



BOARD OF ADJUSTMENT MEETING NOTICE

Date: November 21, 2023

A Public Hearing will be held before the Board of Adjustment on: December 13, 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-23110007 |
| OWNER: | BREWERS HILL DEVELOPMENT GROUP LP |
| AGENT: | DANICA BLAZANOVIC |
| ADDRESS: | 1815-1823 E COMMERCIAL BOULEVARD, FORT LAUDERDALE FL 33308 |
| LEGAL DESCRIPTION: | LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2 "CORAL RIDGE-ADDITION 'A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A BLOCK 2, OF SAID "CORAL RIDGE-ADD. 'A", AS VACATED BY VIRTUE OF ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. (SEE SURVEY) |
| ZONING DISTRICT: | CB – COMMUNITY BUSINESS |
| COMMISSION DISTRICT: | 1 |
| REQUESTING: | <u>Sec. 5-27, - Distances of establishments from church or school.</u> |
| | <ul style="list-style-type: none"> • Requesting a special exception to allow the sale of alcohol incidental to the sale and service of food from an establishment less than five hundred (500) feet from a church or school. The establishment is one hundred seventy-six (176) feet from the nearest church or school. |

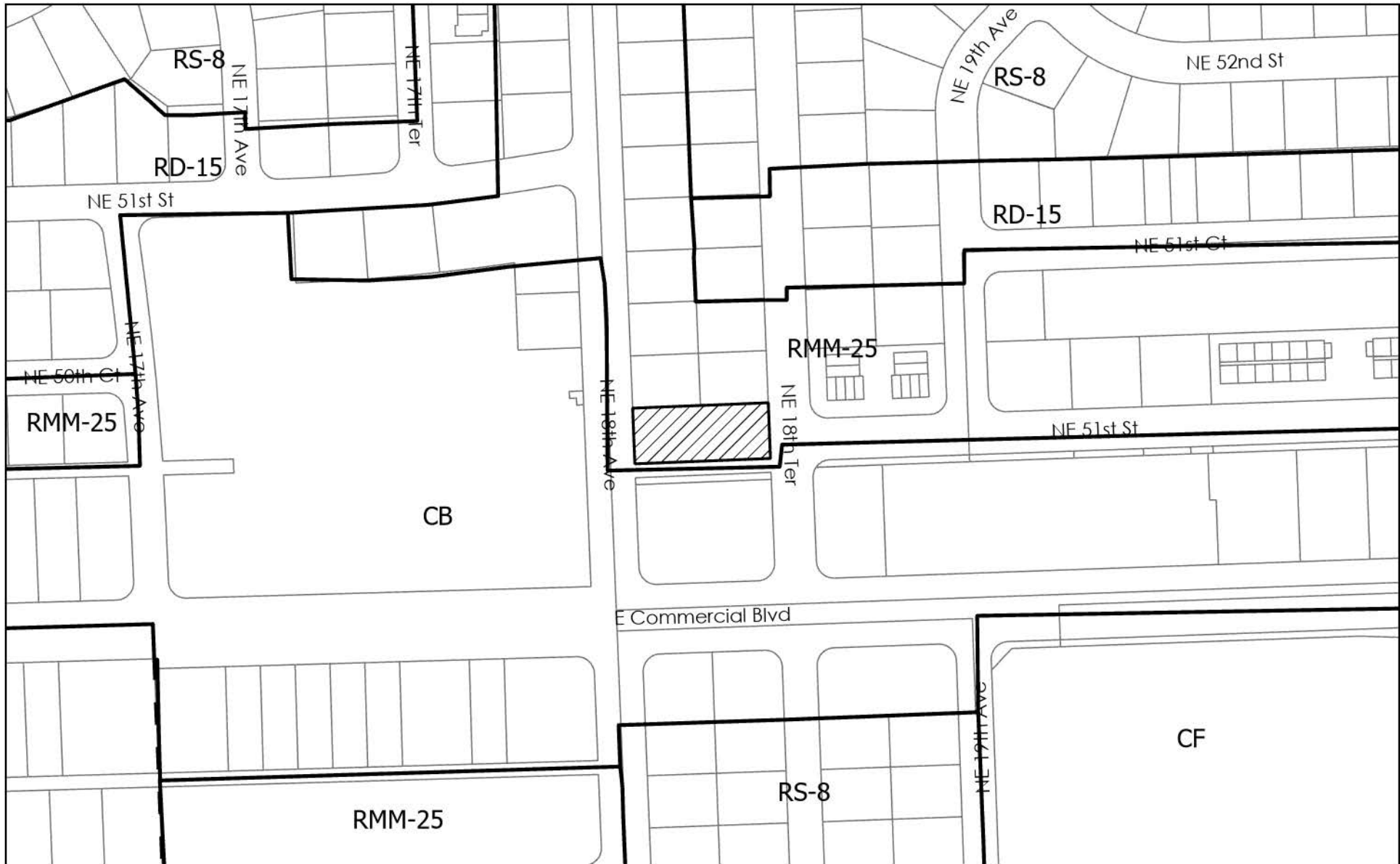
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR www.youtube.com/cityoffortlauderdale

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-23110007

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200
US Feet



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 13, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23110007

Sec. 5-27. - Distances of establishments from church or school.

- Requesting a special exception to allow the sale of alcohol incidental to the sale and service of food from an establishment less than five hundred (500) feet from a church or school. The establishment is one hundred seventy-six (176) feet from the nearest church or school.

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



CASE: PLN-BOA-23110007

Sec. 5-27. - Distances of establishments from church or school.

(a)

Under the power and right to zone areas in which the sale of alcoholic beverages is prohibited or permitted, it is hereby established that the sale of alcoholic or intoxicating 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 five hundred (500) feet from any established church, or public or private school, other than a pre-kindergarten school, nursery school or day care center, or adult education center, measured from the main normal public entrance of the alcoholic beverage establishment to the nearest point of the church or school property used as part of such facility along public thoroughfares by the shortest route of ordinary pedestrian traffic. Whenever such a state license has been lawfully procured and thereafter a church or school is established within a distance otherwise prohibited by this section, the establishment of such church or school shall not be cause for the revocation of the state license or prevent the subsequent renewal of same.

(b)

For dining rooms or restaurants where the sale and service of alcoholic or intoxicating beverages is incidental to the sale and service of food and for hotels with fifty (50) rooms or more, 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 not be contrary to the public interests. The application for a special exception and the processing and hearing upon the application shall be in accordance with section 47-31.

(Code 1953, § 5-7; Ord. No. C-73-11, § 1, 2-6-73; Ord. No. C-73-63, § 2, 6-19-73; Ord. No. C-73-94, § 2, 8-6-73; Ord. No. C-74-135, § 2, 12-17-74; Ord. No. C-75-5, § 1, 1-21-75; Ord. No. C-75-91, § 2, 9-16-75)

