



BOARD OF ADJUSTMENT MEETING NOTICE

March 22, 2023

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, April 12, 2023, at 6:00 P.M**

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

CASE: PLN-BOA-23030001

OWNER: 831-845 N FEDERAL HIGHWAY LLC

AGENT: MICHAEL DIDICAL

ADDRESS: 845 N FEDERAL HIGHWAY, FORT LAUDERDALE FL 33304

LEGAL DESCRIPTION: LOTS 42,43,44, AND 45, BLOCK 252 PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS RIGHT OF WAY. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. (SEE SURVEY)

ZONING DISTRICT: RAC-UV - URBAN VILLAGE DISTRICTS

COMMISSION DISTRICT: 2

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

- Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is two hundred twenty-nine (229) feet and six (6) inches from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two hundred twenty-nine (229) feet and six (6) inches, a total reduction of seventy feet (70) and four (4) inches.

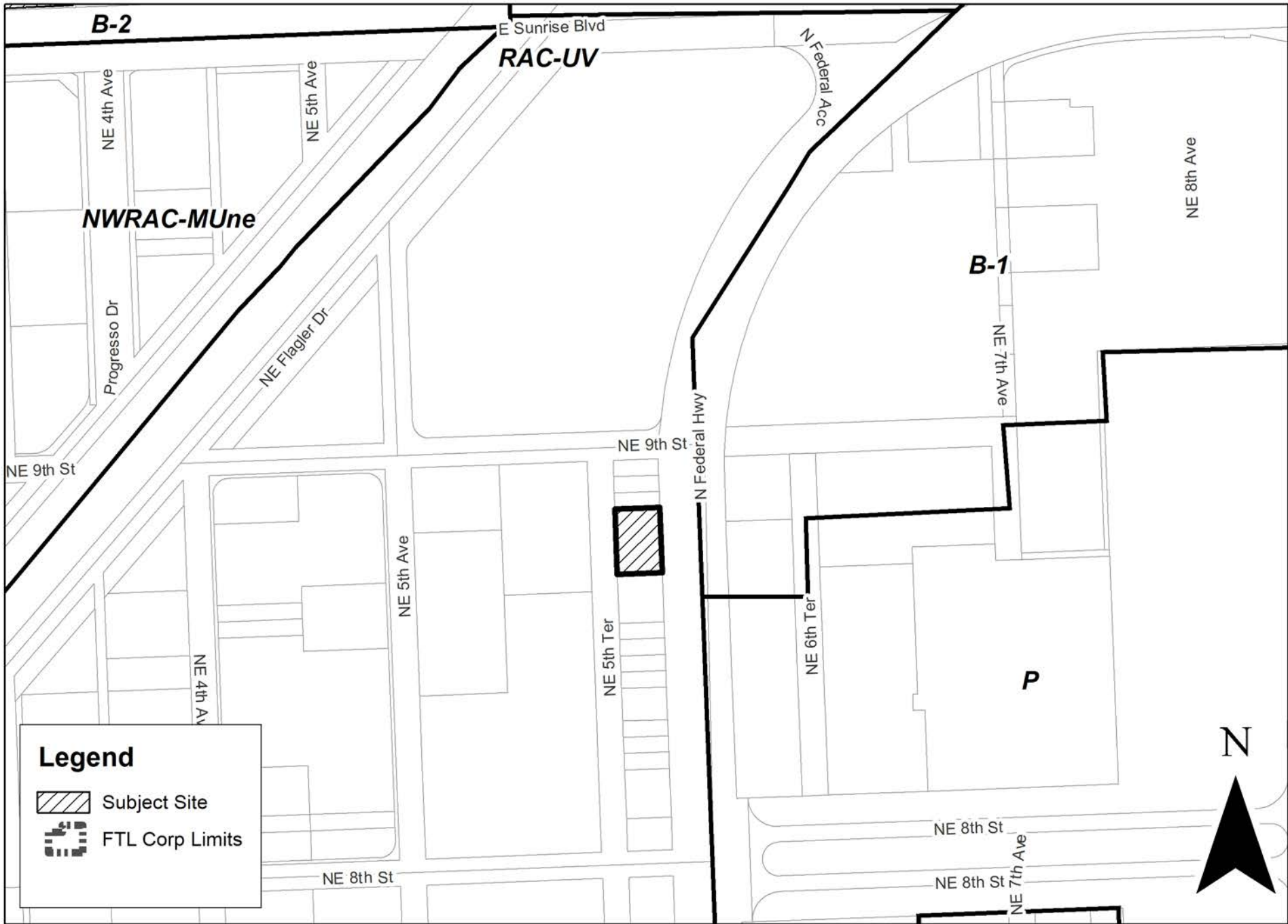
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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



MOHAMMED MALIK
ZONING ADMINISTRATOR

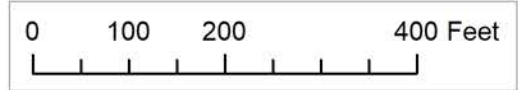
Florida Statutes, Sec. 286.0105

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



Legend

-  Subject Site
-  FTL Corp Limits



PLN-BOA-23030001

Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 12, 2023

TIME: 6:00 PM

CASE: PLN-BOA-23030001

Sec. 5-26. - Distance between establishments.

- Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is two hundred twenty-nine (229) feet and six (6) inches from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two hundred twenty-nine (229) feet and six (6) inches, a total reduction of seventy feet (70) and four (4) inches.

