO		411 NW 1 AVE #401
HAIZEN,JOY PETER WEIR REV LIV TR HOPPE INVESTMENT PROPS LLC	WEIR,PETER TRSTEE % GOSCHI & GOSCHI LTD	411 NW 1 AVE UNIT 402 18561 SW 43 ST 525 W MONROE ST STE 2360
MINICHIELLO,RICHARD H/E	SETTLE,SYDNEY	411 NW 1 AVE #405
IRWIN,NICHOLAS O LOVINSKY,DIANA	LOVINSKY,VADIM	411 NW 1 AVE #406 1923 TREVINO TER
REILLY,CHRISTOPHER		411 NW 1 AVE #502
DESALLE,CHRISTIAN RUDOLPH H/E	FUENTES,YESENIA	411 NW 1 AVE #503
SLINGBAUM,MATTHEW P		411 NW 1 AVE #504
STAFFORD,JEFFREY S		411 NW 1 AVE #505
ALVAREZ,ANTONIO J FADHEL PETER WEIR REV LIV TR	WEIR,PETER A TRSTEE	411 NW 1 AVE #506 18561 SW 43 ST
GREENWELL,PAUL D BASKERVILLE,PHILLIP	GREENWELL,TOMMIE LEE CHIN WALKER,KENNETH	411 NW 1 AVE #602 300 E 40 ST APT 9P
MARINO,GERALD		411 NW 1 AVE #604
DELSALLE,DARBY PAUL		411 NW 1 AVE #605

SALTER,TIMOTHY RYAN		411 NW 1 AVE #606
BIGLOO,KIYAN		411 NW 1 AVE #701
GIL,OSCAR A	WILKIE,JAMES F	411 NW 1 AVE #702
HOLDEN,GENEVA LINSCOTT	HUCKERBY,MARTYN PETER	PO BOX 2428 12025 NEW DOMINION PKWY APT 410
CARPENTER,WILLIAM KEITH	CARPENTER,ALAN SCOTT	
RESTREPO,BENJAMIN KENNETH		411 NW 1 AVE #705
JOSE & MARIA LINARES LIV TR	LINARES,JOSE M & MARIA V TRSTEE	2022 NEVIEKAY LN 400 N FIG TREE LN
LAWRENCE,CHARLES		
HARRIS,KENNETH D H/E	HARRIS,HOLLY D	410 NW 1 AVE #202
TYSZ,MARIAH		8400 MEMPHIS ARLINGTON RD
BROWN,LATASHA NICHOLE		1350 ROSA L PARKS BLVD APT 233
LYN,CRAIG R	LYN,NATASHA	434 NW 1 AVE #603
TUTTLE,JONATHAN		410 NW 1 AVE #206
DAMEME,CHRISTOPHE & VERONIQUE		410 NW 1 AVE #301
CARSON,ROSS		410 NW 1 AVE #302
DAVID GIOVANNY AGUIRRE REV TR	SABANDO,YURY OSWALDO L TRS	LOS CABILDOS N41-64 EDIF ICON#5
RANNACHAN,KYLE D		410 NW 1 AVE #304
BROWN,DAVID H		410 NW 1 AVE #305
GLENN,JEFFREY S		410 NW 1 AVE # 306
CRICK,ABIGAIL ANN	WILCOX,ANDREW REED	410 NW 1 AVE #401
HURLOCK-DICK,PAUL		410 NW 1 AVE #402
MARTIR,JOSEPH		410 NW 1 AVE #403
TSUI,SUE		2204 BAY HILL DR
BEUZELIN,OLIVIER J	OLIVIER BEUZELIN REV LIV TR	410 NW 1 AVE #405
ROSAS,LUIS E		410 NW 1 AVE # 406
MANGALINDAN-HOLT,MICHELE	DIERICK-KASSEBEER,ULRIKE A	410 NW 1 AVE UNIT 501
MARIA E CORREA ORLATE REV LIV TR	CORREA ORLATE,MARIA E TRSTEE	5100 DUPONT BLVD #6L

