



BOARD OF ADJUSTMENT MEETING NOTICE

June 23, 2023

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

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 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-23060004
OWNER:	PRESTON'S HOLDINGS INC
AGENT:	JASON S. CRUSH ESQ.
ADDRESS:	715 E LAS OLAS BOULEVARD, FORT LAUDERDALE FL 33301
LEGAL DESCRIPTION:	LOT 5, BLOCK 2, COLEE HAMMOCK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING AND SITUATE IN BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RAC-EMU – REGIONAL ACTIVITY CENTER- EAST MIXED-USE DISTRICT
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 5-26 - Distance between establishments.</u>
	<ul style="list-style-type: none"> • Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is eighty-three (83) feet from the nearest establishment licensed to sell alcoholic beverages. A total reduction of two hundred seventeen (217) feet.

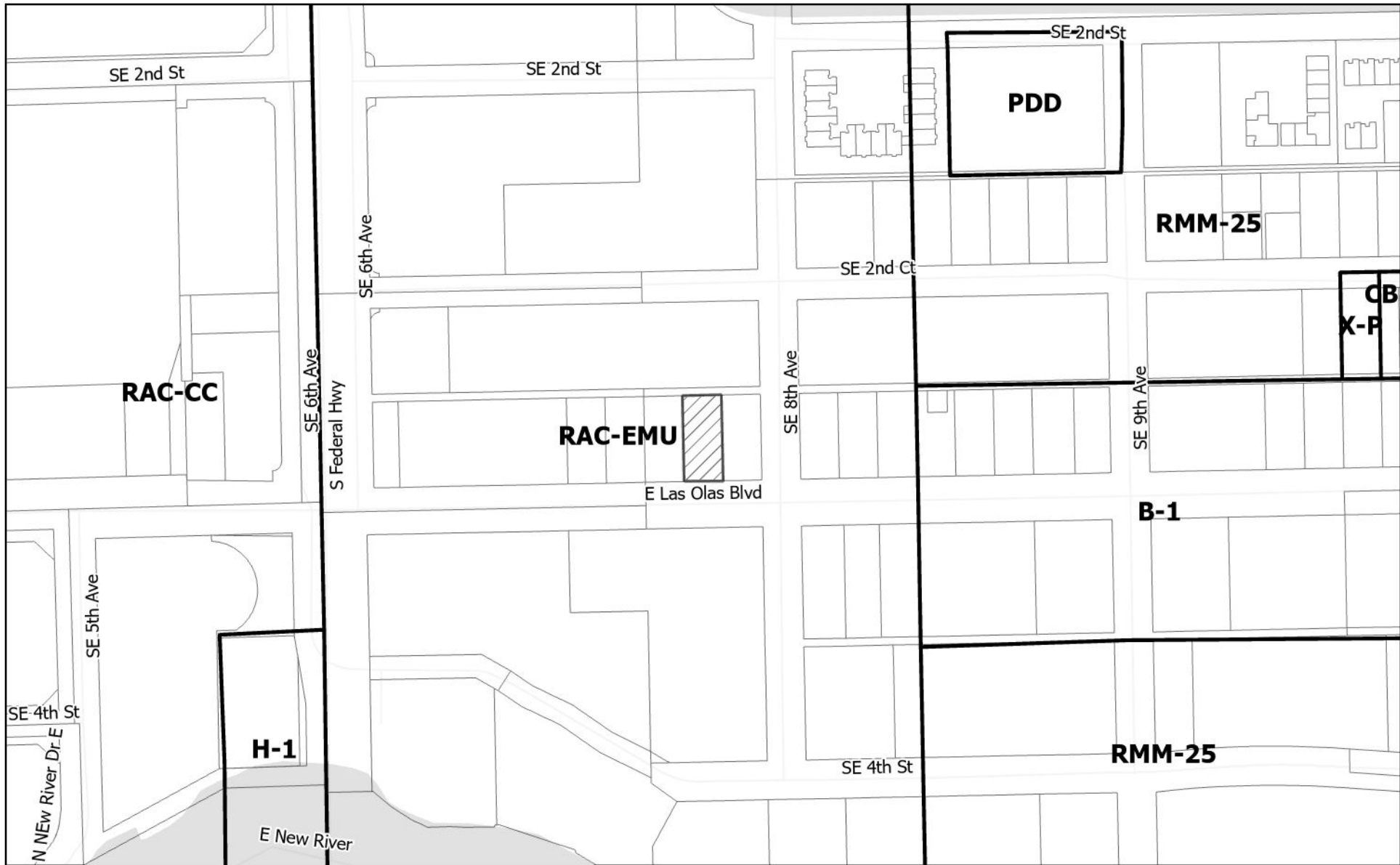
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/gouvernement/BOA>
www.youtube.com/cityoffortlauderdale

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-23060004

LEGEND

-  Municipal Boundary
-  Subject Site



0 100 200 US Feet



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: JULY 12, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23060004

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 eighty-three (83) feet from the nearest establishment licensed to sell alcoholic beverages. A total reduction of two hundred seventeen (217) feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale



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

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



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-23060004

APPLICANT: Preston Holdings, LLC

PROPERTY: 715 E Las Olas Boulevard

PUBLIC HEARING DATE: July 12, 2023

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

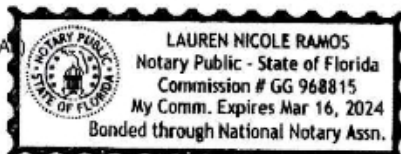
- Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
- The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
- 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.
- 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.**
- 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.
- 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)

Jason S. Crush
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of June, 2023

(SEA)



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 16, 2024




CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: JULY 14, 2023 TIME: 6:00 P.M. CASE: DR 2023-00000000
Sec. 8.26 - *Influence between establishments.*
1. Respecting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages, the property at eighty-three (83) East Main Street, Fort Lauderdale, Florida, is being considered for a special exception to allow the proposed establishment to sell alcoholic beverages. A total reduction of two hundred and twenty (272) feet.