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

**INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>**

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

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



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-30A-23030001

APPLICANT: MICHAEL DIDICAL

PROPERTY: 845 N. FEDERAL HWY FT. L. FL 33304

PUBLIC HEARING DATE: 04/12/23

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

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

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

[Signature] (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28th day of March, 2023

(SEAL)



ROBIN MCINTOSH
Commission # HH 109840
Expires April 18, 2025
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 04/18/25

RADIO-ACTIVE RECORDS

SMITH'S
PICTURE FRAMING & GALLERY

845

Est. 1995

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
 DATE: APRIL 12, 2023 TIME: 6:00 PM CASE: PLAN-BOA-23030001
Sec. 5-26 - Distance between establishments.
 Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is two hundred twenty-nine (229) feet and six (6) inches from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two hundred twenty-nine (229) feet and six (6) inches, a total reduction of seventy feet (70) and four (4) inches.
 INFORMATION: CONTACT (954) 828-4500
 CITY COMMISSION CHAMBERS http://www.fortlauderdale.gov
 LOCATION: CITY HALL, 100 N ANDREWS AVENUE

SMITH'S
PARKING
IN REAR



• **Sec. 5-26. - Distance between establishments.**

(a) Under the power and right to zone areas in which the sale of alcoholic beverages is prohibited or permitted within the city limits, the sale of alcoholic beverages under authority of a state license issued under the provisions of F.S. §§ 563.02(1)(b), 564.02(1)(b) and 565.02(1)(a) and (b), other than special licenses for hotel and restaurant bars, is prohibited in any place of business located within three hundred (300) feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off the premises, under authority of a state license issued under the provisions of F.S. § 565.02(1)(a) and (b), such distance to be measured from main normal public entrances along public thoroughfares by the shortest route of ordinary pedestrian traffic; nor shall a new place of business for the sale of alcoholic or intoxicating beverages for consumption on or off the premises under authority of license issued under state law be permitted at such location during the period in which a valid existing state license is renewable at such location, nor shall an existing state license be permitted to be transferred from location to location so as to violate such area zoning distances between places selling alcohol or intoxicating liquors; provided, however, that the owners and holders of any such licenses, either originally or by transfer, at the time of the passage of the act of the state legislature repealing the power of municipalities to issue such licenses, who have obtained state licenses to operate such business at the same locations, shall have a vested right to use such state licenses at such locations within the prohibited distance, but may not move such state license to a new location in violation of this section.

(b)

The board of adjustment is authorized to grant special exceptions to the distance requirements as established by (a) above where the board finds that such special exception will:

(1)

Not be contrary to the public interests; and

(2)

Not incompatible with adjoining properties or the surrounding neighborhood. The application for a special exception and the processing and hearing upon such application shall be in accordance with section 47-24.12(A).

(Code 1953, § 5-6; Ord. No. C-73-11, § 1, 2-6-73; Ord. No. C-73-63, § 1, 6-19-73; Ord. No. C-73-94, § 1, 8-6-73; Ord. No. C-74-135, § 1, 12-17-74; Ord. No. C-75-91, § 1, 9-16-75; Ord. No. C- [C-19-07](#), § 1, 3-19-19)