STERNBERG,LORRAINE 1537 BARCELONA LLC	LORRAINE STERNBERG REV TR % JUAN F VITELLI	410 NW 1 AVE #503 2640 HACKNEY RD
RODRIGUEZ DE SCIUTTO,CARINA J	SCIUTTO,LISANDRO ESTEBAN	410 NW 1 AVE #505
DIMARCO,MICHELLE		1900 OCEAN WALK LN #115
FORMAN,LAWRENCE & DIANE		410 NW 1 AVE #601
FORMAN,MICHAEL		410 NW 1 AVE #602
LESH,MICHAEL & BHAKTY APPLEGATE,MICHAEL		410 NW 1 AVE #603 1387 LIVE OAK LN
LUALDI,ANTHONY		410 NW 1 AVE #605
KUHAR,KEVIN A		410 NW 1 AVE # 606
POWER,RYAN		410 NW 1 AVE #701
DEWITT,LUBA		410 NW 1 AVE #702
MAKRIS,SAMUEL HARRY		PO BOX 14158
LOWE,WILLIAM M III		410 NW 1 AVE #704
OPUS 1030 LLC		2644 NE 37 DR
OPUS 1030 LLC		2644 NE 37 DR
OPUS 1030 LLC		2644 NE 37 DR
OPUS 1030 LLC		2644 NE 37 DR
OPUS 1030 LLC ARPACILAR PROPERTIES I LC AVENUE LOFTS LTD		2644 NE 37 DR 511 WASHINGTON AVE 6402 NW 5 WAY

BOUNDARY SURVEY

Date of Field Work: 10/05/2017

Drawn By: O.G.

Order #: 14526

File #: 17-5360-DB

431 NW 1ST AVENUE, FORT LAUDERDALE, FL 33301

LEGAL DESCRIPTION:

LOT 5 BLOCK 25, NORTH LAUDERDALE, AMENDED PLAT OF BLOCKS 1 TO 8 AND BLOCKS 25-33, NORTH LAUDERDALE, PLAT BOOK 1, PAGE 182, PUBLIC RECORDS OF MIAMI-DADE, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

- LAWYERS 1ST TITLE
- FLORIDA COMMUNITY BANK N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE:

12011C0369H

ZONE: B

EFF. 8/18/2014

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- NO NOTABLE CONDITIONS FOUND

LEGEND

A/C -AIR CONDITIONER
AL -ARCLength
(C) -CALCULATED
D.E. -DRINAGE EASEMENT
(M) -MEASURED
P.O.B. -POINT OF BEGINNING
P.O.C. -POINT OF COMMENCING

P.B. -PLAT BOOK
P.G. -PAGE
P.U.E. -PUBLIC UTILITY EASEMENT
R -RADIUS
(R) -RECORD
U.E. -UTILITY EASEMENT
WM -WATER METER

-x- -FENCE
-NUMBER
[] -ASPHALT
[] -CONCRETE
[] -PAVER/BRICK
[] -WOOD
[] -LIGHT POLE
[] -WELL

[] -WATER VALVE
[] -CENTER LINE
[] -CATCH BASIN
[] -FIRE HYDRANT
[] -POLE
[] -MANHOLE
xxx -TOPOGRAPHIC ELEVATION



561.508.6272

www.NexGenSurveying.com

5601 Corporate Way
Suite 103
West Palm Beach, FL 33407

SCAN ME!



Lawyers 1ST Title

SURVEYORS AFFIDAVIT

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED FRED E. CONROD, JR. ("AFFIANT"), WHO BEING BY ME FIRST DULY SWORN, AND WHO ON OATH, DEPOSES AND SAYS AS FOLLOWS:

1. THE AFFIANT IS A PROFESSIONAL LAND SURVEYOR AND MAPPER (NUMBER #1730). DULY LICENSED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF FLORIDA.

2. THE AFFIANT IS THE SURVEYOR WHO PREPARED THE SURVEY OF THE PROPERTY LOCATED AT 430 N.W. FLAGLER AVENUE FORT LAUDERDALE, FLORIDA PROJECT NUMBER DATED 13 MARCH 2012.