METERED ON-STREET
PARKING SCHEDULE
MONDAY - FRIDAY
6:00 AM - 6:00 PM
\$2.00 PER HOUR
\$10.00 MAXIMUM PER DAY

NO
PARKING

715

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: JULY 12, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23060004

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 eighty-three (83) feet from the nearest establishment licensed to sell alcoholic beverages. A total reduction of two hundred seventeen (217) feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19th AVENUE (LOBBY)
FORT LAUDERDALE, FL 33311
CONTACT: 954-828-6504

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● **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 Module

Showing 1-42 of 42

<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-ZONUSEFEE-23060033	RESTAURANT/BAR - Zoning use approval fee	VOODOO BAYOU LAS OLAS LLC	Zoning Use Permit Fee ONLY	100		715	E	LAS OLAS	BLVD	06/27/2023	In Process
<input type="checkbox"/>	PLN-BOA-23060004		Voodoo Bayou SE	Z- Board of Adjustment (BOA)	0		715	E	LAS OLAS	BLVD	06/09/2023	Open
<input type="checkbox"/>	PLN-ZONV-23050004			Z- Zoning Verification Letter	0						05/08/2023	Complete
<input type="checkbox"/>	PLB-COM-23040029	STORM DRAIN CONNECTION // ON-SITE	STORM DRAIN CONNECTION // ON...	Plumbing Commercial Permit	0		715	E	LAS OLAS	BLVD	04/24/2023	Awaiting Client Reply
<input type="checkbox"/>	BLD-AWN-23040001	INSTALL 1 CANVAS AWNING	INSTALL 1 CANVAS AWNING	Awning-Canopy Permit	0		715	E	LAS OLAS	BLVD	04/12/2023	Complete
<input type="checkbox"/>	FIR-SSA-23030010	Fire Sprinkler Revision per Field Conditions 3/8/23	VooDoo	Sprinkler System Aboveground	0		715	E	LAS OLAS	BLVD	03/08/2023	Awaiting Client Reply
<input type="checkbox"/>	ELE-COM-23030024	Electrical for BLD-SIGN-23030002	Voodoo Bayou	Electrical Commercial Permit	0		715	E	LAS OLAS	BLVD	03/06/2023	Issued
<input type="checkbox"/>	BLD-SIGN-23030002	Installation of new front/back lit channel letter...	Voodoo Bayou	Sign Permit	0		715	E	LAS OLAS	BLVD	03/01/2023	Issued
<input type="checkbox"/>	CE23021023	CONSTRUCTION SITE VIOLATION: THERE IS A CONTAINER...		Code Case	0	Gustavo Caracas	715	E	LAS OLAS	BLVD	02/27/2023	Complied
<input type="checkbox"/>	BT-LIQ-23020002			Liquor Measurement Request	0		715	E	LAS OLAS	BLVD	02/13/2023	Closed
<input type="checkbox"/>	TAM-MOT-22080054	715 E. Las Olas Blvd	ENG-UF-22070037	Maintenance of Traffic Application	0	Francyne Webber	715	E	LAS OLAS	BLVD	08/16/2022	Complete
<input type="checkbox"/>	CE22080447	CONSTRUCTION NOISE BEING DONE BEFORE 8:00AM		Code Case	0	Gustavo Caracas	715	E	LAS OLAS	BLVD	08/16/2022	Closed
<input type="checkbox"/>	PLB-COM-22070028	R/R GREASE TRAP FOR BLD-CALT-21070021	R/R GREASE TRAP FOR BLD-CALT...	Plumbing Commercial Permit	0		715	E	LAS OLAS	BLVD	07/18/2022	Complete
<input type="checkbox"/>	ELE-COM-22050062	install lighting fixtures as per electrical plans	Voodoo Bayou	Electrical Commercial Permit	0		715	E	LAS OLAS	BLVD	05/16/2022	Void
<input type="checkbox"/>	MEC-COM-22030014	KITCHEN HOOD SYSTEM RESTAURANT BLD-CALT-21070021	"VOODOO BAYOU" BLD-CALT-2107...	Mechanical Commercial Permit	0		715	E	LAS OLAS	BLVD	03/10/2022	Complete
<input type="checkbox"/>	BLD-ROOF-22020167	ROOF FOR BLD-CALT-21070021	ROOF FOR BLD-CALT-21070021	Re-Roof Permit	0		715	E	LAS OLAS	BLVD	02/17/2022	Complete
<input type="checkbox"/>	FIR-SSA-22020012	FIRE SPRINKLER FOR BLD-CALT-21070021	FIRE SPRINKLER FOR BLD-CALT-...	Sprinkler System Aboveground	0		715	E	LAS OLAS	BLVD	02/17/2022	Complete
<input type="checkbox"/>	PLB-GAS-22020036	PLUMB GAS FOR BLD-CALT-21070021	PLUMB GAS FOR BLD-CALT-21070021	Plumbing Gas Permit	0		715	E	LAS OLAS	BLVD	02/17/2022	Complete
<input type="checkbox"/>	FIR-ALARM-22020015	FIRE ALARM FOR BLD-CALT-21070021	FIRE ALARM FOR BLD-CALT-2107...	Fire Alarm System Permit	0		715	E	LAS OLAS	BLVD	02/17/2022	Complete
<input type="checkbox"/>	FIR-SUPP-22020005	FIRE SUPP/ HOOD SYSTEM FOR BLD-CALT-21070021	"VOODOO BAYOU" BLD-CALT-210...	Fire Suppression Permit	76.58		715	E	LAS OLAS	BLVD	02/17/2022	Complete
<input type="checkbox"/>	ELE-COM-22010049	TEMPORARY POWER FOR CONSTRUCTION		Electrical Commercial Permit	0		715	E	LAS OLAS	BLVD	01/18/2022	Issued
<input type="checkbox"/>	ELE-COM-21110038	ELEC FOR BLD-CALT-21070021	ELEC FOR BLD-CALT-21070021	Electrical Commercial Permit	0		715	E	LAS OLAS	BLVD	11/09/2021	In Process
<input type="checkbox"/>	MEC-COM-21110007	New Restaurant in Las Olas Blvd, Oasis Mechanical...	Voodoo Bayou	Mechanical Commercial Permit	0		715	E	LAS OLAS	BLVD	11/03/2021	Void