Record

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

Showing 1-40 of 45

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
<input type="checkbox"/>	PLN-BOA-23030001	Sec. 5-26. - Distance between establishments. • ...	Zoning Letter	Z- Board of Adjustment (BOA)	0		845	N	FEDERAL	HWY	03/02/2023	Open
<input type="checkbox"/>	PLN-LIQFEE-23020027	Liquor license fee	BURNIES FT LAUDERDALE LLC	Liquor License Fee ONLY	0		837	N	FEDERAL	HWY	02/24/2023	Approved
<input type="checkbox"/>	BT-LIQ-23010001			Liquor Measurement Request	0		845	N	FEDERAL	HWY	01/12/2023	Disapproved
<input type="checkbox"/>	ELE-COM-22100092	Replace Main Fuses with Breaker	845	Electrical Commercial Permit	0		845	N	FEDERAL	HWY	10/27/2022	Issued
<input type="checkbox"/>	BT-RTL-RCT-22060003	RETAIL	BURNIES FT LAUDERDALE LLC	Retail - Wholesale Business Tax Receipt	0		837	N	FEDERAL	HWY	06/07/2022	Open
<input type="checkbox"/>	CE22030953	GRAFFITI ON SCREENING AND FENCE IN DISREPAIR		Code Case	0	Paulette DelGr...	840	N	FEDERAL	HWY	03/22/2022	Closed
<input type="checkbox"/>	BE21100371	Opened in error. Please close case.	Opened in Error	Building Code Case	0	George Oliva	845	N	FEDERAL	HWY	10/29/2021	Closed
<input type="checkbox"/>	CV21040318	FBC(2017) 110.15 ~ Building Safety Inspection ...	10 YEAR RECERTIFICATION	Violation-BLD Hearing	0		845	N	FEDERAL	HWY	04/19/2021	Open
<input type="checkbox"/>	ALM-REG-20120166			Resident/Business Alarm Registration	0		841	N	FEDERAL	HWY	12/16/2020	Auto Created
<input type="checkbox"/>	BLD-SIGN-20100024	PAINT THE SIGN ON THE WALL		Sign Permit	0		837	N	FEDERAL	HWY	10/22/2020	Void
<input type="checkbox"/>	BLD-CU-20100005	CHANGE OF USE		Change of Use	0		837	N	FEDERAL	HWY	10/22/2020	Void
<input type="checkbox"/>	BT-GEN-APP-20090055	RETAIL	BURNIES FT LAUDERDALE LLC	General Business Tax Application	0		837	N	FEDERAL	HWY	09/15/2020	Closed
<input type="checkbox"/>	BT-GEN-REN-20073059			General Renewal	0		837	N	FEDERAL	HWY	07/01/2020	Closed
<input type="checkbox"/>	BT-RTL-REN-20070918			Retail-Wholesale Renewal	0		841	N	FEDERAL	HWY	07/01/2020	Closed
<input type="checkbox"/>	BT-RTL-REN-20070041			Retail-Wholesale Renewal	0		845	N	FEDERAL	HWY	07/01/2020	Closed
<input type="checkbox"/>	BE20050405	10-YEAR BUILDING SAFETY INSPECTION	10-YEAR BUILDING SAFETY INSP...	Building Code Case	0	George Oliva	845	N	FEDERAL	HWY	05/27/2020	Lien
<input type="checkbox"/>	PM-17101106	PAINTED WALL SIGN 98 SF -JK DANCE FITNESS STUDIO-...	PAINTED WALL SIGN 98 SF -JK ...	Sign Permit	0		837	N	FEDERAL	HWY	10/12/2017	Complete
<input type="checkbox"/>	BL-1700118		JK DANCE-FITNESS STUDIO	General Business Tax Receipt	0		837	N	FEDERAL	HWY	10/12/2017	Closed
<input type="checkbox"/>	AB-0089494		CHI SOLUTIONS	Resident/Business Alarm Registration	0		837	N	FEDERAL	HWY	08/31/2017	Active
<input type="checkbox"/>	CE17042337	SIGN SPRAY PAINTED ON WALL; ELECTRICAL SIGN, APPE...	831-845 N FEDERAL HIGHWAY LLC	Code Case	0		841	N	FEDERAL	HWY	04/27/2017	Closed
<input type="checkbox"/>	VIO-CE17042337_1		831-845 N FEDERAL HIGHWAY LLC	Violation-CODE Hearing	0		841	N	FEDERAL	HWY	04/27/2017	Closed
<input type="checkbox"/>	BL-1501099		CHI SOLUTIONS	General Business Tax Receipt	0		837	N	FEDERAL	HWY	04/06/2016	Closed
<input type="checkbox"/>	PM-16020254	REPAIR DAMAGED WALL AND COLUMNS & storefront ...	REPAIR DAMAGED WALL AND COLU...	Commercial Alteration Permit	0		841	N	FEDERAL	HWY	02/02/2016	Complete
<input type="checkbox"/>	FS-14040004		SMITH PICTURE FRAMING	Fire Safety Account	127.58		841	N	FEDERAL	HWY	04/14/2014	Active
<input type="checkbox"/>	PM-11101882	REPLACING FIXTURES & INSTALL 6 NEW OUTLETS	REPLACING FIXTURES & INSTALL...	Electrical Commercial Permit	0		845	N	FEDERAL	HWY	10/27/2011	Complete
<input type="checkbox"/>	FS-11100043		RADIO-ACTIVE-RECORDS	Fire Safety Account	127.58		845	N	FEDERAL	HWY	10/26/2011	Active
<input type="checkbox"/>	PM-11051262	REPAIR METER SOCKET ~ ~Permit voided per attachment.	REPAIR METER SOCKET	Electrical Services Permit	0		841	N	FEDERAL	HWY	05/18/2011	Void
<input type="checkbox"/>	PM-09070012	40-YEAR BUILDING SAFETY INSPECTION	40-YEAR BUILDING SAFETY INSP...	Building Recertification	0		845	N	FEDERAL	HWY	03/25/2010	Complete
<input type="checkbox"/>	AB-0069655		RADIO ACTIVE RECORDS	Resident/Business Alarm Registration	425		845	N	FEDERAL	HWY	06/30/2008	Active
<input type="checkbox"/>	PM-05082711	ELECTRICAL FOR A/C	ELECTRICAL FOR A/C	Electrical Commercial Permit	0		845	N	FEDERAL	HWY	08/24/2005	Complete
<input type="checkbox"/>	PM-05082299	NEW INSTALL 3 AC UNITS 9 TONS RETAIL STORE	NEW INSTALL 3 AC UNITS 9 TON...	Mechanical HVAC New Install Permit	0		845	N	FEDERAL	HWY	08/19/2005	Complete
<input type="checkbox"/>	PM-04070125	ELECTRIC TO ONE AC UNIT	ELECTRIC TO ONE AC UNIT	Electrical Commercial Permit	0		845	N	FEDERAL	HWY	07/01/2004	Complete
<input type="checkbox"/>	PM-04050440	2 NEW ROOFTOP A/C UNITS [PRIDE FACTORY]	2 NEW ROOFTOP A/C UNITS [PRI...	Mechanical HVAC New Install Permit	0		845	N	FEDERAL	HWY	05/06/2004	Complete
<input type="checkbox"/>	PM-04020858	*ATF*(2) NON-ILLUM. WALL SIGNS (PRIDE FACTORY) ~(...	*ATF*(2) NON-ILLUM. WALL SIG...	Sign Permit	0		845	N	FEDERAL	HWY	02/10/2004	Complete
<input type="checkbox"/>	PM-03071741	ADD EXHAUST FAN TO BATHROOM	ADD EXHAUST FAN TO BATHROOM	Mechanical Commercial Permit	0		845	N	FEDERAL	HWY	07/21/2003	Complete
<input type="checkbox"/>	PM-03061929	NON-ILLUM FLAT WALL SIGN (PRIDE FACTORY)	NON-ILLUM FLAT WALL SIGN (PR...	Sign Permit	0		845	N	FEDERAL	HWY	06/24/2003	Void
<input type="checkbox"/>	PM-03051021	*AFT -OPENING BETWEEN TENANTS	*AFT -OPENING BETWEEN TENANTS	Commercial Alteration Permit	0		845	N	FEDERAL	HWY	05/13/2003	Complete
<input type="checkbox"/>	PM-02120412	*ATF* REPLACED BROKEN SINK IN MIDDLE BATHROOM	*ATF* REPLACED BROKEN SINK I...	Plumbing Fixture Replacement Permit	0		845	N	FEDERAL	HWY	12/05/2002	Complete
<input type="checkbox"/>	PM-02102282	INSTALL BURGLAR ALARM (1)CONTROL (8)DEVICES	INSTALL BURGLAR ALARM (1)CON...	Electrical Burglar Alarm	0		845	N	FEDERAL	HWY	10/29/2002	Complete
<input type="checkbox"/>	BL-1101136		RADIO ACTIVE RECORDS	Retail - Wholesale Business Tax Receipt	0		845	N	FEDERAL	HWY	10/10/2002	Closed

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	831-845 N Federal Highway LLC
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	7463 De Chambois St *Montreal QC CA H3R 3E4
E-mail Address	Mdidical@gmail.com
Phone Number	954-604-9946
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	Michael Didical
Applicant / Agent's Signature	
Address, City, State, Zip	708 SE 7 Ave #5 Pompano Beach, FL 33060
E-mail Address	Mdidical@gmail.com
Phone Number	954-604-9946
Letter of Consent Submitted	<input type="checkbox"/>

Development / Project Name	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 845 N Federal Highway Fort Lauderdale, FL 33304
Legal Description	See Survey
Tax ID Folio Numbers <small>(For all parcels in development)</small>	4942 34 06 1670
Variance Request (Describe)	Requesting to reduce th 300' alcohol beverage distance requirement.
Applicable ULDR Sections	Sec 5-26- Distance between establishments.