3. THE AFFIANT HAS EXAMINED THE PROPERTY DESCRIBED ON THE ATTACHED SURVEY AND THE PROPERTY LOCATED AT 410 NW FLAGLER AVENUE AND 118 N.W. 5TH. STREET FORT LAUDERDALE, FLORIDA AND HAS DETERMINED THAT ALL PARCELS ARE CONTIGUOUS TO ONE ANOTHER WITHOUT ANY GAP, GORES OR OTHER SEPERATION

BETWEEN THE PARCELS AND THAT THEY MAY COMPRISE ONE PARCEL OF LAND.

4. AFFIANT IS FAMILIAR WITH THE NATURE OF AN OATH AND WITH THE PENALTIES AS PROVIDED BY THE LAWS OF THE STATE OF FLORIDA FOR FALSELY AFFIRMING STATEMENTS MADE IN AN INSTRUMENT OF THIS NATURE. AFFIANT HAS EITHER READ, OR HAS HEARD READ TO HIM, THE FULL TEXT OF THIS AFFIDAVIT AND UNDERSTANDS ITS CONTENT.

THIS AFFIDAVIT IS GIVEN TO INDUCE FRANK, WEINBERG & BLACK, P.L. AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TO ISSUE ITS TITLE INSURANCE COMMITMENT AND POLICY OR POLICIES, AS WELL ALL ENDORSEMENTS THERETO. IT IS INTENDED THAT FRANK, WEINBERG & BLACK, P.L. AND FIDELITY TITLE INSURANCE COMPANY WILL RELY UPON THE STATEMENTS HERE WITHIN.

FURTHER AFFIANT SAYETH NOT

[Handwritten Signature]

NAME OF SURVEYOR
FRED E. CONROD, JR.
PROFESSION LAND SURVOYOR
AND MAPPER
NO. 1730, STATE OF FLORIDA.

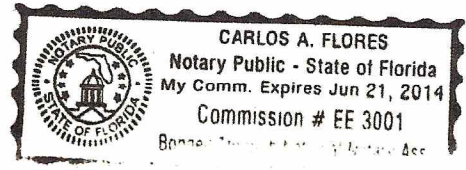
STATE OF FLORIDA)
)SS.:
COUNTY OF BROWARD)

SWORN TO AND SUBSCRIBED, BEFORE ME THIS 14th DAY OF MARCH, 2012, BY FRED E. CONROD, JR. PROFESSIONAL LAND SURVOYOR AND MAPPER, TO ME KNOWN TO BE THE PERSON DESCRIBE HEREIN, WHO HAS ACKNOWLEDGED FULLLY EXECUTING THE FOREGOING AFFIDAVIT. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES 6/21/2014

[Handwritten Signature]

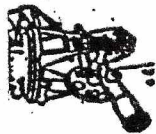
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE



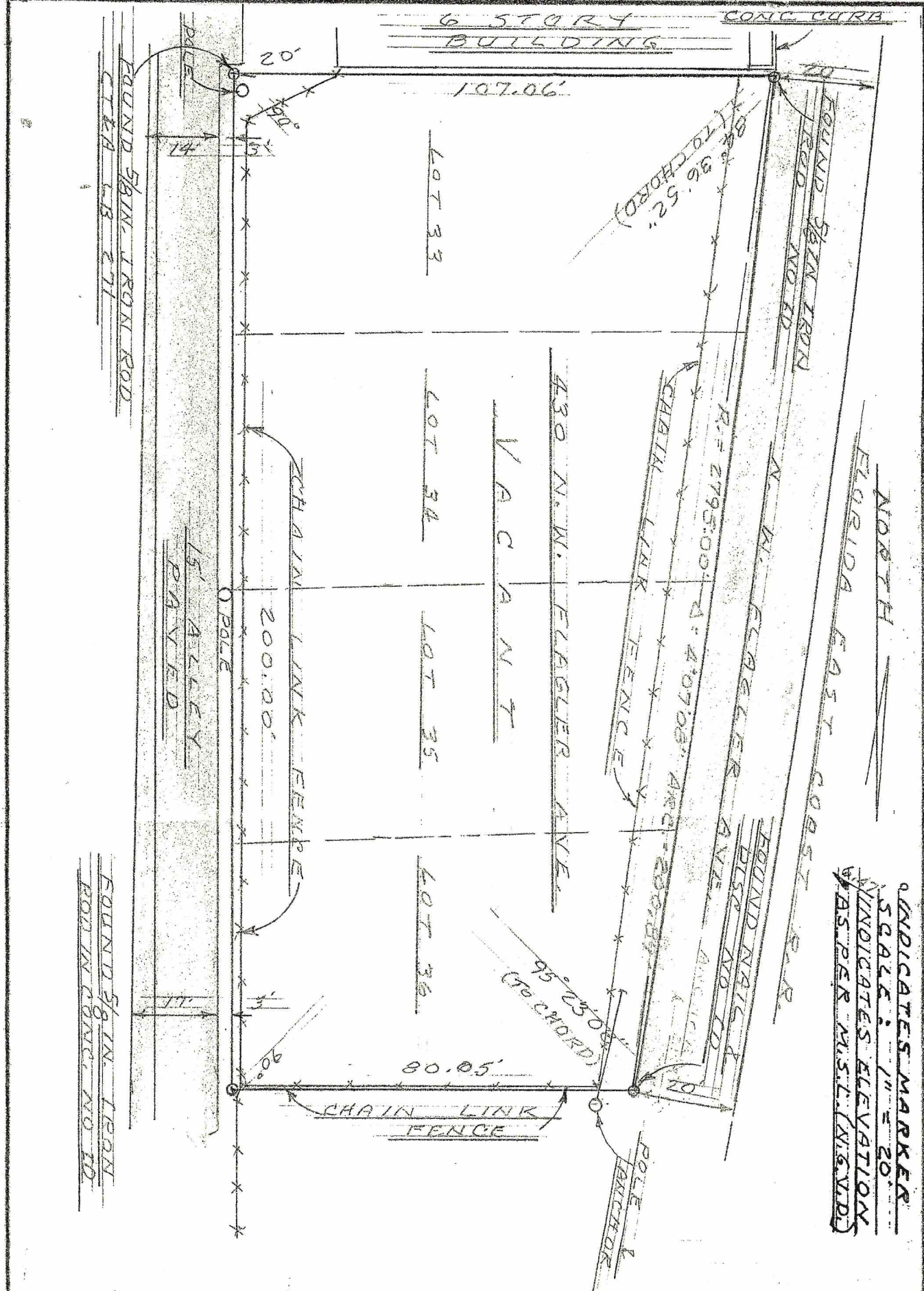
PHONE (844) 843-1990
 FAX (844) 783-4911

FRED CONROD

LOT-APPROPRIATE-SUBDIVISIONS
 FLOOD INSURANCE SURVEYS



1250 EAST SAMPLE ROAD #106
 POMPANO BEACH, FLORIDA 33064
LAND SURVEYORS
 CONST. SURVEYS-CONDO DOCUMENTS
 MORTGAGE & TITLE SURVEYS



INDICATES MARKER
 5 GALLONS 1" = 20'
 INDICATES ELEVATION
 AS PER M.S.T. (W.S.V.D.)

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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1 HEREBY DESCRIBE BEST OF MY KNOWLEDGE AND BELIEF THE INTERESTS CERTAIN TECHNICAL SERVICE STATE OF FLORIDA IN CHARGE AND ALL CODES, THE OTHER TO QUALIFY