<input type="checkbox"/>	MEC-COM-21100027	WALK IN COOLER FOR BLD-CALT-21070021	WALK IN COOLER FOR BLD-CALT-...	Mechanical Commercial Permit	0		715	E	LAS OLAS	BLVD	10/20/2021	Complete
<input type="checkbox"/>	MEC-COM-21100023	Installation of walk in cooler and all associated...	Voodoo Bayou	Mechanical Commercial Permit	0		715	E	LAS OLAS	BLVD	10/19/2021	Void
<input type="checkbox"/>	PLB-COM-21110016	PLUMB FOR BLD-CALT-21070021	PLUMB FOR BLD-CALT-21070021	Plumbing Commercial Permit	0		715	E	LAS OLAS	BLVD	07/19/2021	Issued
<input type="checkbox"/>	MEC-HVNEW-21110007	NEW HVAC FOR BLD-CALT-21070021	NEW HVAC FOR BLD-CALT-21070021	Mechanical HVAC New Install Permit	0		715	E	LAS OLAS	BLVD	07/19/2021	Issued
<input type="checkbox"/>	BLD-CALT-21070021	ENTIRE INT/EXT REMODEL NEW RESTAURANT "VOODOO BAY...	ENTIRE INT /EXT REMODEL NEW ...	Commercial Alteration Permit	0		715	E	LAS OLAS	BLVD	07/19/2021	Issued
<input type="checkbox"/>	BLD-PR-19120079	COPIES FOR 715 E LAS OLAS BLVD	Crush Law, P.A.	Property Record	0		715	E	LAS OLAS	BLVD	12/18/2019	Complete
<input type="checkbox"/>	PM-19092674	SELECTIVE INTERIOR DEMOLITION	SELECTIVE INTERIOR DEMOLITION	Commercial Demolition Permit	0		715	E	LAS OLAS	BLVD	09/30/2019	Complete
<input type="checkbox"/>	VIO-CE19070534_1	The fire sprinkler systems is in need of service.	PRESTON'S HOLDINGS INC	Violation-FIR Hearing	0		715	E	LAS OLAS	BLVD	07/08/2019	Complied
<input type="checkbox"/>	CE19070534	The fire sprinkler systems is in need of service.	PRESTON'S HOLDINGS INC	Fire Code Case	0		715	E	LAS OLAS	BLVD	07/08/2019	Closed
<input type="checkbox"/>	PM-17061424	REQUIRED 10 YEAR RECERTIFICATION ~ ~CE17032156	REQUIRED 10 YEAR RECERTIFICA...	Building Recertification	0		715	E	LAS OLAS	BLVD	06/15/2017	Complete
<input type="checkbox"/>	VIO-CE17032156_1	REQUIRED 10 YEAR SAFETY RECERTIFICATION	PRESTONS HOLDING LAND TR ULM...	Violation-BLD Hearing	0		715	E	LAS OLAS	BLVD	03/27/2017	Closed
<input type="checkbox"/>	CE17032156	REQUIRED 10 YEAR SAFETY RECERTIFICATION, , BUILT ...	PRESTONS HOLDING LAND TR ULM...	Building Code Case	0		715	E	LAS OLAS	BLVD	03/27/2017	Closed
<input type="checkbox"/>	PM-15091681	BACKFLOW INSTALL 1.5IN RPZ DOMESTIC	BACKFLOW INSTALL 1.5IN RPZ D...	Plumbing Backflow Installation Permit	0		715	E	LAS OLAS	BLVD	09/21/2015	Complete
<input type="checkbox"/>	PM-08061513	40 YEAR BUILDING RECERTIFICATION ~PROP ID: 504211...	40 YEAR BUILDING RECERTIFICA...	Building Recertification	0		715	E	LAS OLAS	BLVD	07/26/2010	Complete
<input type="checkbox"/>	PM-09091408	INSTALL CANVAS AWNING TOTAL OF 442 SF	INSTALL CANVAS AWNING TOTAL ...	Awning-Canopy Permit	0		715	E	LAS OLAS	BLVD	09/22/2009	Complete
<input type="checkbox"/>	AB-0067255		FRENCH QUARTER STORAGE	Resident/Business Alarm Registration	0		715	E	LAS OLAS	BLVD	03/29/2007	Possible Duplicate
<input type="checkbox"/>	AB-0036692		LE CAFE DE PARIS	Resident/Business Alarm Registration	0		715	E	LAS OLAS	BLVD	07/28/1997	Possible Duplicate
<input type="checkbox"/>	FS-23067655		Voodoo Bayou	Fire Safety Account	217.33		715	E	LAS OLAS	BLVD	11/25/1996	Active
<input type="checkbox"/>	BL-114587		LE CAFE DE PARIS	Restaurant - Lounge - Nightclub Business Tax Receipt	0		715	E	LAS OLAS	BLVD	09/01/1980	Closed



BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

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

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

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable deadline dates can be found on the City's website at the [Board of Adjustment](#) webpage.

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

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

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

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

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request before the board: \$1,150

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Preston's Holding Inc
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	600 Sagamore Road, 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, Esq.
Applicant / Agent's Signature	<i>Jason S. Crush</i>
Address, City, State, Zip	888 E Las Olas Blvd, Suite 201, Fort Lauderdale, FL 33301
E-mail Address	JCrush@crushlaw.com
Phone Number	9545222010
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Development / Project Name	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 715 E Las Olas Blvd.
Legal Description	See survey.
Tax ID Folio Numbers <small>(For all parcels in development)</small>	504211010060
Variance Request (Describe)	Special Exception request to reduce the 300 foot distance measurement requirement to 83 feet. 2
Applicable ULDR Sections	Code of Ordinances: 5-26.