Current Land Use Designation	Urban Village District
Current Zoning Designation	RAC-UV
Current Use of Property	RAC-UV
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

Answer All questions on this page and attach narrative.

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

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

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

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- SEE NARRATIVE

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- SEE NARRATIVE

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- SEE NARRATIVE

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.- SEE NARRATIVE

AFFIDAVIT: I, Michael Didical 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.

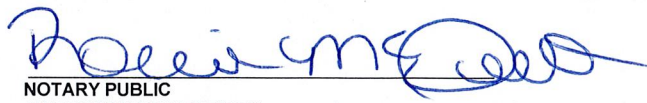


(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 06 day of March, 2023



ROBIN MCINTOSH
Commission # HH 109840
Expires April 18, 2025
Bonded Thru Budget Notary Services



NOTARY PUBLIC
MY COMMISSION EXPIRES:



Site Address	845 N FEDERAL HIGHWAY, FORT LAUDERDALE FL 33304	ID #	4942 34 06 1670
Property Owner	831-845 N FEDERAL HIGHWAY LLC	Millage	0312
Mailing Address	7463 DE CHAMBOIS ST *MONTREAL QC CA H3R 3E4	Use	11-03
Abbr Legal Description	PROGRESSO 2-18 D LOTS 42 TO 45,LESS ST RD BLK 252		

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)**.

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$344,300	\$543,650	\$887,950	\$887,950	
2022	\$344,300	\$543,650	\$887,950	\$887,950	\$19,567.94
2021	\$344,300	\$485,700	\$830,000	\$830,000	\$18,356.43

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$887,950	\$887,950	\$887,950	\$887,950
Portability	0	0	0	0
Assessed/SOH	\$887,950	\$887,950	\$887,950	\$887,950
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	\$887,950	\$887,950	\$887,950	\$887,950

Sales History

Date	Type	Price	Book/Page or CIN
12/28/2009	QC*-T	\$100	46808 / 1112
4/15/2008	QC*-T	\$100	45343 / 892
6/28/2002	WD*	\$700,000	33396 / 1466
11/7/1996	WD	\$217,500	25663 / 644
7/26/1988	WD*	\$160,000	16827 / 333

Land Calculations

Price	Factor	Type
\$50.00	6,886	SF
Adj. Bldg. S.F. (Card, Sketch)		5548
Eff./Act. Year Built: 1959/1958		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		

C								
5548						6886		



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



845 N Federal Hwy

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	LEGAL_LINE
494234061150	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	PROGRESSO 2-18 D
494234061370	850 NORTH FEDERAL LLC		695 ENFIELD CT	DELRAY BEACH	FL	33444	DELRAY BEACH FL33444	PROGRESSO 2-18 D
494234061680	847 FEDERAL LLC		1753 POINSETTIA DR	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE FL33305	PROGRESSO 2-18 D
494234061690	550 NE 9TH OWNER LLC	%AIMCO INVESTMENT COMPANY LLC	4582 S ULSTER ST STE 1450	DENVER	CO	80237	DENVER CO80237	PROGRESSO 2-18 D
494234061890	550 NE 9TH OWNER LLC	%AIMCO INVESTMENT COMPANY LLC	4582 S ULSTER ST STE 1450	DENVER	CO	80237	DENVER CO80237	PROGRESSO 2-18 D
494234061681	847 FEDERAL LLC		1753 POINSETTIA DR	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE FL33305	PROGRESSO 2-18 D
494234061672	847 FEDERAL LLC		1753 POINSETTIA DR	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE FL33305	PROGRESSO 2-18 D
494234061670	831-845 N FEDERAL HIGHWAY LLC		7463 DE CHAMBOIS ST	*MONTREAL QC	CA	H3R 3	*MONTREAL QC CAH3R 3	PROGRESSO 2-18 D
494234061400	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	PROGRESSO 2-18 D
494234061840	550 NE 9TH OWNER LLC	%AIMCO INVESTMENT COMPANY LLC	4582 S ULSTER ST STE 1450	DENVER	CO	80237	DENVER CO80237	PROGRESSO 2-18 D
494234061220	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	PROGRESSO REPLAT POR 251 47-
494234061660	831-845 N FEDERAL HIGHWAY LLC		7463 DE CHAMBOIS ST	*MONTREAL QC	CA	H3R 3	*MONTREAL QC CAH3R 3	PROGRESSO 2-18 D
494234061650	DAGUR HOLDINGS LLC		PO BOX 2506	FORT LAUDERDALE	FL	33303	FORT LAUDERDALE FL33303	PROGRESSO 2-18 D
494234061640	DAGUR HOLDINGS LLC		PO BOX 2506	FORT LAUDERDALE	FL	33303	FORT LAUDERDALE FL33303	PROGRESSO 2-18 D
494234061630	ACS 817 LLC		820 NE 5 TER	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
494234061620	ACS 817 LLC		820 NE 5 TER	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
494234061610	ACS 817 LLC		2425 E COMMERCIAL BLVD STE 300	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE FL33308	PROGRESSO 2-18 D
494234061600	ACS 817 LLC		820 NE 5 TER	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
494234061590	ACS 817 LLC		820 NE 5 TER	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
494234061580	ACS 817 LLC		820 NE 5 TER	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
494234061820	CIP18 FLAGLER VILLAGE LLC	%RYAN LLC	500 E BROWARD BLVD #1130	FORT LAUDERDALE	FL	33394	FORT LAUDERDALE FL33394	PROGRESSO 2-18 D
494234061550	ACS FLAGLER LLC		820 NE 5 TER	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
504203120010	901 N FEDERAL OWNER LLC	% AIMCO INVESTMENT CO LLC	4582 S ULSTER ST STE 1450	DENVER	CO	80237	DENVER CO80237	GREEN STAR PARK 33-11 B
504203120020	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	GREEN STAR PARK 33-11 B
494234120010	HUB ASSOCIATES LTD	% AMERA REALTY SER INC	2900 UNIVERSITY DR	CORAL SPRINGS	FL	33065	CORAL SPRINGS FL33065	PROGRESSO-RESUB OF POR OF