COMMAND PANEL A
 REVERSE
 FLOOD 2
 BASE PL
 LOWEST
 GARAGE
 LOWEST
 DANGER

LEGAL DES
 LOTS 33, 34,
 NORTH LA
 ACCORDIN
 AS RECORD
 182, OF TH
 COUNTY, F
 THE CITY C
 BROWARD

DATED AT
 THIS 10TH,
 2004
 FRED E. C
 REGISTER
 NO. 1730, 1

PHONE (854) 945-1880
FAX (854) 763-4811

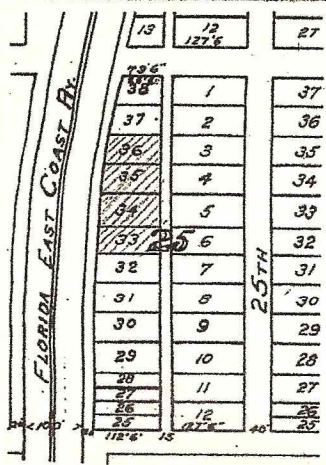
FRED CONROD

LOT-INCREASE-SUBDIVISIONS
FLOOD INSURANCE SURVEYS

1250 EAST SAMPLE ROAD #106
POMPANO BEACH, FLORIDA 33064

LAND SURVEYORS

CONST. SURVEYS-CONDO DOCUMENTS
MORTGAGE & TITLE SURVEYS



I HEREBY CERTIFY THAT THIS SURVEY OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION, I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 177 AND CHAPTER 472 FLORIDA STATUTES AND RULE CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FLOOD ZONE DATA

COMMUNITY NO. 125105
 PANEL NO. 216 SUFFIX
 REVISED MAP DATE 2-28-1997
 FLOOD ZONE
 BASE FLOOD ELEV. 7.8 FEET
 LOWEST FLOOR OF LIVING AREA N/A
 GARAGE FLOOR N/A
 LOWEST ADJACENT GRADE N/A
 DIAGRAM NO. N/A

BOUNDARY SURVEY

LEGAL DESCRIPTION
 LOTS 33, 34, 35 AND 36, BLOCK 25 OF
 NORTH LAUDERDALE AMENDED PLAT
 ACCORDING TO THE PLAT THEREOF,
 AS RECORDED IN PLAT BOOK 1, PAGE
 182, OF THE PUBLIC RECORDS OF DADE
 COUNTY, FLORIDA, LYING AND BEING IN
 THE CITY OF FORT LAUDERDALE
 BROWARD COUNTY, FLORIDA.

DATED AT POMPANO BEACH, FLORIDA,
 THIS 10TH DAY OF MARCH 2012.

Fred E. Conrod, Jr.
 FRED E. CONROD, JR.
 REGISTERED LAND SURVEYOR
 NO. 1730, STATE OF FLORIDA.

Sea Glass Restaurant
429 and 431 NW 1st Avenue
Fort Lauderdale, FL 33301
Special Exception Request