Current Land Use Designation	Regional Activity Center
Current Zoning Designation	RAC-EMU
Current Use of Property	Renovated restaurant
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	NA - Existing	NA - Existing
Side	NA - Existing	NA - Existing
Side	NA - Existing	NA - Existing
Rear	NA - Existing	NA - Existing

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.

The property owner respectfully requests a Special Exception to reduce the 300 foot distance requirement for the sale of alcoholic beverages to 83 feet for the Voo Doo Bayou restaurant on the Property.

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 request. 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:

N/A - special exception request. 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

N/A - special exception request. 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

N/A - special exception request. 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.

N/A - special exception request. See narrative.

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.

Jason S. Crush
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8 day of June, 2024



NOTARY PUBLIC
MY COMMISSION EXPIRES: March 16, 2024

Page 3: Required Documentation & Mail Notice Requirements

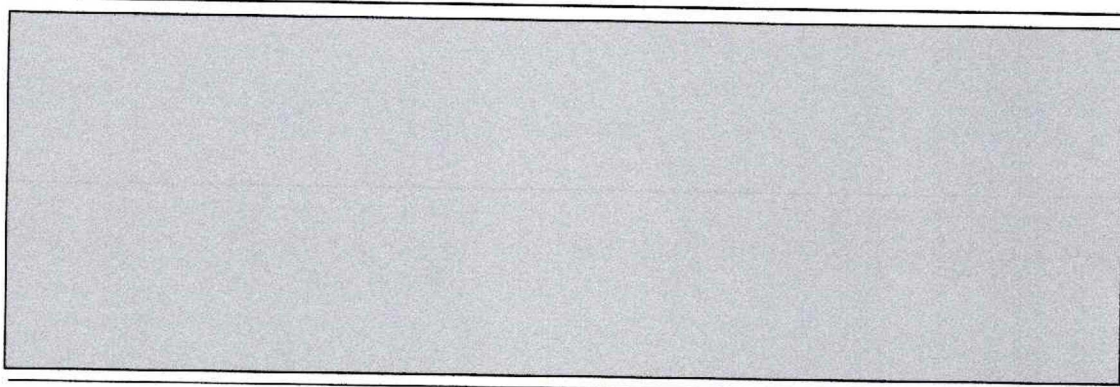
-Submit One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). Note: The plans and survey must be digitally signed and sealed when submitting through LauderBuild OR One (1) Original set signed and sealed with plans/survey at 24" x 36."

-Submit Fourteen (14) copy sets (stapled) of each item listed below, Survey/Plans at half-size scale 11X17" & One (1) original application submittal AFTER application is deemed complete.

- Completed application** (all pages must be filled, completed, signed and notarized, where applicable).
- Mail notification documents** (mail notification instructions at bottom of page) .
- Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), including corporation documents if applicable.
- Property owners original 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.
- 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 14 copy sets must be clear and legible. Copy sets are due **AFTER** All deficiencies have been MET.

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 owner 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
Zoning & Landscaping Division -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311**

- **DISTRIBUTION:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- **To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kqibbs@bcpa.net or call 954-357-5503.**



Site Address	715 E LAS OLAS BOULEVARD, FORT LAUDERDALE FL 33301	ID #	5042 11 01 0060
Property Owner	PRESTON'S HOLDINGS INC	Millage	0312
Mailing Address	600 SAGAMORE RD FORT LAUDERDALE FL 33301	Use	21-01
Abbr Legal Description	COLEE HAMMOCK 1-17 B LOT 5 BLK 2		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$385,000	\$766,360	\$1,151,360	\$1,151,360	
2022	\$385,000	\$766,360	\$1,151,360	\$1,151,360	\$24,497.23
2021	\$385,000	\$766,360	\$1,151,360	\$1,151,360	\$24,366.60

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,151,360	\$1,151,360	\$1,151,360	\$1,151,360
Portability	0	0	0	0
Assessed/SOH	\$1,151,360	\$1,151,360	\$1,151,360	\$1,151,360
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	\$1,151,360	\$1,151,360	\$1,151,360	\$1,151,360

Sales History			
Date	Type	Price	Book/Page or CIN
10/26/2018	TD*-T		115500102
2/14/2013	D*-T	\$100	111335132
5/8/2007	SWD-Q	\$6,000,000	44008 / 943
6/1/1970	WD	\$107,500	

Land Calculations		
Price	Factor	Type
\$70.00	5,500	SF
Adj. Bldg. S.F. (Card, Sketch)		9800
Eff./Act. Year Built: 1960/1950		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
9800						5500		



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

Detail by Entity Name

Foreign Profit Corporation
PRESTON'S HOLDINGS, INC.

Filing Information

Document Number	F07000002360
FEI/EIN Number	20-8904546
Date Filed	05/02/2007
State	DE
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	06/12/2007
Event Effective Date	NONE