LEGAL_LI_1

LOTS 1 THRU 6,LOTS 42 THRU 48

LOTS 1,2,3,4, LESS ST RD BLK 252

LOT 48 BLK 252

LOT 1 TO 8 BLK 253

LOT 45 TO 48 BLK 253

LOT 47 LESS RD BLK 252

LOT 46 LESS ST RD BLK 252

LOTS 42 TO 45,LESS ST RD BLK 252

LOT 5 THRU 21 LESS STATE ROAD

LOT 35 TO 44 BLK 253

W 18 LOTS 17 THRU 21 & LOTS 28

LOTS 39 TO 41,LESS ST RD BLK 252

LOT 38 LESS STATE RD BLK 252

LOT 37 LESS STATE RD BLK 252

LOT 36 LESS STATE RD BLK 252

LOT 35 LESS STATE RD BLK 252

LOTS 33,34,LESS STATE RD BLK 252

LOT 32 LESS STATE RD BLK 252

LOT 31 LESS STATE RD BLK 252

LOT 30 LESS STATE RD BLK 252

LOTS 9 THRU 34 BLK 253

LOTS 27 TO 29 LESS ST RD BLK 252

BLK A

ROAD RIGHT OF WAY DEDICATED PER

217 & 218 42-12 B

March 2, 2023

VIA LAUDERBUILD

BOARD OF ADJUSTMENT

C/O MOHAMMED MALIK, ZONING ADMINISTRATOR/LIAISON

CITY OF FORT LAUDERDALE

100 NORTH ANDREWS AVENUE

FORT LAUDERDALE, FL 33311

RE: Special Exception Request for 845 N Federal Highway, Fort Lauderdale FL 33304

Dear Honorable Members of the Board of Adjustment:

We are respectfully requesting approval of a Special Exception from the Code of Ordinances ("Code") Section 5-26 which establishes the minimum distance requirements for vendors selling alcoholic beverages for purchase. Specifically, we are proposing a liquor store to be located less than 300' of 1 existing vendor that is licensed to sell alcohol on or off the premises.

1. PROJECT DESCRIPTION

The Property is located at 845 N Federal Highway, Fort Lauderdale FL 33304. Code Section 5-26 provides for a distance of 300 feet between establishments that are licensed to sell alcoholic beverages. Applicant is requesting a special exception to locate the proposed liquor store 229 feet and 6 inches from the Roxanne's Liquor Bar and Kitchen public entrance.

2. REQUESTED SPECIAL EXCEPTION

Code Section 5-26 states that:

"Under the power and right to zone areas in which the sale of alcoholic beverages is prohibited or permitted within the city limits, the sale of alcoholic beverages under authority of a state license issued under the provisions of F.S. §§ 563.02(1)(b), 564.02(1)(b) and 565.02(1)(a) and (b), other than special licenses for hotel and restaurant bars, is prohibited in any place of business located within three hundred (300) feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off the premises, under authority of a state license issued under the provisions of F.S. § 565.02(1)(a) and (b), such distance to be measured from main normal public entrances along public thoroughfares by the shortest route of ordinary pedestrian traffic; nor shall a new place of business for the sale of alcoholic or intoxicating beverages for consumption on or off the premises under authority of license issued under state law be permitted at such location during the period in which a valid existing state license is renewable at such location, nor shall an existing state license be permitted to be transferred from location to location so as to violate such area zoning distances between places selling alcohol or intoxicating liquors; provided, however, that the owners and holders of any such licenses, either originally or by transfer, at the time of the passage of the act of the state legislature repealing the power of municipalities to issue such licenses, who have obtained state licenses to operate such business at the same locations, shall have a vested right to use such

state licenses at such locations within the prohibited distance, but may not move such state license to a new location in violation of this section.”

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

Code Section 5-26 - Distance Between Establishments:

1. A special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages, requesting the distance separation be reduced from three hundred (300) feet to two hundred and twenty nine feet and six inches (229.6), a total reduction of seventy feet and 4 inches (70.4).

3. CRITERIA FOR APPROVAL OF SPECIAL EXCEPTION

Code Section 5-26 provides that the Board of Adjustment (“BOA”) is authorized to grant special exceptions to the distance requirements set forth in Section 5-26 where the BOA finds that such special exception will (1) not be contrary to the public interests and (2) is not incompatible with adjoining properties or the surrounding neighborhood. Pursuant to Section 47-24.12.A.5. of the ULDR and Section 5-26, a special exception shall be granted upon demonstration by a preponderance of the evidence of all of the following criteria, which are met by this application:

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

RESPONSE: The proposed liquor store is permitted in the current zoning district and thus meets the use requirements for a Special Exception request provided by the ULDR. A liquor store is a location where liquor is sold for pickup and delivery. The liquor store will sell bottles of alcohol for off-premise consumption.

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

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

The sale of alcoholic beverages by the proposed liquor store is not contrary to the public’s interests nor will it negatively impact its immediate neighbors, particularly with the success of the existing bars and the notable enjoyment the neighborhood expresses

at these establishments. To our knowledge, there have been no public complaints or concerns expressed by citizens of the community. The proposed liquor store shall abide by the noise ordinance and store operations regulations to ensure a public nuisance situation does not occur. Additionally, the proposed liquor store is NOT located within 500 feet of a church, school, childcare center, or other sensitive use.

The granting of this Special Exception is intended to establish a use that will contribute to the revitalization of the surrounding community. Thank you for your consideration.