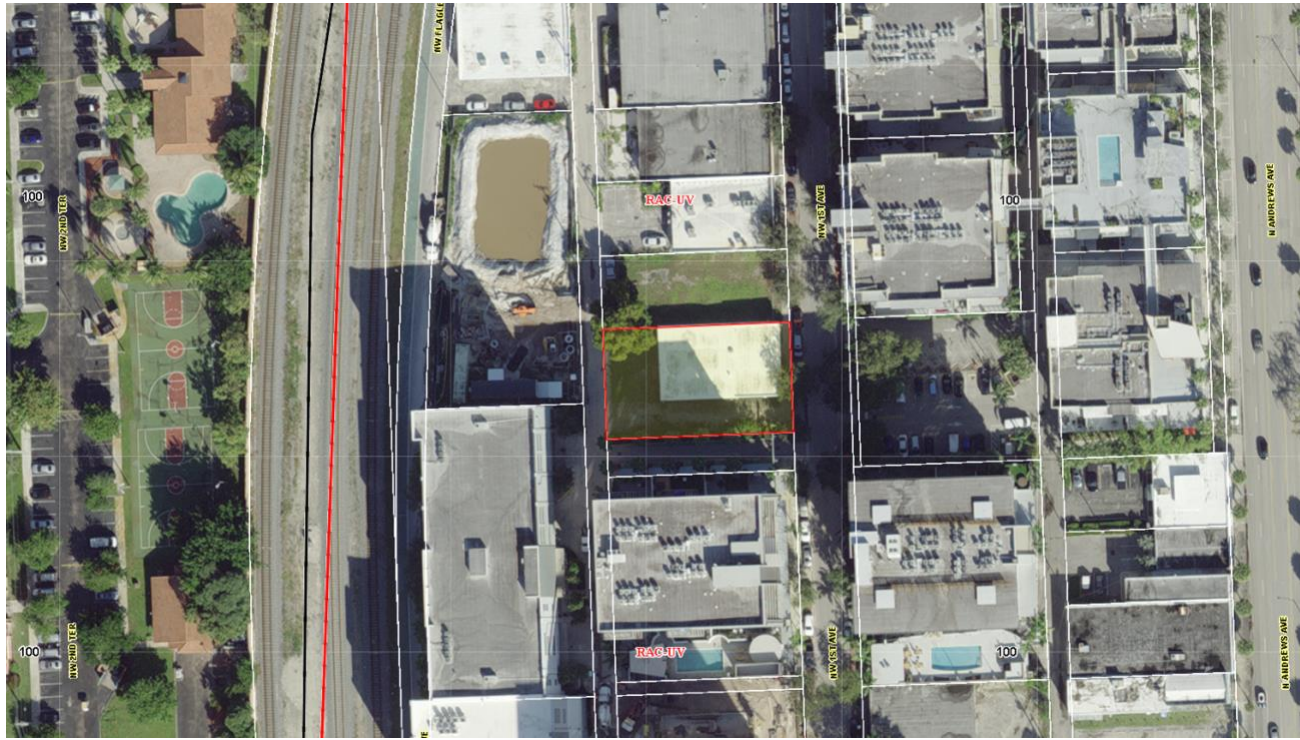
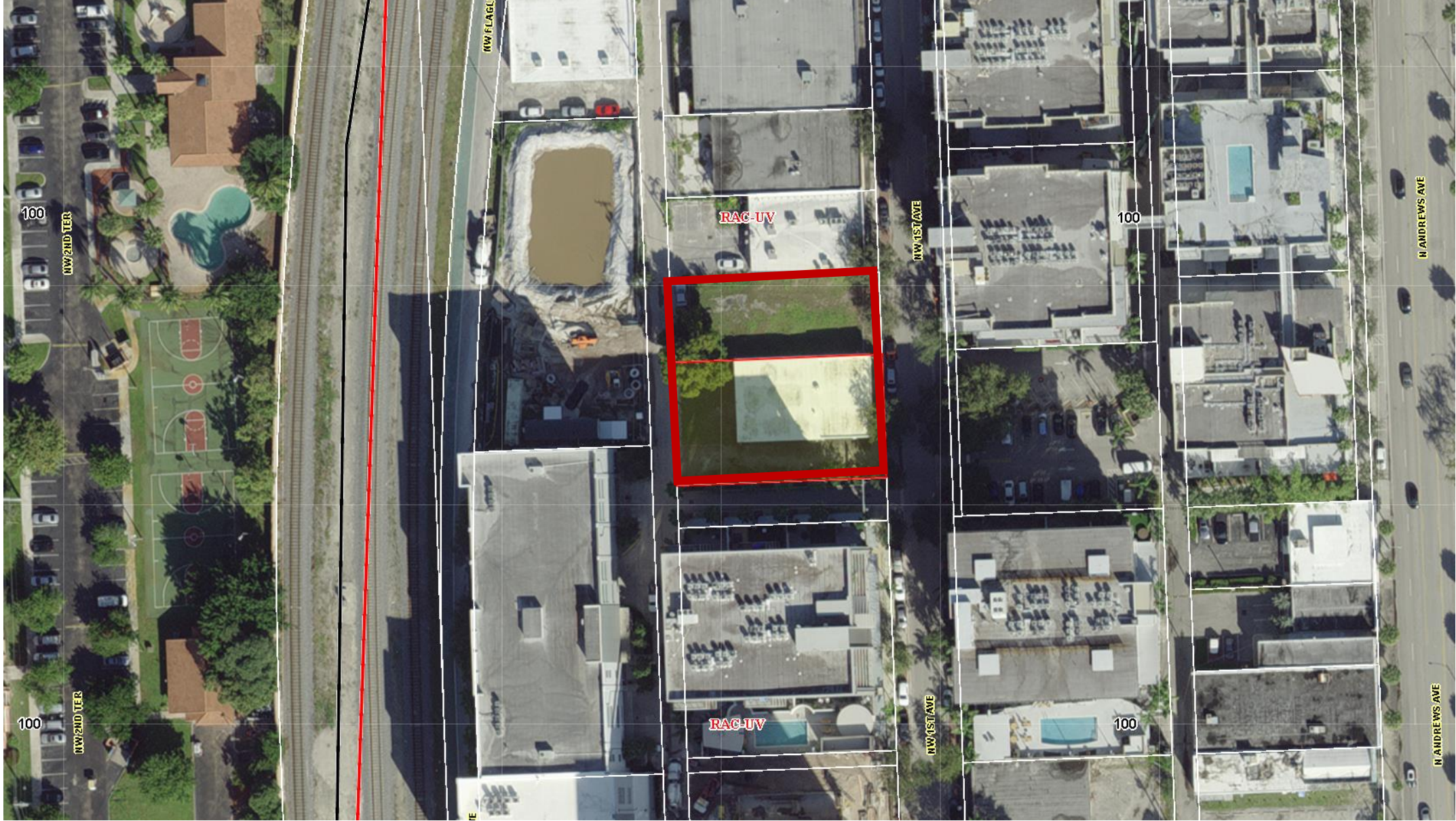