Principal Address

PRESTON'S HOLDINGS, INC.
600 SAGAMORE ROAD
FORT LAUDERDALE, FL 33301

Changed: 07/30/2010

Mailing Address

PRESTON'S HOLDINGS, INC.
600 SAGAMORE ROAD
FORT LAUDERDALE, FL 33301

Changed: 07/30/2010

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 07/16/2014

Address Changed: 07/16/2014

Officer/Director Detail

Name & Address

Title Chairman, Director

WELLS, BARBARA
600 SAGAMORE ROAD
FORT LAUDERDALE, FL 33301

Title VC, Secretary, Director

BELL, WALTER
710 North Street
Lake Geneva, WI 53147-1437

Title President, Director

Weymouth, Michael C
600 Sagamore Road
Fort Lauderdale, FL 33301

Title CFO

D'Angelo, Diane
PRESTON'S HOLDINGS, INC.
600 SAGAMORE ROAD
FORT LAUDERDALE, FL 33301

Title Director

Dobrikow, Heiko
600 Sagamore Road
Fort Lauderdale, FL 33301

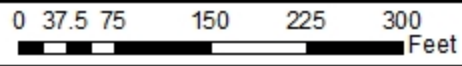
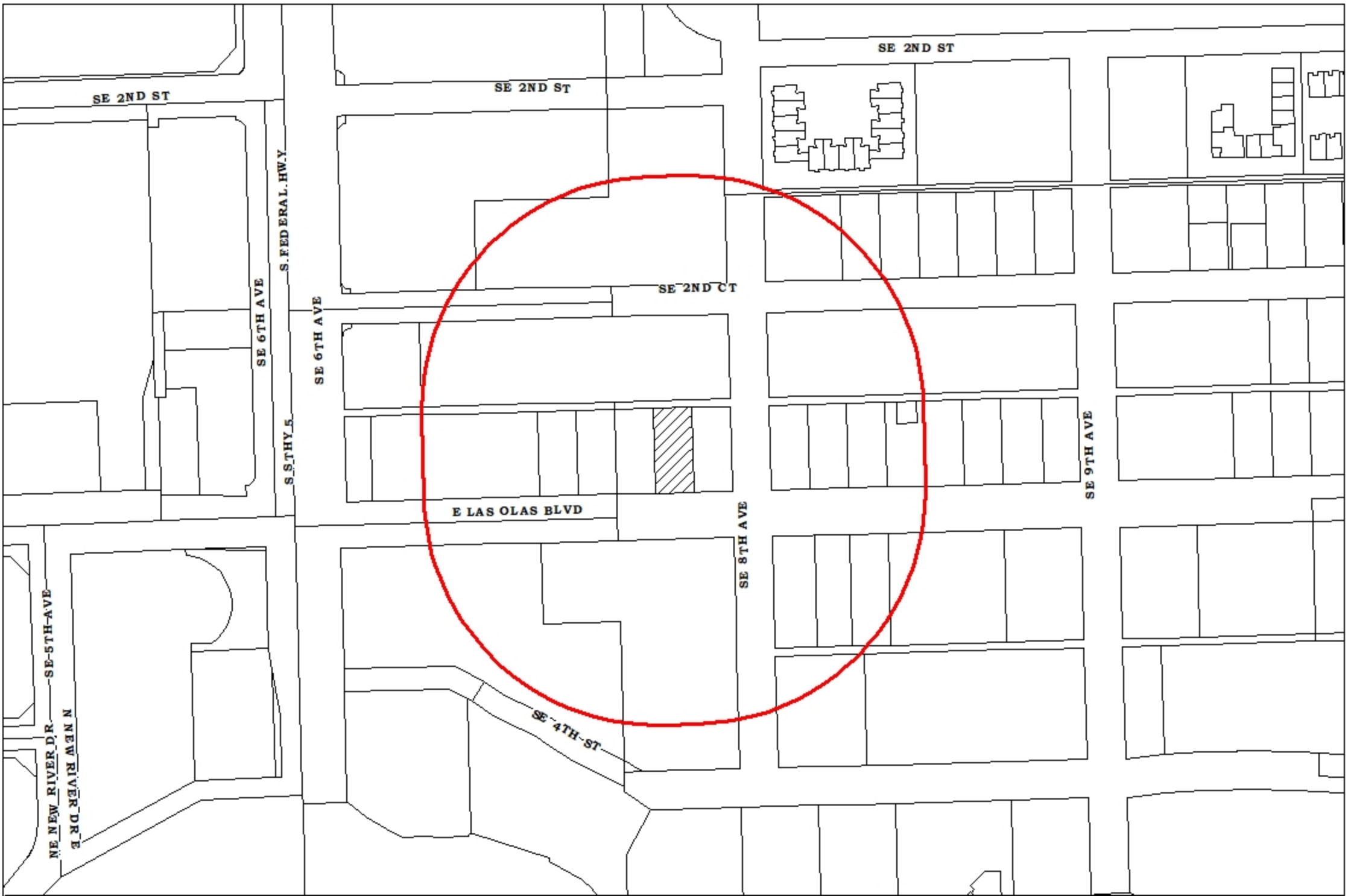
Annual Reports

Report Year	Filed Date
2021	03/11/2021
2022	04/05/2022
2023	04/14/2023

Document Images

04/14/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
03/11/2021 -- ANNUAL REPORT	View image in PDF format
02/18/2020 -- ANNUAL REPORT	View image in PDF format
04/13/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
02/15/2017 -- ANNUAL REPORT	View image in PDF format
04/11/2016 -- ANNUAL REPORT	View image in PDF format
05/18/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
07/16/2014 -- Reg. Agent Change	View image in PDF format
03/01/2014 -- ANNUAL REPORT	View image in PDF format
03/04/2013 -- ANNUAL REPORT	View image in PDF format

03/06/2012 -- ANNUAL REPORT	View image in PDF format
02/22/2011 -- ANNUAL REPORT	View image in PDF format
07/30/2010 -- ANNUAL REPORT	View image in PDF format
01/12/2009 -- ANNUAL REPORT	View image in PDF format
02/12/2008 -- ANNUAL REPORT	View image in PDF format
06/12/2007 -- Name Change	View image in PDF format
05/02/2007 -- Foreign Profit	View image in PDF format