Respectfully,

Lascelles Gonsalves



< NE Ninth St >

845 NE Fifth Terr

Flagler Village, Fort Lauderdale



NE Ninth St & NE Fifth Terr

Flagler Village, Fort Lauderdale



N Federal Hwy & NE Ninth St

Fort Lauderdale

RADIO-ACTIVE RECORD



Est. 1995

851–899 N Federal Hwy

Fort Lauderdale

RADIO-ACTIVE RECORDS



XXXXXXXXXXXX
XXXXXXXXXXXX
XXXXXXXXXXXX



845



845 N Federal Hwy
Fort Lauderdale

RADIO-ACTIVE RECORDS

845

Est. 1995

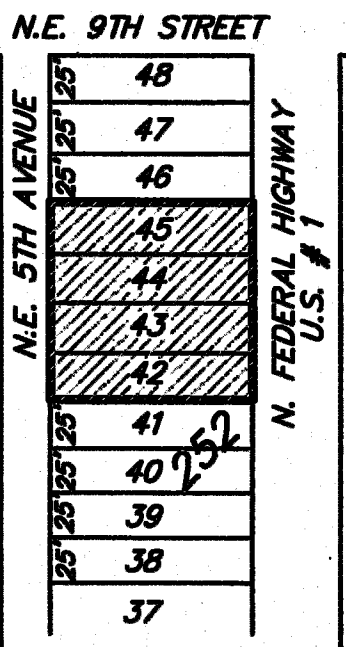
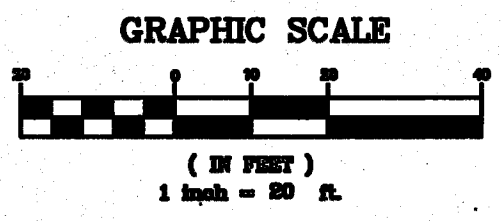


RADIO-ACTIVE RECORDS

845

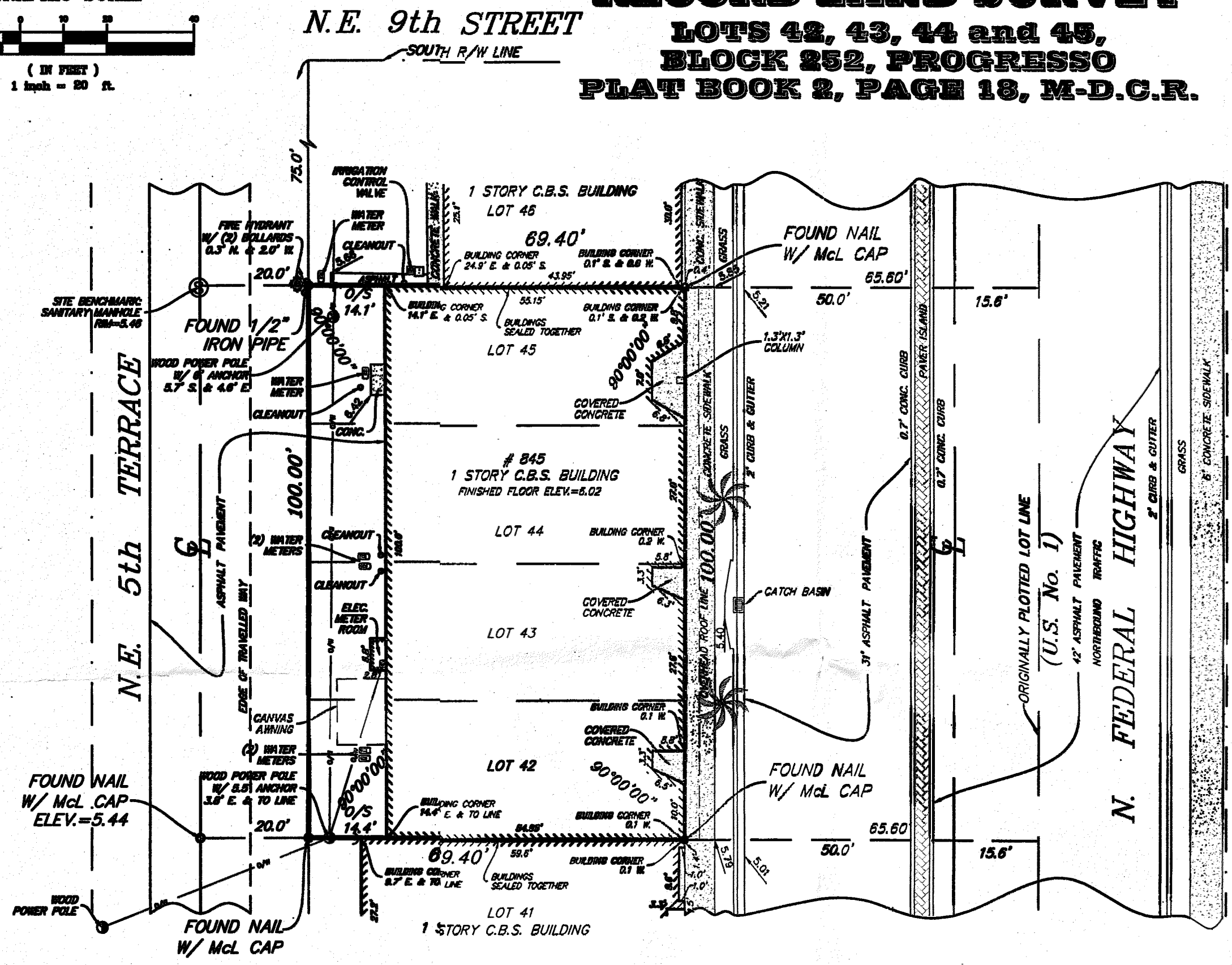


RECORD LAND SURVEY
LOTS 42, 43, 44 and 45,
BLOCK 252, PROGRESSO
PLAT BOOK 2, PAGE 18, M-D.C.R.



LEGAL DESCRIPTION:
 LOTS 42, 43, 44 and 45, BLOCK 252, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Miami-Dade County, Florida, LESS Right-of-Way.

Sold lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,940 square feet or 0.1593 acres, more or less.



NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground Improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: City of Fort Lauderdale BM # SE 47, Elevation= 5.15 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: s.s., Elev. = 5.01
- 7) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood hazard Per Flood Insurance Rate Map No. 12011C0389 H, Dated: August 18, 2014, Community Panel No. 125105.

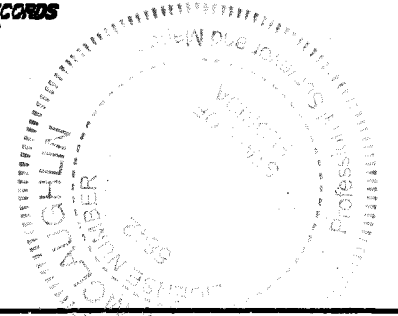
LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MCL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- I.C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- ELEV = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- C = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE

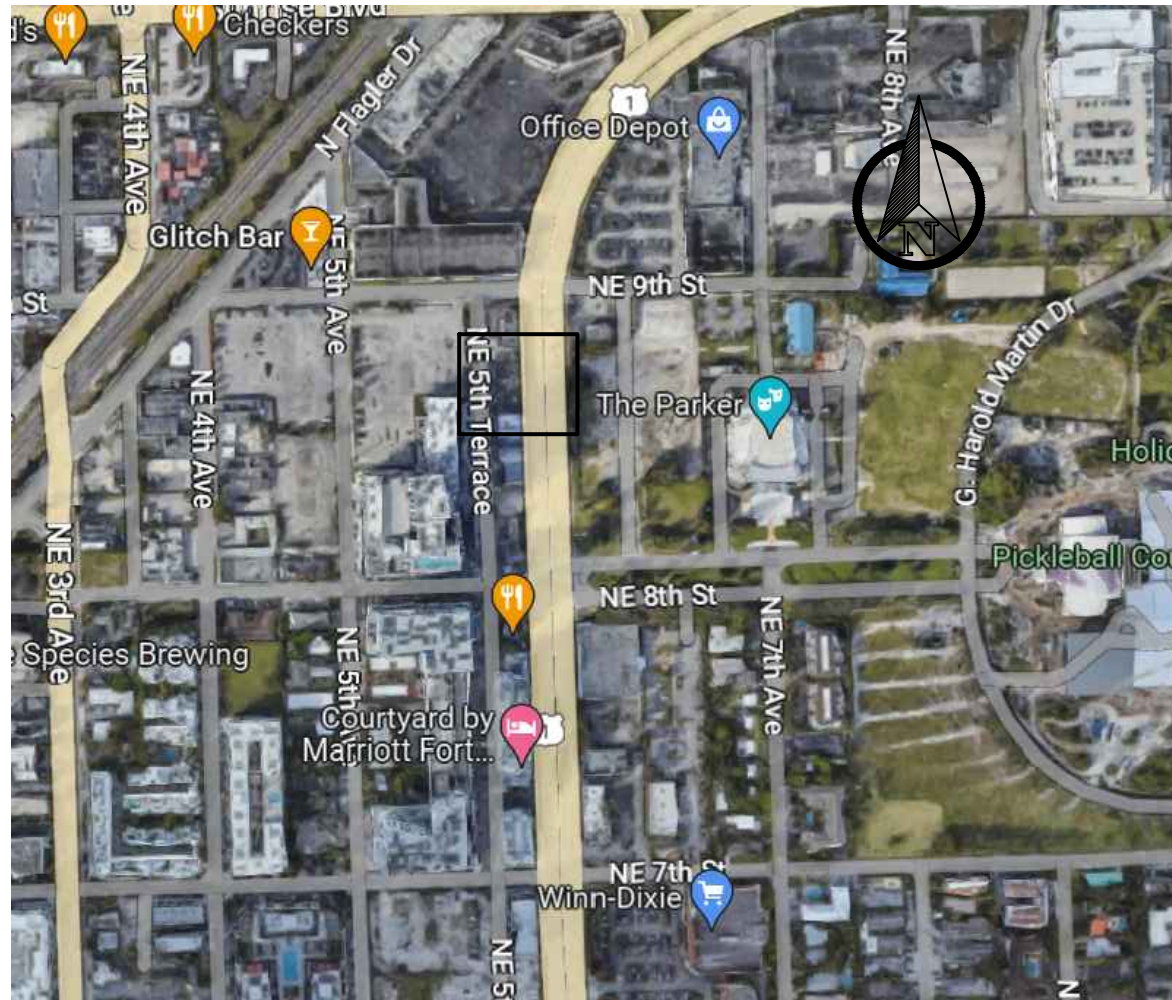
CERTIFICATION:

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

Dated at Fort Lauderdale, Florida, this 16th day of April, 2013.
 Resurveyed this 13th day of October, 2021.



MCLAUGHLIN ENGINEERING CO.
 Scott A. McLaughlin
 Professional Surveyor & Mapper No. 5842
 State of Florida



LOCATION MAP
SCALE: NTS



LOCATION MAP
SCALE: NTS

Notes:

1. TOTAL FLOOR PLAN IS 1700 SQFT
2. NO CONSTRUCTION TO EXISTING STRUCTURE
3. ADA COMPLIANT BATHROOM FITTED W/ GRA 36" HORIZ. HAND RAIL
4. ALL DOOR ARE ADA COMPLIANT PROVIDING A 32" CLEARANCE AND MEASURE 36" INCLUDING DOOR FRAME.