Record

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| <input type="checkbox"/> | Record, Permit, or Account # | Record Description | Application Name | Record Type | Balance | Planner Name | Street # | Dir | Street Name | Type |
|--------------------------|--|--|-----------------------------------|---|-------------------------|------------------------------|--------------------------|---------------------|-----------------------------|----------------------|
| <input type="checkbox"/> | PLN-ZONUSEFEE-23120005 | Physical Therapy - Zoning use | ORA K HAMMAKER | Zoning Use Permit F ONLY | 106 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-SLP-23110021 | | LORA K HAMMAKER | Professional Business Tax Receipt (Stat, County, Federal, R gistr d, tc.) | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | PLN-BOA-23110007 e | | Special Exc ption from th d... e | Z- Board of Adjustment (BOA) e | 0 e | | 1815 e | E e | COMMERCIAL e | BLVD |
| <input type="checkbox"/> | PLN-ZONUSEFEE-23100032 | RESTAURANT - Zoning use | ICKITUP LLC | Zoning Use Permit F ONLY | 106 e | | 1823 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-APP-23100066 | | | New Business Tax Application | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BE23090176 | WORK IS BEING DONE TO SIDEWALK - UTILITY WORK TO ... | WORK WITHOUT PERMIT e | Building Code Cas | | G org Oliva e | 1815 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BLD-CU-23040003.CO001 | INTERIOR BUILDOUT | BLD-CU-23040003 | CO Application - Commercial Permit e | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | ELE-COM-23080054 | ELECTRICAL FOR BLD-SIGN-23080018 | SELECT PHYSICAL THERAPY-MONU... | Electrical Commercial Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BLD-SIGN-23080018 | INSTALLATION ILLUMINATED CHANNEL LETTERS & LOGO O... e | SELECT PHYSICAL THERAPY-MONU... | Sign Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | ELE-COM-23080053 e | ELECTRICAL FOR BLD-SIGN-2308001 e | SELECT PHYSICAL THERAPY e | Electrical Commercial Permit e | 0 e | | 1817 e | E e | COMMERCIAL e | BLVD |
| <input type="checkbox"/> | BLD-SIGN-23080017 e | ILLUMINATED CHANNEL LETTERS SIGNe | SELECT PHYSICAL THERAPY e | Sign Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-LIQ-23060005 | | | Liquor Measurement Request e | 0 | | 1823 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | ELE-LV-23060029 e | LV data cabling for BLD-CU-23040003 e | S l ct Physical Therapy FLT ... e | Electrical Low Voltage Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | FIR-ALARM-23060005 | FIRE ALARM FOR BLD-CU-23040003 e | S l ct Medical-FA P rmit App... e | Fire Alarm System Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | PLB-COM-23050058 e | PLUMBING FOR BLD-CU-23040003 e | S l ct Medical Outpati nt PT... | Plumbing Commercial Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | ELE-COM-23050073e | ELECTRICAL FOR BLD-CU-23040003 e | S l ct Medical Outpati nt PT... | Electrical Commercial Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | MEC-COM-23050037 e | MECHANICAL FOR BLD-CU-23040003 | S l ct Medical Outpati nt PT... | Mechanical Commercial Permit e | 0 e | | 1817 e | E e | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BLD-CU-23040003 | CHANGE OF USE : INTERIOR BUILDOUT FROM AT&T TO S... e | 1817 E COMMERCIAL BLVD - S l... e | Change of Us | | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BLD-CALT-23020020 | Interior physical therapy fit-out | S l ct Medical Outpati nt PT... | Commercial Alteration Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-RLN-23010001 | RESTAURANT | PICKITAUP e | Restaurant - Lounge - Nightclub Business Tax Receipt e | 0 | | 1823 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-GEN-21090102 | COMMUNICATIONS SERVICES, RETAIL, REPAIRS e | AT&T MOBILITY | General Business Tax Receipt | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | ALM-REG-20110286 e | | AT&T Stor | sid nt/Business Alarm Registration | 175 e | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-GEN-APP-20110009 e | | AT&T MOBILITY e | General Business Tax Application e | 0 | | 1817 e | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | CE20081010 | VEGETATION AROUND SPEED LIMIT 35 SIGN NEEDS TO BE... e | | Code Cas | | Vaughn Malakius | 1815 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | CE20070278 | QALERT 546545:With ss d mploy s not w aring mas... | | Code Cas | | Gustavo Caracas e | 1823 | E e | COMMERCIAL | BLVD |
| <input type="checkbox"/> | CE20070088 | Q ALERT: 542535 CUSTOMER WENT INTO PICK UP FOOD A... | | Code Cas | | MICHAELJ | 1823 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-GEN-REN-20072859 e | | General Ren wal e | General Business Tax Ren wal | 0 | | 1815 e | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-SLP-REN-20071416 | | Stat Lic ns d Professional ... e | Professional Business Tax Ren wal (Stat, County, Federal, R gistr d, tc.) | 0 e | | 1819 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-RTL-REN-20070545 | | R tail-Whol sal Ren wal | R tail - Whol sal Business Tax Ren wal | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-RLN-REN-20070316 | | R staurant-Loung -Nightclub ... e | R staurant - Lounge - Nightclub Business Tax Ren wal e | 0 | | 1823 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | BT-MED-REN-20070100 e | | M dical Offic Ren wal | Medical Office Business Tax Ren wal | 0 | | 1819 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | VIO-CE19091173_1 e | THERE ARE TREES IN THE SWALE AREA THAT ARE e | ZORTAM LLC e | Violation-CODE H aring e | 0 e | | 1823 e | E e | COMMERCIAL | BLVD |
| <input type="checkbox"/> | CE19091173 e | THERE ARE TREES IN THE SWALE AREA THAT ARE, BLOCK... e | ZORTAM LLC e | Code Cas | | | 1823 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | FS-18080007 | | Pick-ITA-up | Fire Safety Account | 288.7 | | 1823 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | FS-18080006 e | | DYNAMIC CHIROPRACTIC INC e | Fire Safety Account | 255.16 e | | 1819 e | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | FS-18080005 | | SELECT PHYSICAL THERAPY | Fire Safety Account | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | FS-18080004 | | BANKUNITED | Fire Safety Account e | 0 | | 1815 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | PM-19051242 | ELECTRICAL FOR BP 19051240 | ELECTRICAL FOR BP 19051240 | Sign Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | PM-19051240 | INSTALL 3 SETS OF ILLUMINATED CHANNEL LETTER ~SIG... | INSTALL 3 SETS OF ILLUMINATE... | Sign Permit | 0 | | 1817 | E | COMMERCIAL | BLVD |
| <input type="checkbox"/> | PM-18071021 | INSTALL 1 ROUND ELECTRIC WALL SIGN (BOWLICIOUS ~F... e | INSTALL 1 ROUND ELECTRIC WAL... e | Sign Permit e | 0 e | | 1823 e | E e | COMMERCIAL e | BLVD |

Record

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| <input type="checkbox"/> | Record_Permit_or Account # | Record Description | Application Name | Record Type | Balance | Planner Name | Street # | Dir | Street Name | Type | Unit # (start) | Stat |
|--------------------------|--|--|-----------------------------------|---|-------------------------|------------------------------|--------------------------|---------------------|-----------------------------|----------------------|--------------------------------|----------------------|
| <input type="checkbox"/> | BL-1702140 | RESTAURANT 51 TO 199 PERSONS | BOWLICIOUS LLC | R staurant - Loung - Nightclub Busin ss Tax R c ipt | 0 | | 1823 | E | COMMERCIAL | BLVD | | Clos |
| <input type="checkbox"/> | PM-18050834 | ELEC FOR BP 18050833 | ELEC FOR BP 18050833 e | Sign P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-18050833 | INSTALL ILLUM WALL SIGN WITH LOGO (BOWLICIOUS) ~ ... e | INSTALL ILLUM WALL SIGN WITH... e | Sign P rmit | 0 e | | 1823 e | E e | C@MMERCIAL e | BLVD e | | Comp |
| <input type="checkbox"/> | PM-18031322 | ELEC BP 18022130 | ELEC BP 18022130 | El ctrical Comm rcial P rmit e | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-18022136 e | FIRE SUPPRESSION BP18022130 | FIRE SUPPRESSION BP18022130 | Fir Suppr ssion P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-18022130 | INSTALL COMMERCIAL HOOD SYSTEM ~ ~ ~ ~INSTALL C... | INSTALL COMMERCIAL HOOD SYSTEM e | M chanical Commercial P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PL-B17021 | BOAV - | SPECIAL EXCEPTION TO ALLOW B... | Z- Board of Adjustm nt (BOA) | 0 | | 1815 | E | COMMERCIAL | BLVD | | Clos |
| <input type="checkbox"/> | PM-17010946 e | SIDEWALK CAFE PIEOLOGY PIZZERIA ~ ~GPZB RECHECK T... e | SIDEWALK CAFE PIEOLOGY PIZZERIA | Sid walk Caf P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Void |
| <input type="checkbox"/> | AB-0088052 | | BANKUNITED | R sid nt/Busin ss Alarm R gistration e | 0 | | 1815 e | E | COMMERCIAL | BLVD | | Activ |
| <input type="checkbox"/> | PM-16120292 e | LOW VOLTAGE ELEC FOR BP #16050626 e | LOW VOLTAGE ELEC FOR BP #160... e | El ctrical Low Voltag P rmit | 0 e | | 1823 e | E e | C@MMERCIAL e | BLVD e | | Comp |
| <input type="checkbox"/> | PM-16112648 | INSTALL WALK IN COOLER BP16050626 | INSTALL WALK IN COOLER BP1... | M chanical Commercial P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-16112647 | HOOD INSTALLATION BP16050626 | HOOD INSTALLATION BP16050626 | M chanical Comm rcial P rmit e | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | VIO-CE16111161_1 e | | ZORTAM LLC | Violation-CODE H aring e | 0 | | 1823 | E | COMMERCIAL | BLVD | | Clos |
| <input type="checkbox"/> | CE16111161 e | Liquor M asur m nt R f r nc a 2 COPe | ZORTAM LLC e | Cod Cas e | | | 1823 | E | COMMERCIAL | BLVD | | Clos |
| <input type="checkbox"/> | BL-1600387 | | PIEOLOGY PIZZERIA | R staurant - Loung - Nightclub Busin ss Tax R c ipt | 0 | | 1823 | E | COMMERCIAL | BLVD | | Clos e |
| <input type="checkbox"/> | PM-16102203 e | ATF ELEC FOR BP #16102202 e | ATF ELEC FOR BP #16102202 e | Sign P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-16102202 | INSTALL 192 SF PYLON SIGN | INSTALL 192 SF PYLON SIGN | Sign P rmit | 0 e | | 1815 e | E e | C@MMERCIAL e | BLVD | | Comp |
| <input type="checkbox"/> | PM-16101092 | NATURAL GAS FOR BP #16050626 | NATURAL GAS FOR BP #16050626 e | Plumbing Gas P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-16100484 | SIGN HOOK UP BP16100483 | SIGN HOOK UP BP16100483 | Sign P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-16100483 | INSTALL 2 WALL ILLUM WALL SIGNS (PIEOLOGY) e | INSTALL 2 WALL ILLUM WALL SI... | Sign P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | VIO-CE16100007_1 e | SUITE 108 / WORK WITHOUT PERMITS | ZORTAM LLC | Violation-BLD H aring e | 0 | | 1823 | E | COMMERCIAL | BLVD | | Clos |
| <input type="checkbox"/> | CE16100007 e | SUITE 108 / WORK WITHOUT PERMITS e | ZORTAM LLC e | Building Cod Cas e | | | 1823 | E | COMMERCIAL | BLVD | | Clos |
| <input type="checkbox"/> | PM-16091690 e | FIRE SUPPRESSION HOOD SYSTEM FOR BP #16050626 e | FIRE SUPPRESSION HOOD SYSTEM... | Fir Suppr ssion P rmit e | 0 | | 1823 e | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | BL-1502140 | MEDICAL OFFICE | DYNAMIC CHIROPRACTIC INC e | M dical Offic Busin ss Tax R c ipt e | 604.39 e | | 1819 | E | COMMERCIAL | BLVD | | Op n |
| <input type="checkbox"/> | BL-1501970 | BANKS: SAVINGS AND LOAN ASSOCe | BANKUNITED | G n ral Busin ss Tax R c ipt | 0 | | 1815 e | E e | C@MMERCIAL e | BLVD | | Op n |
| <input type="checkbox"/> | VIO-CE16071408_d | FLAG SIGN WAS OBSERVED IN THE SWALE OF THE AT&T e | ZORTAM LLC | Violation-CODE H aring | 0 | | 1817 | E | COMMERCIAL | BLVD | | Clos |
| <input type="checkbox"/> | CE16071408 | FLAG SIGN WAS OBSERVED IN THE SWALE OF THE AT&... | ZORTAM LLC | Cod Cas | | | 1817 e | E | COMMERCIAL | BLVD e | | Clos |
| <input type="checkbox"/> | VIO-CE16070773_1 e | | ZORTAM LLC | Violation-CODE H aring e | 0 | | 1815 | E | COMMERCIAL | BLVD | OLD | Clos |
| <input type="checkbox"/> | CE16070773 | L/S PROPLOGIX - 0 OPEN CASES FOUND | ZORTAM LLC | Cod Cas | | | 1815 | E | COMMERCIAL | BLVD | OLD | Clos e |
| <input type="checkbox"/> | PM-16061257 e | INSTALL BURGLAR ALARM AND CAMERA SYSTEM ~ ~BP TO ... | INSTALL BURGLAR ALARM AND CA... | El ctrical Burglar Alarm e | 0 | | 1815 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | BL-1501281 | | AT&T AUTHORIZED RETAILER | R tail - Whol sal Busin ss Tax R c ipt | 0 | | 1817 | E | COMMERCIAL | BLVD | 200 | Clos e |
| <input type="checkbox"/> | PM-16050984 | LOW VOLTAGE BP15081808 ~ ... | LOW VOLTAGE ... | El ctrical Low Voltag P rmit | 0 e | | 1815 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-16050626 | NEW BUILD OUT FOR PIEOLOGY PIZZERIA ~ ~ ~ ~ ~A... | NEW BUILD OUT FOR PIEOLOGY P... | Chang of Us | | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-16050627 | # 108: ELEC FOR INT IMPROVEMENTS FOR PIEOLOGY ~PI... | # 108: ELEC FOR INT IMPROVEM... | El ctrical Commercial P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-16050629 | # 108 PLUMB FOR INT IMPROVEMENTS FOR PIEOLOGY ~PI... | # 108 PLUMB FOR INT IMPROVEM... e | Plumbing Commercial P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-16050631 | # 108 COMMERCIAL KITCHEN HOOD INT IMPROVEMENTS ~... e | # 108 COMMERCIAL KITCHEN HO... | M chanical Commercial P rmit | 0 | | 1823 | E | COMMERCIAL | BLVD | | Comp |
| <input type="checkbox"/> | PM-16050633 | # 108: FIRE SPRINKLER FOR INT IMPROVEMENTS FOR ~... | # 108: FIRE SPRINKLER FOR I... | Sprinkl r Syst m Abov ground | 0 | | 1823 | E | COMMERCIAL | BLVD | | Void |
| <input type="checkbox"/> | BL-1501188 | | GLOBAL SOLUTIONS | R tail - Whol sal Busin ss Tax R c ipt e | 0 | | 1817 | E | COMMERCIAL | BLVD | | Clos |
| <input type="checkbox"/> | PM-16032060 e | INSTALL 3 WALL SIGNS , 1 FACE CHANGE AND 2 ~DIREC... e | INSTALL 3 WALL SIGNS , 1 FAC... e | Sign P rmit e | 0 e | | 1815 e | E e | C@MMERCIAL e | BLVD e | | Comp |
| <input type="checkbox"/> | PM-16032061 e | HOOK UP SIGNS BP16032060 | HOOK UP SIGNS BP16032060 | Sign P rmit | 0 e | | 1815 e | E e | COMMERCIAL e | BLVD e | | Comp |