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



715 E LAS OLAS BLVD
DATE OF PRINT: 06/08/2023

715 E Las Olas Blvd.

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST AT E ZIP
504211010050	PAWACQCO HOLDINGS 1 LLC		600 SAGAMORE RD	FORT LAUDERDALE	FL 33301
504211010060	PRESTON'S HOLDINGS INC		600 SAGAMORE RD	FORT LAUDERDALE	FL 33301
504211010080	THE LAS OLAS COMPANY INC		600 SE 4 ST	FORT LAUDERDALE	FL 33301
	AMARAY LAS OLAS BY WINDSOR		125 HIGH ST HIGH ST		M
504211010100	LLC	%LEGAL DEPT GID INVESTMENT	TOWER #27	BOSTON	A 02110
504211010110	LAS OLAS COMPANY INC		600 SAGAMORE RD	FORT LAUDERDALE	FL 33301
504211010120	LAS OLAS DUPLEX LLC		2400 NE 26 AVE	FORT LAUDERDALE	FL 33305
504211010130	BFA FLORIDA LAND TRUST #73	AFFORDABLE DISCOUNT HOMES LLC TR	1027 S 21 AVE	HOLLYWOOD	FL 33020
504211010190	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
504211010240	RENSOR REALTY CORP	% CHARLES ROSNER ENTERPRISES	PO BOX 803	KATONAH	FL 33301 N Y 10536 N
504211010250	GRACELEE LLC		418 JACOBS MOUNTAIN RD	FRANKLIN	C 28734 N
504211010260	COOMBES PROPERTIES INC	% TARTER KRINSKY & DROGIN LLP	1350 BROADWAY	NEW YORK	Y 10018 N
504211010270	COOMBES PROPERTIES INC	% TARTER KRINSKY & DROGIN LLP	1350 BROADWAY	NEW YORK	Y 10018 N
504211010272	COOMBES PROPERTIES INC	% TARTER KRINSKY & DROGIN LLP	1350 BROADWAY	NEW YORK	Y 10018
504211010280	THE LAS OLAS COMPANY INC		600 SE 4 ST	FORT LAUDERDALE	FL 33301

504211010340	THE LAS OLAS COMPANY INC		600 SE 4 ST	FORT LAUDERDALE	FL 33301
504211010360	PRESTON'S HOLDINGS INC		600 SAGAMORE RD	FORT LAUDERDALE	FL 33301
504211010361	THE LAS OLAS COMPANY INC		600 SE 4 ST	FORT LAUDERDALE	FL 33301
504211010370	PRESTON'S HOLDINGS INC		600 SAGAMORE RD	FORT LAUDERDALE	FL 33301
504211010380	THE LAS OLAS COMPANY INC		600 SE 4 ST	FORT LAUDERDALE	FL 33301
504211070981	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
504211110080	LAS OLAS WALK OWNER LP		2001 SUMMIT DR #300	ORLANDO	FL 32810
504211120010	RIVERSIDE HOTEL LAND TR	ULMER,JAMES I TRSTEE	600 SAGAMORE RD	FORT LAUDERDALE	FL 33301
504211120011	LAS OLAS COMPANY INC		600 SAGAMORE RD	FORT LAUDERDALE	FL 33301
504211120020	THE LAS OLAS COMPANY INC		600 SAGAMORE RD	FORT LAUDERDALE	FL 33301
504211130010	LAS OLAS COMPANY INC		600 SAGAMORE RD	FORT LAUDERDALE	FL 33301
504211130020	THE LAS OLAS COMPANY INC		600 SE 4 ST	FORT LAUDERDALE	FL 33301
504211130030	THE LAS OLAS COMPANY INC		600 SE 4 ST	FORT LAUDERDALE	FL 33301
504211130080	THE LAS OLAS COMPANY INC		600 SE 4 ST	FORT LAUDERDALE	FL 33301
504211AJ0010	THOMPSON,COLLEEN ELIZABETH		810 SE 2 ST #A	FORT LAUDERDALE	FL 33301
504211AJ0020	BURNSTEIN CARIBBEAN REAL	ESTATE LLC	3190 N 34 ST	HOLLYWOOD	FL 33021
504211AJ0030	BURNSTEIN CARIBBEAN REAL	ESTATE LLC	3190 N 34 ST	HOLLYWOOD	FL 33021

504211AJ0040	BREHIER,JEAN-PIERRE		810 SE 2 ST UNIT D	FORT LAUDERDALE	FL 33301
504211AJ0050	YAZBACK,FREDERICK J III		810 SE 2 ST #E	FORT LAUDERDALE	FL 33301 N
504211AJ0060	MILLER,GLORIA	MILLER,STEVEN	2988 LEE PLACE	BELLMORE	Y 11710
504211AJ0070	BECKER,WILLIAM B		810 SE 2 ST APT G	FORT LAUDERDALE	FL 33301
504211AJ0080	SMITH,MURRAY D	MURRAY D SMITH REV LIV TR	800 SE 2 ST APT H	FORT LAUDERDALE	FL 33301
504211AJ0090	O'CONNOR,MICHAEL P		650 POINT JUDITH RD	NARRAGANSETT	RI 02882
504211AJ0100	WINTERS,LYNNE		800 SE 2 ST #J	FORT LAUDERDALE	FL 33301
504211AJ0110	NORDEN,ANETTE K		800 SE 2 ST #K	FORT LAUDERDALE	FL 33301
504211AJ0120	ADAMS,WILLIAM J H/E	ADAMS-PARK,JIHONG	800 SE 2 ST #L	FORT LAUDERDALE	FL 33301
504211AJ0130	SILVERMAN,DORICE		800 SE 2 ST UNIT M	FORT LAUDERDALE	FL 33301
504211AJ0140	BELL,CYNTHIA H/E	BELL,ROBIN JOY	800 SE 2 ST #N	FORT LAUDERDALE	FL 33301



NARRATIVE
Voodoo Bayou
715 E Las Olas Boulevard
Special Exception Request

The owner of the properties located at 715 E Las Olas Boulevard (the "Property") respectfully requests a Special Exception from the City of Fort Lauderdale to allow the sale of alcoholic beverages in the Voo Doo Bayou restaurant 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 83 feet from American Social on the corner of Las Olas Boulevard and Southeast 8th Avenue.