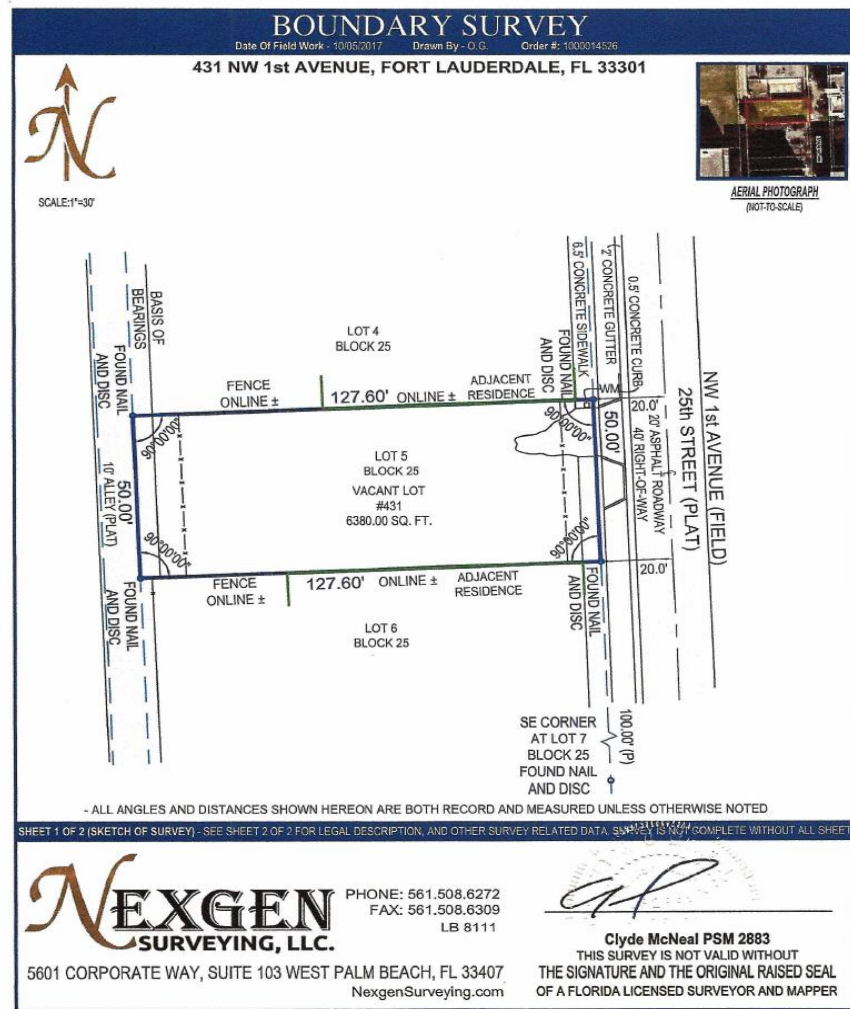
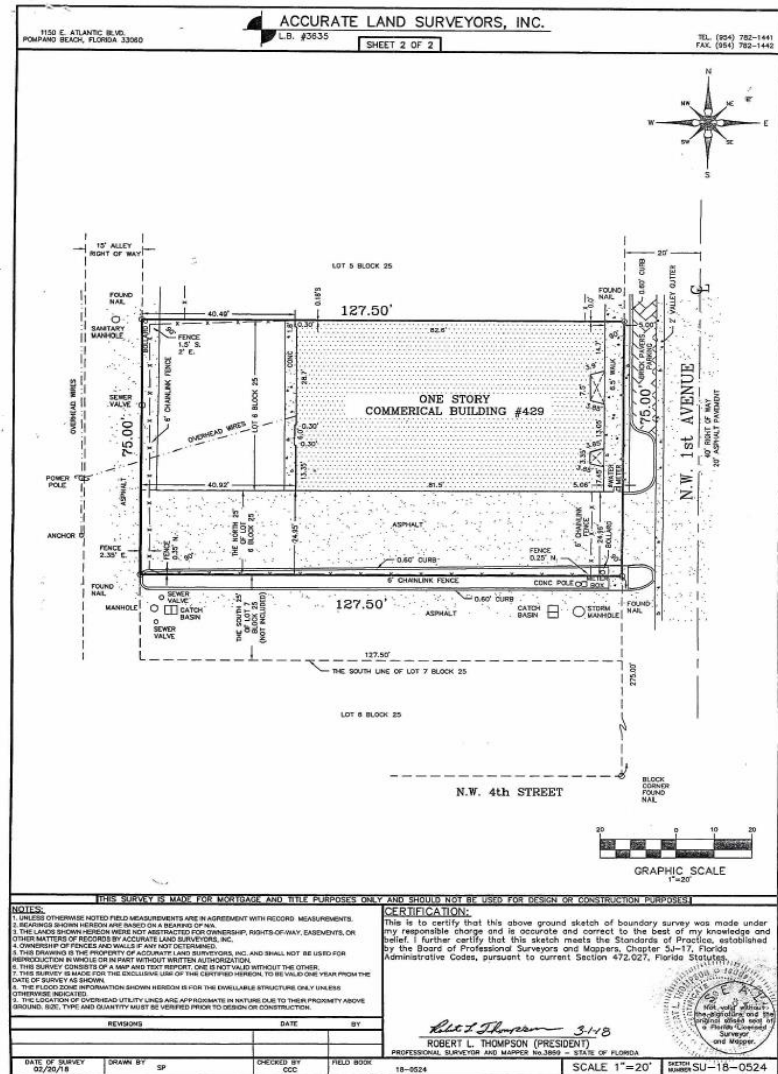
Table of Contents:

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Page 2	Survey
Page 3	Property Photos
Page 4	Site Plan
Page 5	Restaurant Motif

Jason Crush
Crush Law, P.A.
600 SE 2nd Court
Fort Lauderdale, FL 33301
954.522.2010
jcrush@crushlaw.com







Survey

P-2

CRUSH LAW PA.



Property Photos

P-3





Sea Glass Motif



P-5

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 84 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty-four (84) feet, a total reduction of two hundred sixteen (216) feet.



Site Address	429 NW 1 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1350
Property Owner	PICOU, RONNIE I	Millage	0312
Mailing Address	201 SEVEN ISLES DR FORT LAUDERDALE FL 33301-1530	Use	48
Abbr Legal Description	NORTH LAUDERDALE AMEN PLAT 1-182 D LOT 6,7 N 25 BLK 25		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$114,740	\$1,254,210	\$1,368,950	\$1,368,950	
2020	\$114,740	\$1,254,570	\$1,369,310	\$1,369,310	\$26,423.91
2019	\$114,740	\$1,141,040	\$1,255,780	\$1,255,780	\$23,970.29

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,368,950	\$1,368,950	\$1,368,950	\$1,368,950
Portability	0	0	0	0
Assessed/SOH	\$1,368,950	\$1,368,950	\$1,368,950	\$1,368,950
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	\$1,368,950	\$1,368,950	\$1,368,950	\$1,368,950

Sales History			
Date	Type	Price	Book/Page or CIN
3/2/2018	PRD-Q	\$1,350,000	114966846
11/7/1980	PRD	\$100	9238 / 22

Land Calculations		
Price	Factor	Type
\$12.00	9,562	SF
Adj. Bldg. S.F. (Card, Sketch)		4025
Eff./Act. Year Built: 1959/1958		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
W								
4025						9562		