Record

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| <input type="checkbox"/> | Record_Permit_or_Acco nt # | Record Descr pt on | Appl cat on Name | Record Type | Balance | Planner Name | _treet # | D r | _treet Name e | Type | Un t # (start) | _tat_s |
|--------------------------|--|--|-----------------------------------|--|-------------------------|------------------------------|--------------------------|---------------------|-------------------------------|----------------------|--------------------------------|------------------------|
| <input type="checkbox"/> | PM-16030957 | ELEC HOOK-UP FOR MONUMENT TENANT PANELS BP ~#1603... | ELEC HOOK-UP FOR MONUMENT TE... | Sign P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-16030953 | 1815-1823,INSTALL ILLUM TENANT NAMES ON EXISTING ... | 1815-1823,INSTALL ILLUM TENA... | Sign P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-16030950 | ELEC HOOK-UP FOR WALL SIGN (BP #16030949) | ELEC HOOK-UP FOR WALL SIGN (... | Sign P rmit e | 0 | | 1819 | E e | C@MMERCIAL e | BLVD e | | Compl t e |
| <input type="checkbox"/> | PM-16030949 | INSTALL ILLUM WALL SIGN: DYNAMIC CHIROPRACTIC ~ ~... e | INSTALL ILLUM WALL SIGN: DYN... | Sign P rmit | 0 | | 1819 e | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-16030948 e | ELEC HOOK-UP FOR WALL SIGN (BP #16030947) | ELEC HOOK-UP FOR WALL SIGN (... e | Sign P rmit | 0 e | | 1817 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-16030947 | INSTALL ILLUM WALL SIGN: AT&T AUTHORIZED RETA... | INSTALL ILLUM WALL SIGN: AT&... | Sign P rmit | 0 | | 1817 e | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-16020564 | GENERAL LANDSCAPING FOR COMM BUILDING BP 14122067 e | GENERAL LANDSCAPING FOR COMM... | Landschap Installation P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-16020002 e | TEMP POWER ~ ~WALK THRU | TEMP POWER | Ei ctrical T mporary Pol | | | 1815 | E | COMMERCIAL | BLVD e | | Compl t |
| <input type="checkbox"/> | CE16011692 e | E/S PROFESSIONAL LIENS O OPEN CASES e | ZORTAM LLC | Cod Cas e | | | 1815 | E | COMMERCIAL | BLVD OLD | | Clos d |
| <input type="checkbox"/> | VIO-CE16011692_1 e | | ZORTAM LLC | Violation-CODE H aring e | 0 e | | 1815 e | E e | C@MMERCIAL e | BLVD OLD e | | Clos d |
| <input type="checkbox"/> | PM-15120111 | BP 15120110 ELECTRIC FOR SIGNe | BP 15120110 ELECTRIC FOR SIGN | Sign P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-15120110 | MONUMENT SIGN | MONUMENT SIGN | Sign P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl te |
| <input type="checkbox"/> | PM-15102994 | INSTALL METAL CANOPY ~ ~D-RECHECK TO B 12/17/15 | INSTALL METAL CANOPY | Awning-Canopy P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-15100199 | INSTAL 196-LINEAR FT PRECAST PRIVACY WALL, ~ ~ ~ ... e | INSTAL 196-LINEAR FT PRECAST... e | F nc P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-15090867 e | SEWER LATERAL IN R-O-W, 170 LINEAR FT | SEWER LATERAL IN R-O-W, 170 ... | ROW S w r P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD e | | Compl t |
| <input type="checkbox"/> | PL-PRW15013 | PRESUB - DISCUSSION ITEM FOR A REVOCABLE LICE... | 1815 PLAZA | DRC- Pr -D v lopm nt e | 0 | | 1815 | E | COMMERCIAL | BLVD OLD | | Clos d |
| <input type="checkbox"/> | PL-R14016D3 e | ARAMSPII - e | 1815 PLAZA e | AR- Administrativ R vi w | 0 e | | 1815 e | E e | C@MMERCIAL e | BLVD OLD e | | Clos d |
| <input type="checkbox"/> | PM-15081835 | PLMB SUB FOR INT BUILDOUT - BP 15081808 | PLMB SUB FOR INT BUILDOUT - ... | Plumbing Commercial P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-15081834 | MECH SUB FOR INT BUILDOUT - BP 15081808 ~ ~td to... e | MECH SUB FOR INT BUILDOUT - ... e | M chanical Commercial P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl te |
| <input type="checkbox"/> | PM-15081833 | ELEC SUB FOR INT BUILDOUT - BP 15081808 | ELEC SUB FOR INT BUILDOUT - ... | Ei ctrical Comm rcial P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-15081808 e | INTERIOR BUILDOUT FOR NEW BANKUNITED LOCATION ~IN... | INTERIOR BUILDOUT FOR NEW BA... | Comm rcial Alt ration P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl te |
| <input type="checkbox"/> | PM-15061976 | (5) 1' DOMESTIC WATER METER & (1) 1' IRRIGATI... | (5) 1' DOMESTIC WATER METER ... e | Plumbing M tr Install P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-15061729 | TEMP POLE TO BP 14122067 | TEMP POLE TO BP 14122067 | Ei ctrical Comm rcial P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl te |
| <input type="checkbox"/> | PL-R14016D2 e | ARAMSPII - AMEND LANDSCAPE PLAN TO PLACE THE PR... e | 1815 PLAZA | AR- Administrativ R vi w | 0 | | 1815 | E | COMMERCIAL | BLVD OLD e | | Clos d |
| <input type="checkbox"/> | PM-15050604 | STOREFRONTS & STOREFRONT DOORS FOR BP 1412206... e | STOREFRONTS & STOREFRONT DOO... | Window and Door P rmit | 0 | | 1815 e | E e | C@MMERCIAL e | BLVD | | Compl t |
| <input type="checkbox"/> | PM-15041924 e | INSTALL ONE 24 INCH DISPOSAL WELL FOR NEW SINGLE ... | INSTALL ONE 24 INCH DISPOSAL... | Plumbing Comm rcial P rmit e | 0 e | | 1815 | E | COMMERCIAL | BLVD e | | Compl t |
| <input type="checkbox"/> | VIO-CE15040909_1 | | ZORTAM LLC | Violation-CODE H aring | 0 | | 1815 | E | COMMERCIAL | BLVD OLD | | Clos d |
| <input type="checkbox"/> | CE15040909 | AT DEMO SITE ONE OF THE LIGHTS VERY BRIGHT THAT, ... | ZORTAM LLC | Cod Cas | | | 1815 | E | COMMERCIAL | BLVD OLD | | Clos d |
| <input type="checkbox"/> | VIO-CE15031654_1 e | | ZORTAM LLC | Violation-CODE H aring | 0 | | 1815 | E | COMMERCIAL | BLVD OLD | | Clos d |
| <input type="checkbox"/> | CE15031654 e | DEMO SITE BEING PROPERLY MANAGED. e | ZORTAM LLC e | Cod Cas e | | | 1815 | E | COMMERCIAL | BLVD OLD | | Clos d |
| <input type="checkbox"/> | PM-15032007 | ENGINEERING MITIGATION BP14122067 | ENGINEERING MITIGATION BP14... e | Sit Pr p and Erosion Control P rmit | 0 e | | 1815 | E | COMMERCIAL | BLVD | | Compl t e |
| <input type="checkbox"/> | PL-R14016D1 | ARAMSPII - CHANGES TO ELEVATIONS AND DUMPSTER E... e | 1815 PLAZA | AR- Administrativ R vi w | 0 | | 1815 e | E e | C@MMERCIAL e | BLVD OLD e | | Clos d |
| <input type="checkbox"/> | PM-15022527 | CONSTRUCTION MITIGATION BP15020861 | CONSTRUCTION MITIGATION BP... | Sit Pr p and Erosion Control P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD OLD | | Compl t |
| <input type="checkbox"/> | PM-15020923 | SEWER CAP FOR COMPLETE DEMO | SEWER CAP FOR COMPLETE DEMO | Plumbing S w r Cap P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD OLD | | Compl t |
| <input type="checkbox"/> | PM-15020861 | TOTAL DEMO OF 18,721 SQ FT COMM BLDG ~ ~ ~R-RECHE... e | TOTAL DEMO OF 18,721 SQ FT C... e | Comm rcial D molition P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD OLD | | Compl t |
| <input type="checkbox"/> | VIO-CE14121825_1 e | | CJB REAL ESTATE MANAGEMENT LP | Violation-CODE H aring | 0 | | 1815 | E | COMMERCIAL | BLVD OLD | | Clos d |
| <input type="checkbox"/> | CE14121825 e | L/S FLORIDA PROPERTY SEARCH 0-OPEN CASES e | CJB REAL ESTATE MANAGEMENT LP | Cod Cas e | | | 1815 | E | COMMERCIAL | BLVD OLD | | Clos d e |
| <input type="checkbox"/> | PM-14122102 | ONSITE DRAINAGE BP 14122067 | ONSITE DRAINAGE BP 14122067 | Plumbing Comm rcial P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-14122101 | REMOVE 15" BLACK OLIVE AT 51%, 26" BLACK OLIVE @ ... e | REMOVE 15" BLACK OLIVE AT 51... e | Landschap Tr R moval-R location P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-14122100 | FENCE SCREEN BP 14122067 | FENCE SCREEN BP 14122067 | Acc ssory Structur P rmit | 0 e | | 1815 e | E e | COMMERCIAL e | BLVD e | | Compl t e |