LEGEND:

1. STORAGE
2. BATHROOM
3. CASHIER
- Ⓢ DUPLIX OUTLET
- Ⓢ BATTERY PACK
- Ⓢ EXIT LIGHT
- Ⓢ LIGHT SWITCH
- Ⓢ THERMOSTAT
- Ⓢ PANEL B 100 AMPS
- Ⓢ EMERGENCY LIGHT W/ BATTERY PACK

C	-		
B	-		
A	-		
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PERMIT ISSUE			

LIQUE STOP
845 N FEDERAL HWY
FT LAUDERDALE, FL 33304
Telephone: 954-701-0379

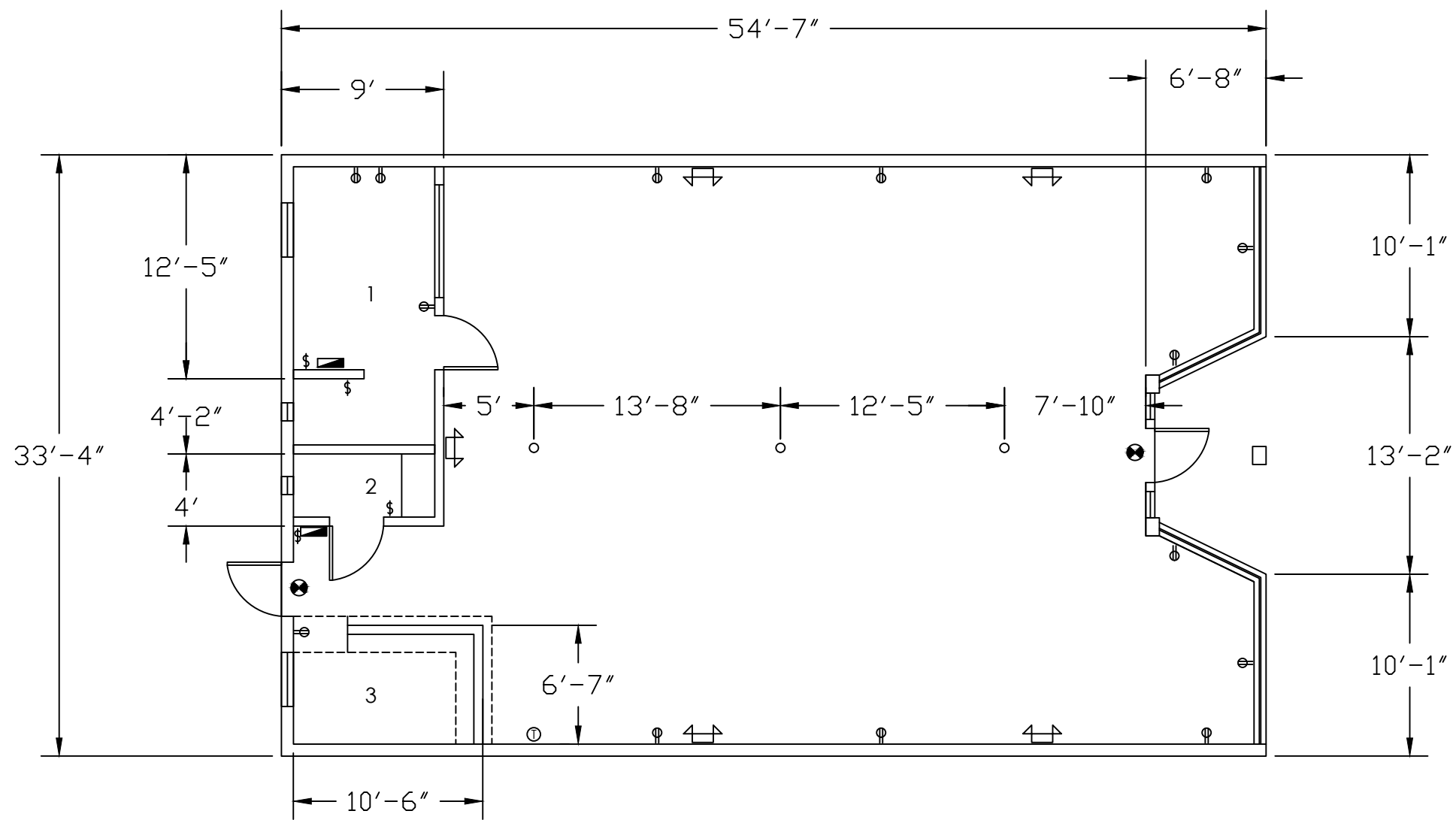
CLIENT: BLU-DASH
845 N FEDERAL HWY
FT LAUDERDALE, FL 33304

DRAWN BY: ANDREW BELL
977 RIVERSIDE DRIVE
CORAL SPRINGS, FL 33071

SITE: 845 N FEDERAL HWY
FT LAUDERDALE, FL 33304

TITLE: LIQUOR STORE PERMIT

SCALE AT A3: 1/8"= 1'-0"	DATE: 01/20/23	DRAWN: AB	CHECKED: RC
PROJECT NO: -	DRAWING NO: -	SHEET: 1 OF 2	



FLOOR PLAN
 SCALE: 1/8" = 1' - 0"
 1700 SQFT

Notes:

1. TOTAL FLOOR PLAN IS 1700 SQFT
2. NO CONSTRUCTION TO EXISTING STRUCTURE
3. ADA COMPLIANT BATHROOM FITTED W/ GRA 36" HORIZ. HAND RAIL
4. ALL DOOR ARE ADA COMPLIANT PROVIDING A 32" CLEARANCE AND MEASURE 36" INCLUDING DOOR FRAME.

LEGEND:

1. STORAGE
 2. BATHROOM
 3. CASHIER
- DUPLEX OUTLET
 BATTERY PACK
 EXIT LIGHT
 LIGHT SWITCH
 THERMOSTAT
 PANEL B 100 AMPS
 EMERGENCY LIGHT W/ BATTERY PACK

C	-		
B	-		
A	-		
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PERMIT ISSUE			

LIQUE STOP
 845 N FEDERAL HWY
 FT LAUDERDALE, FL 33304
 Telephone: 954-701-0379

CLIENT: BLU-DASH
 845 N FEDERAL HWY
 FT LAUDERDALE,
 FL 33304

DRAWN BY: ANDREW BELL
 977 RIVERSIDE DRIVE
 CORAL SPRINGS, FL
 33071

SITE: 845 N FEDERAL HWY
 FT LAUDERDALE, FL 33304

TITLE: LIQUOR STORE PERMIT

SCALE AT A3: 1/8" = 1'-0"	DATE: 01/20/23	DRAWN: AB	CHECKED: RC
PROJECT NO: -	DRAWING NO: -	SHEET: 2 OF 2	