Voodoo Bayou is an approved Southern Cajun Kitchen along Las Olas Boulevard. With an established location in Downtown Palm Beach Gardens the owners of Voodoo Bayou have brought New Orleans Cajun cuisine, exotic craft cocktails, and southern charm to Downtown Fort Lauderdale. Voodoo Bayou aims to bring some of the best Southern Cajun flare cuisine including gator bites, fried chicken, crawfish, buttermilk biscuits, and real southern beignets to Las Olas Boulevard. Voodoo Bayou will be a welcome and unique addition to Las Olas Boulevard.

Section 1: Section 47-24.12.A.5. Criteria – Special Exceptions.

Pursuant to Section 47-24.12.A.5. of the City's Unified Land Development Regulations ("ULDR") a special exception shall be granted upon demonstration by a preponderance of the evidence of all the following criteria are met:

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

Section 5-26 requires a distance of 300 feet between another establishment that serves alcoholic beverages and allows restaurants that do not meet the distance requirement to seek a Special Exception to allow such sales. As demonstrated in Section 2 below, Voo Doo Bayou meets the requirements for a special exception.

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 – East Mixed Use zoning district ("RAC-EMU"). The purpose and intent of the zoning district is to provide a transition from intense uses permitted within the RAC-CC to those established neighborhoods east of the EMU. Voodoo Bayou is on the north side of Las Olas Boulevard near American Social, Red Door Bistro, Capital One Café, El Camino, and many other commercial uses. This area of Las Olas Blvd.



provides a mix of neighborhood and visitor serving uses including retail boutiques; bars; and restaurants. Voo Doo Bayou as a bona fide restaurant selling alcoholic beverages as ancillary to its principle operation as a first class Restaunt is compatible with the adjacent properties. Further, Voo Doo Bayou is a compatible use with the surrounding neighborhood as it replaces the previous restaurant – Café De Paris – with an updated and modern operations.

Section 2: Section 5-26. – Distance Between Establishments.

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 adjoining properties or the surrounding neighborhood.

Granting a Special Exception for Voodoo Bayou to allow restaurant patrons to purchase alcoholic beverages with their meal is consistent with the adjoining commercial properties and compatible with the surrounding area.

Granting of this Special Exception application is respectfully requested.

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

Jason S. Crush
For the Firm



WOODRO BAYOU

713-U

ACME BARRICADES

BARRICADES

BARRICADES

Front Elevation (South)
Date: 6/13/2023



pay by phone
download mobile app
paybypn.com
or call
1-888-680-7275
Location 82599

Rear Elevation (North)
Date: 6/13/2023



abra gallery
art by renowned artists contemporary fine art

Salt Life

713-

abra gallery

abra gallery

U-HAUL
T-IN VALUE!
Extra Space!
Downs, Rub Rails
Aluminum Floor
EZ-Load Ramp
Locations...
Along the Way!
ul.com
U-HAUL

HOME BARRICADES

HOME BARRICADES

Neighbor to the West
Date: 6/13/2023





















Neighbor to the East
Date: 6/13/2023

MAP OF BOUNDARY SURVEY
LOT 5, BLOCK 2, COLEE HAMMOCK, P.B. 1, PG. 17, B.C.R.
715 E. LAS OLAS BOULEVARD, FORT LAUDERDALE, FL

LEGAL DESCRIPTION

Lot 5, Block 2, COLEE HAMMOCK, according to the plat thereof, recorded in Plat Book 1, Page 17, of the Public Records of Broward County, Florida, lying and situate in Broward County, Florida.

LEGEND & ABBREVIATIONS

- | | | |
|--|--|---|
| B.C.R. = Broward County Records |  = Wood Power Pole |  = Bollard |
|  = Centerline |  = Wood Power Pole w/ Light |  = Sanitary Manhole |
| R/W = Right-of-Way |  = FPL Manhole |  = Water Valve |
| ID. = Identification |  = Electric Meter |  = Water Spigot |
| I.P. = Iron Pipe |  = Cleanout |  = Water Meter |
| I.R. = Iron Rod |  = Street Address |  = Sign |
| I.R.C. = Iron Rod & Cap |  = Found Property Corner
ID. shown on survey |  = Guy Wire |
| N&D = Nail & Disc | |  = Fire Hydrant |
| P.B. = Plat Book | |  = Gas Valve |
| PG. = Page | |  = Overhead Electric |
| C.B.S. = Concrete Block w/ Stucco | | |
| 5042-11-01-0060 = Parcel ID# | | |

REPORT OF BOUNDARY SURVEY

1. AWN Design & Consulting Group, Inc. State of Florida Certificate of Authorization number is LB7260
2. Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
3. The survey shows encroachments and the extent thereof upon the subject property, including, over or across buildings, easements and encroachments either way across the boundary lines of the land.
4. Horizontal data shown hereon was obtained utilizing a "Topcon GPT-3000" Total Station and "TDS" Data Collection System.
5. The horizontal features shown hereon are plotted to within 1/20 of the map scale.
6. The subject property is within Zone X as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM): 12011C0557H, Community Map Number 125105 (City of Fort Lauderdale), Panels 0557, Suffix H, Effective Date 8/18/14.
7. Bearings shown hereon are assumed bearings and referenced to the South R/W Line of E. Las Olas Boulevard, said line having a bearing of N88°25'46"E.
8. Unless otherwise noted, plat dimensions shown hereon and measured data are in substantial agreement.
9. Underground utilities and foundations not located.
10. Building walls go to property lines on East and West sides, adjoining buildings are constructed side by side but not co-joined.
11. The site has a Fort Lauderdale Zoning designation of RAC-EMU East Mixed Use District.

SEAL

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 STEVEN M. WATTS
 PSM #4588

CERTIFICATE

SHEET 1 OF 2


I, Steven M. Watts, do hereby state that this Map of Boundary Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

DRAWING NAME
715 ELOB.DWG

AWN DESIGN & CONSULTING GROUP, INC.