Record

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| <input type="checkbox"/> | Record_Permit_or_Account # | Record Description | Application Name | Record Type | Balance e | Planner Name | _treet # | D r e | _treet Name | Type | U e |
|--------------------------|--|--|------------------------------------|--|---------------------------|------------------------------|--------------------------|-----------------------|-----------------------------|----------------------|---------------------|
| <input type="checkbox"/> | PM-14122099 | NEW FLAT ROOF FOR NEW SFR BP 14122067 ~RECHECK B ... e | NEW FLAT ROOF FOR NEW SFR BP... e | R -Roof P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | |
| <input type="checkbox"/> | PM-14122097 | PAVING AND CURB 248 LF BP 14122067 | PAVING AND CURB 248 LF BP 14... | ROW Sid walk and Curb P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | |
| <input type="checkbox"/> | PM-14122095 | IRRIGATION SYSTEM AUTOMATIC USING CITY WATER BP ... | IRRIGATION SYSTEM AUTOMATIC ... | Plumbing Irrigation P rmit | 0 | | 1815 | E | COMMERCIAL e | BLVD | |
| <input type="checkbox"/> | PM-14122094 | PARKING LIGHTS BP 14122067 | PARKING LIGHTS BP 14122067 | El ctrical Commercial P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | |
| <input type="checkbox"/> | PM-14122093 | PLUMBING BP 14122067 | PLUMBING BP 14122067 | Plumbing Commercial P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | |
| <input type="checkbox"/> | PM-14122092 | MECHANICAL BVP 14122067 | MECHANICAL BVP 14122067 | M chanical HVAC N w Install P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD | |
| <input type="checkbox"/> | PM-14122091 | FIRE SPRINKLERS BP 14122067 ~ ~Not n d, p rmit a... | FIRE SPRINKLERS BP 14122067 | Sprinkl r Syst m Abov ground | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-14122090 | ELECTRIC FOR NEW SINGLE STORY RETAIL BP 14122067 | ELECTRIC FOR NEW SINGLE STOR... e | El ctrical Comm rcial P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | |
| <input type="checkbox"/> | PM-14122067 e | NEW SINGLE STORY RETAIL BUILDING (SHELL ONLY) ~ ~... e | NEW SINGLE STORY RETAIL BUIL... | Comm rcial N w Construction P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD | |
| <input type="checkbox"/> | CE14110652 | OPERATING A BUSINESS WITHOUT A LICENSE OR PERMITS | CJB REAL ESTATE MANAGEMENT LP | Cod Cas | | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | VIO-CE14110652_1 e | | CJB REAL ESTATE MANAGEMENT LP e | Violation-CODE H aring | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PL-R14016 | R1 - | 1815 PLAZA- 9,243 SF 1 STORY... | DRC- Sit Plan (L v I II, III, IV) | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-14030750 | BACKFLOW RECERTIFICATIONe | BACKFLOW RECERTIFICATION | Plumbing Backflow Installation P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD | |
| <input type="checkbox"/> | PL-33COC13 | ZCOC - | EAST WEST MEDICAL | Z- Zoning V rification L tt r | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PL-110ZL12 | ZVL - | ZONING VERIFICATION LETTER-H... e | Z- Zoning V rification L tt r | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PL-211COC12 e | ZCOC - SPACE 105 AND 106 e | HOLISTIX | Z- Zoning V rification L tt r | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-12011274 | ATF # 101 REPLACE 4 TON AC 10 KW HEAT e | ATF # 101 REPLACE 4 TON AC ... | M chanical HVAC Chang out P rmit | 0 e | | 1815 e | E e | C@MMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-12011273 e | # 202 REPLACE 4 TON AC 10 KW HEAT | # 202 REPLACE 4 TON AC 10 K... | M chanical HVAC Chang out P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PL-336COC11 | ZCOC - | BRIGHTSTAR OF FORT LAUDERDALE e | Z- Zoning V rification L tt r | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PL-261COC11 e | ZCOC - | EAST WEST MEDICAL | Z- Zoning V rification L tt r | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | BL-1502139 | CHIROPRACTOR | OGORMAN,KIMBERLY ANN | Prof ssional Busin ss Tax R c ipt (Stat ,County,F d ral,R gist r d, tc.) | 604.39 e | | 1819 | E | COMMERCIAL | BLVD | |
| <input type="checkbox"/> | BL-1002211 | | XIAOQIN,LI | Prof ssional Busin ss Tax R c ipt (Stat ,County,F d ral,R gist r d, tc.) | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-10091448 | RECERTIFY BACKFLOW RP 2 INCH | RECERTIFY BACKFLOW RP 2 INCH | Plumbing Backflow Installation P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-09052089 | INSTALL ALARM SYSTEM 1 PANEL 3 DEVICES e | INSTALL ALARM SYSTEM 1 PANEL... e | El ctrical Burglar Alarm | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PL-5-M-08 | M - CVS 3410 ... | VACATE EASEMENT | DRC- Vacation of Eas ment | 664 | | 1815 e | E e | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PL-3-M-08 | M - CVS 30410 ... | EASEMENT VACATION | DRC- Vacation of Eas ment | 664 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PL-1-ZR-08 | FLEX - CVS #0410 ... | SPR W/FLEX | DRC- Sit Plan (L v I II, III, IV) | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-06091007 | BACKFLOW RECERTIFICATION 1 | BACKFLOW RECERTIFICATION 1 | Plumbing Backflow Installation P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-06072273 | INSTALL BURGLAR SYSTM 1 PANEL & 3 DEVICES e | INSTALL BURGLAR SYSTM 1 PANE... | El ctrical Burglar Alarm | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-06021626 | REROOF SHINGLE ROOF 12213SQ FT | REROOF SHINGLE ROOF 12213SQ FT e | R -Roof P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-05090853 e | RECERTIFY 2" RP BACKFLOW | RECERTIFY 2" RP BACKFLOW | Plumbing Backflow Installation P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-04042409 | RECERTIFY 2" RP BACKFLOW | RECERTIFY 2" RP BACKFLOW | Plumbing Backflow Installation P rmit e | 0 e | | 1815 e | E e | C@MMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-03070613 e | ELECTRIC TO RENOVATION 03051168 SUITE-105 e | ELECTRIC TO RENOVATION 03051... | El ctrical Comm rcial P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-03051168 | 1ST FL TENANT ALT REHAB CTR | 1ST FL TENANT ALT REHAB CTR | Commercial Alt ration P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-03041840 e | NEW CONCRETE SIDEWALK -HANDICAP ACCESSIBILITY e | NEW CONCRETE SIDEWALK -HANDI... | Comm rcial Paving P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-02091536 | INSTALL ALARM 1 PANEL 3 DEVICES | INSTALL ALARM 1 PANEL 3 DEVICES | El ctrical Burglar Alarm | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-01110869 | INSTALL (1) 70CFM EXHAUST FAN | INSTALL (1) 70CFM EXHAUST FAN | M chanical Comm rcial P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-01050797 | INSTALL ACCESSIBLE CONCRETE CURB RAMPS & RESTR... e | INSTALL ACCESSIBLE CONCRETE C... e | Comm rcial Paving P rmit | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | PM-01050091 | #103 REPLACE W/ 5 TON TRANE, 10.0 SEER | #103 REPLACE W/ 5 TON TRANE,... | M chanical HVAC Chang out P rmit e | 0 | | 1815 | E | COMMERCIAL | BLVD O | |
| <input type="checkbox"/> | CE98070259 | ch ck all 10 busin ss | BOSCO,C & JANE | Cod Cas | | | 1815 e | E e | COMMERCIAL e | BLVD O | |

Record

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| <input type="checkbox"/> | <u>Record, Permit, or Account #</u> | <u>Record Description</u> | <u>Applicant Name</u> | <u>Record Type</u> | <u>Balance</u> | <u>Planner Name</u> | <u>Treet #</u> | <u>Dir</u> | <u>Treet Name</u> | <u>Type</u> | <u>Unit # (start)</u> | <u>Status</u> |
|--------------------------|-------------------------------------|---------------------------|-----------------------|--------------------------|----------------|---------------------|----------------|------------|-------------------|-------------|-----------------------|---------------|
| <input type="checkbox"/> | VIO-CE98070259_1 | check all 10 busin ss | BOSCO,C & JANE | Violation-CODE H aring | 0 | | 1815 | E | COMMERCIAL | BLVD | OLD | Closed |
| <input type="checkbox"/> | CE98061534 | COLLECTED CHEQUE | BOSCO,C & JANE | Cod Cas | | | 1815 | E | COMMERCIAL | BLVD | OLD | Closed |
| <input type="checkbox"/> | CE98061535 | NEW-COLLECTED CHEQUE e | BOSCO,C & JANE e | Cod Cas | | | 1815 | E | COMMERCIAL | BLVD | OLD | Closed |
| <input type="checkbox"/> | CE98061536e | 10 CURRENT LICENSES e | BOSCO,C & JANE | Cod Cas e | | | 1815 | E | COMMERCIAL | BLVD | OLD | Closed e |
| <input type="checkbox"/> | VIO-CE98061534_1 | COLLECTED CHEQUE | BOSCO,C & JANE | Violation-CODE H aring | 0 | | 1815 | E | COMMERCIAL | BLVD | OLD | Closed |
| <input type="checkbox"/> | VIO-CE98061535_1 | NEW-COLLECTED CHEQUE | BOSCO,C & JANE | Violation-CODE H aring | 0 | | 1815 | E | COMMERCIAL | BLVD | OLD | Closed |
| <input type="checkbox"/> | VIO-CE98061536_1 | 10 CURRENT LICENSES | BOSCO,C & JANE | Violation-CODE H aring e | 0 | | 1815 | E | COMMERCIAL | BLVD | OLD | Closed |
| <input type="checkbox"/> | CE98040382 | checking marqu | OSCO,C & JANE | Cod Cas | | | 1815 | E | COMMERCIAL | BLVD | OLD | Closed e |
| <input type="checkbox"/> | VIO-CE98040382_1 e | checking marqu e | OSCO,C & JANE e | Violation-CODE H aring | 0 e | | 1815 e | E e | COMMERCIAL e | BLVD | OLD e | Closed |

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required 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(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

| | |
|-----------------------------------|--|
| Case Number | |
| Date of complete submittal | |

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

| | |
|-----------------------------------|---|
| Property Owner's Name | |
| Property Owner's Signature | If a signed agent letter is provided, no signature is required on the application by the owner. |
| Address, City, State, Zip | |
| E-mail Address | |
| Phone Number | |
| Proof of Ownership | <input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record |

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

| | |
|---|--------------------------|
| Applicant / Agent's Name | |
| Applicant / Agent's Signature | <i>Danica Blazanovic</i> |
| Address, City, State, Zip | |
| E-mail Address | |
| Phone Number | |
| Agent Authorization Form Submitted | |

| | | | | |
|---|--|-----|-------------|--|
| Permit/code case related to variance(s) | 2COP Beer & Wine License -PICKITUP LLC DBA PICKITAUP | | | |
| Existing / New | <u>Existing:</u> | XXX | <u>New:</u> | |
| Project Address | <u>Address:</u> | | | |
| Legal Description | | | | |
| Tax ID Folio Numbers <i>(For all parcels in development)</i> | | | | |
| Variance/Special Exception Request <i>(Provide a brief description of your request)</i> | | | | |
| Applicable ULDR Sections <i>(Include all code sections)</i> | | | | |

| | |
|-------------------------------------|--|
| Current Land Use Designation | |
| Current Zoning Designation | |
| Current Use of Property | |
| Site Adjacent to Waterway | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

The unique circumstances, such as our proximity to a church, limit the reasonable use of our property. We believe that allowing us to serve beer and wine will help us provide a more comprehensive dining experience, aligning with the needs of our community and supporting local business growth.

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

The circumstances leading to the special conditions on our property, including its proximity to a church, are not unique within our zoning district, as other restaurants with specialized food service offerings already serve alcohol in similar close proximity to churches

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

The strict adherence to the ULDR provisions would unjustly strip the applicant of a significant property right enjoyed by other property owners in the same zoning district, with the emphasis on preserving reasonable property use rather than maximizing profitability.

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

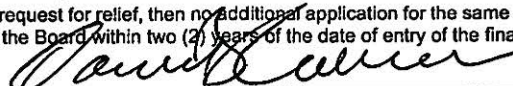
We kindly note that previous property owners were granted the privilege to serve beer and wine.

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.

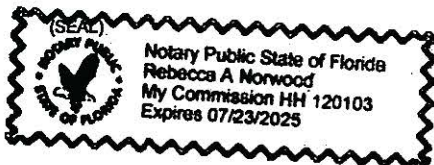
The requested variance represents the minimum necessary to enable a reasonable use of the property, aligning harmoniously with the overall purposes and intent of the ULDR, and ensuring that the varied use will remain compatible with adjoining properties and the surrounding neighborhood, while also upholding the welfare of the public.

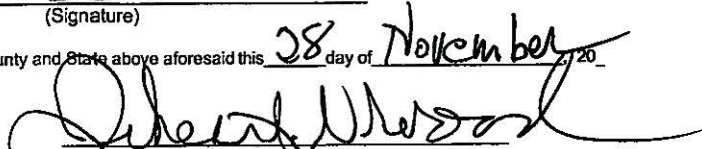
AFFIDAVIT: I, Danica Blazanovic the Owner/Agent of said property ATTEST that I am aware of the following:

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 28 day of November, 2020




NOTARY PUBLIC
MY COMMISSION EXPIRES:



| | | | |
|-------------------------------|--|----------------|-----------------|
| Site Address | 1815-1823 E COMMERCIAL BOULEVARD, FORT LAUDERDALE FL 33308 | ID # | 4942 13 04 0340 |
| Property Owner | BREWERS HILL DEVELOPMENT GROUP | Millage | 0312 |
| Mailing Address | 240 W 37 ST 11 FLR NEW YORK NY 1001 | Use | 11 03 |
| Abbr Legal Description | CORAL RIDGE ADD A 41 30 B LOT 10,11 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\(8\)](#).

* 2024 values are considered "working values" and are subject to change .

| Property Assessment Values | | | | | |
|----------------------------|-------------|------------------------|---------------------|----------------------|-------------|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2024 | \$1,394,200 | \$4,127,740 | \$46,940 | \$46,940 | |
| 2023 | \$1,394,200 | \$4,127,740 | \$46,940 | \$46,940 | \$109,042.3 |
| 2022 | \$36,200 | \$3,362,230 | \$4,201,700 | \$4,201,700 | \$2,223.90 |

| 2024 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$46,940 | \$46,940 | \$46,940 | \$46,940 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$46,940 | \$46,940 | \$46,940 | \$46,940 |
| 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 | \$46,940 | \$46,940 | \$46,940 | \$46,940 |

| Sales History | | | | Land Calculations | | |
|---------------|-------|-------------|------------------|-------------------------------------|--------|------|
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 1/23/2022 | WD* E | \$7,700,000 | 118183143 | \$0.00 | 27.4 | SF |
| 7/26/2016 | SW* D | \$300,000 | 113841999 | | | |
| 1/6/201 | SW* E | \$2,400,000 | 112737654 | | | |
| 10/23/199 | QCD | \$100 | 28989 / 1825 | | | |
| | | | | Adj. Bldg. S.F. (Card, Sketch) 9773 | | |
| | | | | Eff./Act. Year Built: 2017/2016 | | |

* Denotes Interparcel Sale (See Deed)

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | F2 | | |
| C | | | | | | | | |
| 9773 | | | | | | 27.4 | | |



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, Joshua Wood / Brewers Hill Development Group LP ("Owner") as the current title owner of the real property located at 1815-1823 E. Commercial Blvd., Fort Lauderdale, FL 33308 ("Property"), do hereby authorize

Danica Blazanovic ("Authorized Agent") to act as my agent regarding the submittal

of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and here by RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation/ Company, please submit proof from Sunbiz.**

WITNESSES:

[Signature]
Witness Signature

Ludwika Calderon
Print Name and Date

[Signature]
Witness Signature

Jose Bustamante
Print Name and Date

[Signature]
[Owner's Signature]

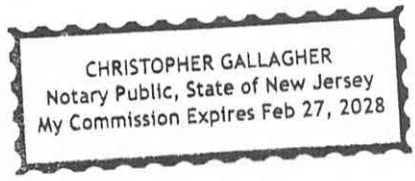
Joshua Wood
[Print Owner's Name]

11/16/23
[Date]

STATE OF NEW JERSEY
COUNTY OF BERGEN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of NOVEMBER, 2023, by JOSHUA WOOD, an individual.