SURVEYORS AND MAPPERS
227 GOOLDBY BOULEVARD
DEERFIELD BEACH, FLORIDA 33442
PHONE: (954) 481-8682

LB: 7260

		
PROFESSIONAL SURVEYOR AND MAPPER #LS 4588, STATE OF FLORIDA STEVEN M. WATTS AWN DESIGN & CONSULTING GROUP, INC.		
DATE OF SURVEY 1/21/21	DRAWN BY SMW	CHECKED BY SMW

VOODOO BAYOU
715 E Las Olas Boulevard
Special Exception Request

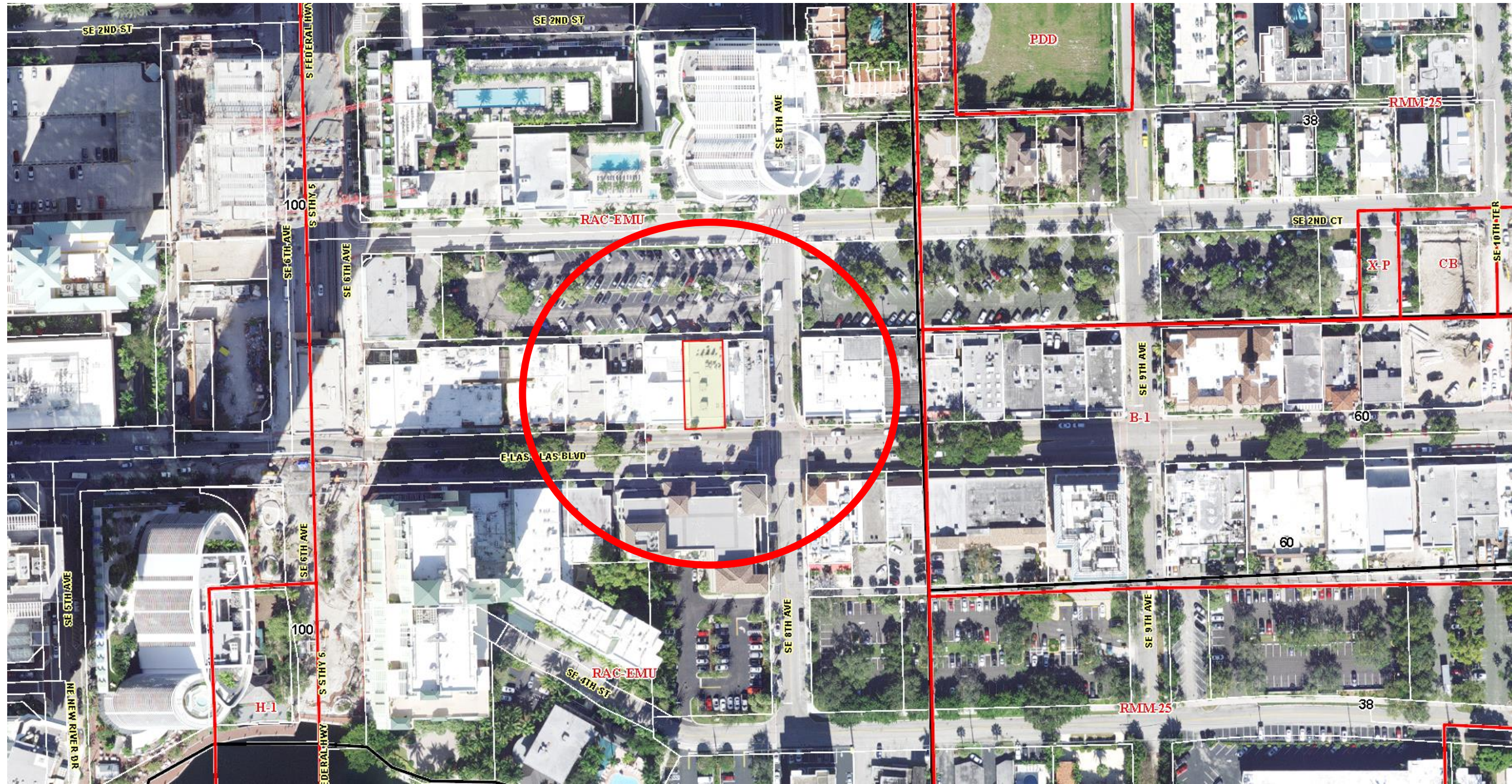


Table of Contents:

Page 1	Aerial
Page 2	Survey
Page 3	Property
Page 4	Property

Jason Crush
Crush Law, P.A.
888 E Las Olas Blvd.
Suite 201
Fort Lauderdale, FL 33301
954.522.2010
jcrush@crushlaw.com





P-1



P-3

CRUSH LAW PA.



P-4



LauderBuild Inspection Completed

Please be advised that the Liquor Measurement inspection has been completed for the following Business Tax record:

Record #:	BT-LIQ-23020002
Inspection Type:	LiquorMeasurement
Inspection Date:	5/5/2023
Inspect Result:	Disapproved
Inspector Email:	BRokuson@fortlauderdale.gov
Inspection Comments:	MEASUREMENT CONDUCTED AT 1:00PM ON 5/4/2023, DISAPPROVED, 83' FROM 721 E LAS OLAS , AMERICAN SOCIAL(4COP QUOTA), I ADVISE TO CONTACT ZONING IF YOU WISH TO APPLY FOR A SPECIAL EXCEPTION WITH THE BOARD OF ADJUSTMENTS.

Please email your inspector if you have any questions regarding a failed measurement.

******Do not bring your DBPR ABT-6001 form to be signed off until your Business Tax Receipt has been issued******

You may log in to your [LauderBuild](#) account and select **My Records** to review the processing status at any time.

Thank you,
Business Tax Office
Development Services Department (DSD)
[700 NW 19th Ave](#)
[Fort Lauderdale, FL 33311](#)
Open 8 am to 4 pm
954-828-5195