[SEAL]



[Signature]
(Signature of Notary Public- State of Florida)

CHRISTOPHER GALLAGHER
(Print, Type, or Stamp Commissioned Name of Notary Public)





TitleVest Agency, LLC

110 E. 42nd Street, 10th Floor • New York, NY 10017

Office Phone:(212)757-5800 Office Fax:(212)757-0466

Settlement Statement

| | | | |
|--------------------------|---|-----------------------------------|----------------------|
| Property Address: | 1815 East Commercial Boulevard, Fort Lauderdale, FL 33308 | File No: | TFL855696 |
| | | Officer: | Brandon Snively/BS |
| | | Estimated Settlement Date: | 05/27/2022 |
| | | Disbursement Date: | |
| | | Print Date: | 05/24/2022, 10:55 AM |

| | |
|-----------------|---|
| Buyer: | BREWERS HILL DEVELOPMENT GROUP L.P. |
| Address: | 240 West 37th St, 11th Floor, Attn: Josh Wood/Alex Friedman, New York, NY 10018 |
| Seller: | ZORTAM, LLC |
| Address: | 1000 S. Ocean Blvd., Attn: Zoran Zelenikovski, Boca Raton, FL 33432 |

| Buyer Charge | Buyer Credit | Charge Description | Seller Charge | Seller Credit |
|--------------|--------------|--|---------------|---------------|
| | | Consideration: | | |
| 7,575,000.00 | | Total Consideration | | 7,575,000.00 |
| | | Deposits in Escrow: | | |
| | 250,000.00 | Receipt No. 130557837 on 04/29/2022 by BREWERS HILL DEVELOPMENT GROUP L.P. | | |
| | | Adjustments: | | |
| | 9,446.03 | Security Deposit - Bowlicouse | 9,446.03 | |
| | 10,822.66 | Security Deposit - USA Wireless | 10,822.66 | |
| | 13,030.00 | Security Deposit - Dynamic | 13,030.00 | |
| | 6,259,257.67 | 1031 Funds for Closing | | |
| | | Commission: | | |
| | | Real Estate Commission TBD to Coldwell Banker | 135,000.00 | |
| | | Attorney: | | |
| 9,500.00 | | Attorney Fee to Chase Law, P.A. | | |
| | | Attorney Fee to Tim A. Shane, P.A. | 7,500.00 | |
| | | Title/Escrow Charges to: | | |
| 50.00 | | Recording Service Fee - Title to TitleVest Agency, LLC | | |
| 450.00 | | Search and Exam to TitleVest Agency, LLC | | |
| 750.00 | | Settlement/Disbursement Fee to TitleVest Agency, LLC | 750.00 | |
| 10,434.38 | | ALTA Owner's Policy to TitleVest Agency, LLC | 10,434.37 | |
| 69.50 | | Record Deed to Broward County Board of County Commissioners | | |
| | | State Transfer Tax to Board of County Commissioners | 53,025.00 | |
| | 1,053,697.52 | Cash (X From) (To) Buyer | | |
| | | Cash (X To) (From) Seller | 7,334,991.94 | |
| 7,596,253.88 | 7,596,253.88 | Totals | 7,575,000.00 | 7,575,000.00 |

Our wire instructions do not change. Our banking institution is First American Trust. If you receive an email or other communication that appears to be from us or another party involved in your transaction instructing you to wire funds to a bank other than First American Trust, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

Continued From Page 1

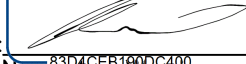
Settlement Statement


Settlement Date:
Print Date: 05/24/2022

File No: TFL855696
Officer: Brandon Snively/BS

BUYER(S):

BREWERS HILL DEVELOPMENT GROUP
L.P.

DocuSigned by:

By: _____
Name: Josh Wood
Title: Managing Partner

DocuSigned by:

By: _____
Name: Alex Friedman
Title: Authorized Signor

SELLER(S):

ZORTAM, LLC, a Florida limited liability
company

By:  _____
Name: Zoran Zelenikovski
Title: Manager

Initials:  



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



1815 -1823 East Commercial Blvd



1815-1823 East Commercial Blvd 300 ft Records

| 1 | FOLIO_NUMB | NAME_LINE_ | NAME_LINE1 | ADDRESS_LI | CITY | STATE | ZIP | ADDRESS_1 |
|----|--------------|--------------------------------|----------------------------------|------------------------------|------------------|-------|-------|--------------------------|
| 2 | 494211060027 | FLANIGANS ENTERPRISES INC | | 5059 NE 18 AVE | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 3 | 494211060020 | 69TH STREET PROPERTIES LP | | 136 COULTER AVE | ARDMORE | PA | 19003 | ARDMORE PA19003 |
| 4 | 494213040620 | WHITE,LORRIE K | | 6330 DANIA ST | JUPITER | FL | 33458 | JUPITER FL33458 |
| 5 | 494213040390 | MARINO JDR LLC | | 4821 NE 26 AVENUE | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 6 | 494213040300 | WINDER,TYLER | | 700 PINE DR APT 308 | POMPANO BEACH | FL | 33060 | POMPANO BEACH FL33060 |
| 7 | 494213040660 | ALF FORT LAUDERDALE LLC | | 5121 NE 19 AVE | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 8 | 494213040630 | ALF FORT LAUDERDALE LLC | | 5121 NE 19 AVE | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 9 | 494211060023 | FLANIGANS ENTERPRISES INC | | 5059 NE 18 AVE | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 10 | 494213040380 | TRASK,AUBREY WILLIAM | | 824 BRANDYWINE DR | HERMITAGE | PA | 16148 | HERMITAGE PA16148 |
| 11 | 494213040310 | PALM LAKES I ASSOCIATES LLC | | PO BOX 16030 | PLANTATION | FL | 33318 | PLANTATION FL33318 |
| 12 | 494213BG0030 | LOMBERG,LESLEY | | 1831 NE 51 ST #W3 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 13 | 494213040370 | SEDAGHATPOUR,IREN | BAHARESTANI,MICHAEL | 12 BOND ST | GREAT NECK PLAZA | NY | 11021 | GREAT NECK PLAZA NY11021 |
| 14 | 494213040320 | INGLIS,LAURA I | | 2409 NE 8 AVE | WILTON MANORS | FL | 33305 | WILTON MANORS FL33305 |
| 15 | 494211060025 | CITY OF FORT LAUDERDALE | | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | FORT LAUDERDALE FL33301 |
| 16 | 494213040330 | BREWERS HILL DEVELOPMENT | GROUP LP | 240 W 37 ST 11 FLR | NEW YORK | NY | 10018 | NEW YORK NY10018 |
| 17 | 494213050190 | BARILE PROPERTIES INC | | 4640 RUE THIBAUT | *ST-HUBERT QC | CA | J3Y 0 | *ST-HUBERT QC CAJ3Y 0 |
| 18 | 494213040990 | SHEPHERD OF THE COAST LUTHERAN | CHURCH,INC | 1901 E COMMERCIAL BLVD | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 19 | 494213040980 | SHEPHERD OF THE COAST | LUTHERAN CHURCH INC | 1901 E COMMERCIAL BLVD | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 20 | 494213040340 | BREWERS HILL DEVELOPMENT | GROUP LP | 240 W 37 ST 11 FLR | NEW YORK | NY | 10018 | NEW YORK NY10018 |
| 21 | 494213020050 | PUBLIC LAND | % CITY OF FORT LAUDERDALE | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | FORT LAUDERDALE FL33301 |
| 22 | 494213020010 | TECH FALL 1880 LLC | | 2428 E COMMERCIAL BLVD | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 23 | 494213020030 | MUNIM,AMJAD | | 1820 E COMMERCIAL BLVD | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 24 | 494213020040 | 1800 COMMERCIAL LLC | | 2460 E COMMERCIAL BLVD #202 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 25 | 494211073000 | COMMERCIAL BLVD FINANCIAL LLC | %SYNOVUS BANK ATTN: JEN HINES | PO BOX 120 | COLUMBUS | GA | 31902 | COLUMBUS GA31902 |
| 26 | 494211072990 | DPT DEVELOPMENT LLC | | 7580 NW 5 ST | PLANTATION | FL | 33317 | PLANTATION FL33317 |
| 27 | 494211072970 | 1750 BUILDING LLC | | 3111 NE 22 ST | FORT LAUDERDALE | FL | 33305 | FORT LAUDERDALE FL33305 |
| 28 | 494213010670 | VBPS LLC | | 514 SE 11 CT | FORT LAUDERDALE | FL | 33316 | FORT LAUDERDALE FL33316 |
| 29 | 494213010680 | BARILE PROPERTIES INC | | 4640 RUE THIBAUT | *ST HUBERT QC | CA | J3Y 0 | *ST HUBERT QC CAJ3Y 0 |
| 30 | 494213010790 | MANTILLA,ELEONORA | | 5300 NW 64 TER | LAUDERHILL | FL | 33319 | LAUDERHILL FL33319 |
| 31 | 494213010800 | VIDAS INC | | 4850 NE 18 AVE | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 32 | 494213010690 | MUNIM,AMJAD | | 4901 NE 18 TER | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 33 | 494213010780 | MUNIM,AMJAD | | 4901 NE 18 TER | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 34 | 494213010810 | GRONEMEIER,THOMAS G | | 4900 NE 18 AVE | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 35 | 494213BG0090 | DAMBROSIO,ALDO R & RUBY Y | | 1831 NE 51 ST #E3 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 36 | 494213BG0020 | VARGO,CYNTHIA L | CYNTHIA L VARGO REV TR | 1831 NE 51 ST #W2 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 37 | 494213BG0080 | ROETHER,KAYLA M H/E | ROETHER,SCOTT R & KIMBERLY | 1831 NE 51 ST #E2 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 38 | 494213BG0010 | STATES,H BARY | | 1831 NE 51 ST UNIT W-1 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 39 | 494213BG0040 | MEJIA,EDUVIGES | | 1831 NE 51 ST UNIT W4 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 40 | 494213BG0050 | DEPEDRO,MARIO CHARLES | | 1831 NE 51 ST #W5 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 41 | 494213BG0060 | GILLIAN,GARY | | 1831 NE 51 ST #W-6 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 42 | 494213BG0120 | FORREST,JULIA | | 1831 NE 51 ST #E6 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 43 | 494213BG0110 | RADTKE,NIKOLE JENENE | RADTKE,CAROL | 91 VICTORIA DR | ASTON | PA | 19014 | ASTON PA19014 |
| 44 | 494213BG0100 | LINAN,JESSICA H/E | RYLSAR LLC | 1831 NE 51 ST APT E4 | FORT LAUDERDALE | FL | 33308 | FORT LAUDERDALE FL33308 |
| 45 | 494213BG0070 | KASKEY,LARRY | | 10762 SANTA ROSA DR | BOCA RATON | FL | 33498 | BOCA RATON FL33498 |
| 46 | 494213012060 | PUBLIC LAND | % CITY OF FORT LAUDERDALE | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | FORT LAUDERDALE FL33301 |
| 47 | 494211075090 | PUBLIC LAND | % CITY OF FORT LAUDERDALE | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | FORT LAUDERDALE FL33301 |
| 48 | 494211NN0620 | MARY B ALECCA TR | ALECCA,RICHARD C & ALECCA,T TRST | 103 LAWRENCEVILLE ST | KINGSTON | NY | 12401 | KINGSTON NY12401 |
| 49 | 494211NN0630 | LOGLI,LILIANA | LOGLI,VITTORIA | 1705 NE 49 ST #209 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 50 | 494211NN0640 | FESHUK,PETER & | FESHUK,CLAIRE | 2301 W BRIGANTINE AVE | BRIGANTINE | NJ | 8203 | BRIGANTINE NJ08203 |
| 51 | 494211NN0040 | PECCIOI,ADRIANA A | RYSKOSKI,LISA | 1745 NE 49 ST #104 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 52 | 494211NN0050 | BIONDI,ANGELO L | BIONDI,ELISA M | 1815 SPRUCE ST | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK IL60035 |
| 53 | 494211NN0060 | RONCHETTO TR | | 5705 S OAK RD | WEST BEND | WI | 53095 | WEST BEND WI53095 |
| 54 | 494211NN0070 | VIERA,MARTIN R H/E | VIERA,JOSEPH & VIERA,PHILLIP A | 1745 NE 49 ST #107 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 55 | 494211NN0080 | HANNEMANN,JANINE | | RR 3 #15 MACPHERSON CRESCENT | *PUSLINCH ON | CA | NOB 2 | *PUSLINCH ON CANOB 2 |
| 56 | 494211NN0090 | GIUSEPPE & MARY CISITERNINO TR | | 1366 QUAKER LN | PROSPECT HEIGHTS | IL | 60070 | PROSPECT HEIGHTS IL60070 |
| 57 | 494211NN0010 | SCHAUFFERT,ALYCE J H/E | SCHAUFFERT,ANDREW C | 16 LONGVIEW DR | CLIFTON PARK | NY | 12065 | CLIFTON PARK NY12065 |
| 58 | 494211NN0020 | PALANDRI,ZELINDA | | 2438 WESTERN AVE | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK IL60035 |
| 59 | 494211NN0030 | DUCHANE FAM TR | | 1745 NE 49 ST #103 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 60 | 494211NN0120 | ORI,BRUNA | ORI,LILIA | 2528 GREEN BAY RD | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK IL60035 |
| 61 | 494211NN0100 | DIAMBRI,MARINO B & GINA | | 935 HALFDAY RD | ISLAND PARK | IL | 60035 | ISLAND PARK IL60035 |
| 62 | 494211NN0110 | NORDGAARD,JAMES & VIRGINIA | | 1745 NE 49 ST #111 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 63 | 494211NN0160 | GALLI,MAURO & | GALLI,PATRICIA | 161 TOULON DR | BUFFALO GROVE | IL | 60089 | BUFFALO GROVE IL60089 |
| 64 | 494211NN0170 | EUGENE D & CAROL E CROVETTI TR | | 1225 SHERWOOD RD | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK IL60035 |
| 65 | 494211NN0180 | CISTERNINO,MICHELE | CISTERNINO,NICOLE | 1745 NE 49 ST #207 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE FL33334 |
| 66 | 494211NN0190 | ERMANNAM AMIDE LIV TR | | 121 PRAIRIE AVE | HIGHWOOD | IL | 60040 | HIGHWOOD IL60040 |
| 67 | 494211NN0200 | P P AMIDEI REV TR | M AMIDEI REV TR | 1005 MCKINLEY RD | LAKE FOREST | IL | 60045 | LAKE FOREST IL60045 |
| 68 | 494211NN0210 | ANNA M CARANI REV TR | CARANI,ANNA M TRSTEE | 430 N CENTRAL AVE APT 1-D | HIGHWOOD | IL | 60040 | HIGHWOOD IL60040 |
| 69 | 494211NN0130 | MENONI,MICHAEL R | MENONI,STEVEN J | 632 ONWENTSIA AVE | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK IL60035 |

| | | | | | | | | | |
|-----|--------------|--------------------------------|----------------------------------|-----------------------|-------------------|----|-------|-------------------|---------|
| 70 | 494211NN0140 | ORI,ARTHUR S | ORI,HELEN A | 2775 PORT CLINTON | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK | IL60035 |
| 71 | 494211NN0150 | DOMENIC BRUGIONI TR | BRUGIONI,DOMENIC TRSTEE | 3179 DATO AVE | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK | IL60035 |
| 72 | 494211NN0220 | ORI,LEO | ORI,RICHARD J | 1745 NE 49 ST #211 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |
| 73 | 494211NN0250 | ROSE REYNOLDS LIV TR | REYNOLDS,ROSE TRSTEE | 29531 N HIGHWAY 12 | WAUCONDA | IL | 60084 | WAUCONDA | IL60084 |
| 74 | 494211NN0260 | PETERSEN,DAVID | PETERSEN,CYNTHIA Y | 3B GRAMERCY LN | MANCHESTER | NJ | 8759 | MANCHESTER | NJ08759 |
| 75 | 494211NN0270 | PETERSEN,STEVEN | PETERSEN,DENISE | 6313 E ROCHELLE ST | MESA | AZ | 85215 | MESA | AZ85215 |
| 76 | 494211NN0280 | GRECO FAM TR | % EUGENE & LENA GRECO | 2987 PRISCILLA AVE | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK | IL60035 |
| 77 | 494211NN0290 | JUNG,CAROL ANN & | JUNG,PETER H | 806 COUNTY ROAD 526 | BAYFIELD | CO | 81122 | BAYFIELD | CO81122 |
| 78 | 494211NN0300 | BIONDI,ROGER | BIONDI,JOANNE | 1450 MCDANIELS AVE | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK | IL60035 |
| 79 | 494211NN0221 | MAY,JULIE | MAY,WILLIAM | 5420 ORCHARD AVE | ROCKFORD | IL | 61108 | ROCKFORD | IL61108 |
| 80 | 494211NN0230 | HASTINGS,GERALD J | LUNARDI,LEE | 2297 CARILLON DR #102 | GRAYSLAKE | IL | 60030 | GRAYSLAKE | IL60030 |
| 81 | 494211NN0240 | LOACKER FAM TR | | 579 BARBERRY RD | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK | IL60035 |
| 82 | 494211NN0310 | FRANK & CONNIE PIEROTTI REV TR | PIEROTTI,CONNIE TRSTEE | 3328 MARRAST DR | CLARKSVILLE | TN | 37043 | CLARKSVILLE | TN37043 |
| 83 | 494211NN0350 | BELAJACK,DAWN | | 267 GRIMSBY ST | STATEN ISLAND | NY | 10306 | STATEN ISLAND | NY10306 |
| 84 | 494211NN0360 | YOKE,ELIZABETH G | | 11 WYOMING DR | JACKSON | NJ | 8527 | JACKSON | NJ08527 |
| 85 | 494211NN0370 | FRECSKA,MARISA | HAWATI,ELIZABETH | 970 IVY LN | DEERFIELD | IL | 60015 | DEERFIELD | IL60015 |
| 86 | 494211NN0380 | FAVELLI,THOMAS & GEORGIA | | 1523 PATRICIA ST | KEY WEST | FL | 33040 | KEY WEST | FL33040 |
| 87 | 494211NN0390 | YOKEL,GREGG | | 1725 NE 49 ST #207 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |
| 88 | 494211NN0400 | ROBERT & MARY JO BIONDI LIV TR | | 1608 N CHICAGO AVE | ARLINGTON HEIGHTS | IL | 60035 | ARLINGTON HEIGHTS | IL60035 |
| 89 | 494211NN0320 | ALFONO & LAURA ZANNI LIV TR | | 875 HALF DAY RD | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK | IL60035 |
| 90 | 494211NN0330 | NIZZI,MANSUETO & MILTA | | 2484 WESTERN AVE | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK | IL60035 |
| 91 | 494211NN0340 | UNDERKOFFLER,BARB | UNDERKOFFLER,DAVID | 1725 NE 49 ST #202 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |
| 92 | 494211NN0440 | GINETTA MASCONI TR | %WILLIAM MOSCONI | 1220 BENSON LN | GREEN OAKS | IL | 60048 | GREEN OAKS | IL60048 |
| 93 | 494211NN0450 | ECCLESTON,RICHARD | ECCLESTON,SHIRLEY | 11 BAY FIRST ST | ISLIP | NY | 11751 | ISLIP | NY11751 |
| 94 | 494211NN0460 | FINN,ROSE A | SCHAUFFERT,EDWARD A | 1705 NE 49 ST #103 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |
| 95 | 494211NN0470 | TOMMASI,GILDA GIOCONDO H/E | ESTRADA,PAOLA | 1705 NE 49 ST #104 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |
| 96 | 494211NN0480 | BRANDONISIO,JAMES | BRANDONISIO,LINA D | 840 EVERGREEN LN | PARK CITY | IL | 60085 | PARK CITY | IL60085 |
| 97 | 494211NN0490 | FRANCESCO CISTERNINO TR | GRACE M CISTERNINO TR ETAL | 349 WASHINGTON AVE | HIGHWOOD | IL | 60040 | HIGHWOOD | IL60040 |
| 98 | 494211NN0410 | ORIETTA BRUNINI TR | BRUNINI,ORIETTA,TRSTEE | 36 SQUIRE RD | HAWTHORN WOODS | IL | 60047 | HAWTHORN WOODS | IL60047 |
| 99 | 494211NN0420 | VIERA,PHILIP | | 1725 NE 49 ST APT 210 | OAKLAND PARK | FL | 33334 | OAKLAND PARK | FL33334 |
| 100 | 494211NN0430 | ELSA AMIDEI TR | AMIDEI,ELSA TRSTEE | 239 WASHINGTON AVE | HIGHWOOD | IL | 60040 | HIGHWOOD | IL60040 |
| 101 | 494211NN0510 | BARTLEY,MARK | BARTLEY,DIANE | 5 JANE PL | HAZLET | NJ | 7730 | HAZLET | NJ07730 |
| 102 | 494211NN0520 | DOMENICO DE FILLIPPIS TR | | 1705 NE 49 ST #109 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |
| 103 | 494211NN0500 | DOMENICA BRUGIONI REV LIV TR | | 33 PLEASANT AVE | HIGHWOOD | IL | 60040 | HIGHWOOD | IL60040 |
| 104 | 494211NN0560 | GIBERSON,SUSAN E | | 709 OCEAN AVE APT 39 | AVON BY SEA | NJ | 7717 | AVON BY SEA | NJ07717 |
| 105 | 494211NN0570 | WILLIAMS,BRIAN W | WILLIAMS,HEIDI R | 409 DEEP RIVER RD | SANFORD | NC | 27330 | SANFORD | NC27330 |
| 106 | 494211NN0580 | PAUL,ROGER | PAUL,ROSEMARIE | 20 MARSTON ROW | MANCHESTER | NJ | 8759 | MANCHESTER | NJ08759 |
| 107 | 494211NN0590 | NAPOLI,CARL | MIEDONA,MICHAEL | 5448 N PITTSBURGH AVE | CHICAGO | IL | 60656 | CHICAGO | IL60656 |
| 108 | 494211NN0600 | RUDLOFF,KATHLEEN | | 1705 NE 49 ST # 206 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |
| 109 | 494211NN0530 | PECCIOLI,ALBERT | CISTERNINO,LINO | 1020 SURREY CT | GURNEE | IL | 60031 | GURNEE | IL60031 |
| 110 | 494211NN0540 | LOGLI TR | LOGLI,MARCELLO TRSTEE ETAL | 1705 NE 49 ST #111 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |
| 111 | 494211NN0550 | DANELUZZI,MAUREEN | DANELUZZI,PATRICIA & DANELUZZI,E | 59 COMSTOCK AVE | STATEN ISLAND | NY | 10314 | STATEN ISLAND | NY10314 |
| 112 | 494211NN0610 | BIONDI,VIRINEIA | | 1695 2 ST APT 501 | HIGHLAND PARK | IL | 60035 | HIGHLAND PARK | IL60035 |
| 113 | 494211NN0650 | HANSEN,KAARE | HEYNIGER,NICOLE | 1705 NE 49 ST #211 | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |

BT-LIQ-23060005

Menu View Log Help

Record #

BT-LIQ-23060005

Record Type

BusinessTax/Liquor Measurement Request/NA/NA

Address

1823 E COMMERCIAL BLVD, FORT LAUDERDALE, 33308

Contact Name

Contact Phone ((XXX)XXX-XXXX)

Request Comment

Request Date

06/27/2023

Scheduled Date

06/28/2023

Department

Business Tax

Inspector

Brian Rokuson

Inspection Date

06/28/2023

Result

Disapproved

Inspection Type

Liquor Measurement Request

Result Comment

MEASUREMENT CONDUCTED AT 11:00AM ON 6/27/2023 - DISAPPROVED- 176' FROM PROPERTY LINE OF 1841 E COMMERCIAL BLVD, SHEPHERD OF THE COAST LUTHERAN CHURCH.

IF YOU WISH TO APPLY FOR AS SPECIAL EXCEPTION, PLEASE CONTACT ZONING 954-828-5820 EXT. 3 AND REQUEST MORE INFO.



Record



BL-209



BT-LIQ-23060005



Liquor Measureme...

1815-1823 EAST COMMERCIAL BLVD. PICTURES



South - Front of the Building



North - Back of the Building



South - Front of the Building



East Side of the Building



West Side of the Building

NARRATIVE

VIA LAUDERBUILD

City of Fort Lauderdale

Zoning & Landscaping Division – BOA

700 NW 19th Avenue,

Fort Lauderdale, FL 33311

SPECIFIC REQUEST: Sec.5-27 Distance of establishments from church or school

a) Under the power and right to zone areas in which the sale of alcoholic beverages is prohibited or permitted, it is hereby established that the sale of alcoholic or intoxicating 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 five hundred (500) feet from any established church, or public or private school, other than a pre-kindergarten school, nursery school or day care center, or adult education center, measured from the main normal public entrance of the alcoholic beverage establishment to the nearest point of the church or school property used as part of such facility along public thoroughfares by the shortest route of ordinary pedestrian traffic. Whenever such a state license has been lawfully procured and thereafter a church or school is established within a distance otherwise prohibited by this section, the establishment of such church or school shall not be cause for the revocation of the state license or prevent the subsequent renewal of same.

(b) For dining rooms or restaurants where the sale and service of alcoholic or intoxicating beverages is incidental to the sale and service of food and for hotels with fifty (50) rooms or more, 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 not be contrary to the public interests. The application for a special exception and the processing and hearing upon the application shall be in accordance with section 47-31.

Dear Members of the Board of Adjustment,

We are respectfully requesting a Special Exception from the required distance separation of the five hundred (500) feet between the establishment selling alcoholic beverages (PICKIUP LLC) and the church (SHEPHERD OF THE COAST LUTHERAN CHURCH). Requesting the distance separation be reduced from five hundred (500) feet to one hundred and seventy-six (176) feet, a total reduction of three hundred and twenty-four (324) feet.

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;

The property is located in the Community Business zoning district which allows amongst many uses for restaurants, bars, lounges, etc. Since this is a family style restaurant, the unique circumstances, such as our proximity to a church, limit the reasonable use of our property. We believe that allowing us to serve beer and wine will help us provide a more comprehensive dining experience, aligning with the needs of our community and supporting local business growth.

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;

The conditions that have resulted in the unique status of our property, such as its closeness to a church, are not exceptional within our zoning district. This is evidenced by the presence of other dining establishments that provide Special Food Service and also offer a full range of alcoholic beverages, including spirits, despite being located near churches. The only distinguishing factor between PICKITUP LLC and these other Special Food Service Restaurants, which serve all types of alcoholic beverages, is the scale of our premises. It is important to note that our establishment is fundamentally a restaurant focused on food service, and the addition of beer and wine to our menu would serve to enhance the dining experience we offer.

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

As stated above, other food serving places already serve alcoholic beverages in close proximity to churches within the same zoning district. A strict adherence to the ULDR provisions would unjustly strip the applicant of a significant property right enjoyed by other property owners in the same zoning district, with the emphasis on preserving reasonable property use rather than maximizing profitability.

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

We kindly note that previous business owners were granted the privilege to serve beer and wine at this location.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

We recommend that the Committee members grant PICKITUP LLC the right to serve beer and wine at their family-style restaurant, despite its proximity to the church. This decision not only aligns with the values of a vibrant, inclusive community but also supports local businesses and fosters responsible entrepreneurship.

Here's why we believe granting this license is not only justifiable but also beneficial:

Family-Oriented Focus: PICKITUP LLC is a family-style restaurant where the primary source of income will come from food and non-alcoholic beverages. Their mission is to provide a welcoming environment for families and individuals alike, emphasizing quality dining experiences over alcohol consumption. This focus on family values directly aligns with the values of a close-knit community.

Economic Growth: By granting this license, the Committee will support local business growth and job creation. PICKITUP LLC has invested in our community, creating jobs and contributing to the local economy. Allowing them to serve beer and wine will help them remain competitive, thrive, and continue to benefit the community.

Responsible Service: PICKITUP LLC is committed to responsible alcohol service. They will implement strict policies and train their staff to ensure that alcohol is served responsibly and in accordance with all regulations. They understand the importance of maintaining a safe and orderly environment.

Community Integration: Our community is known for its diversity and inclusivity. Granting this license demonstrates our commitment to welcoming different perspectives and businesses. It's an opportunity to showcase our community's openness to different cultures and dining experiences.

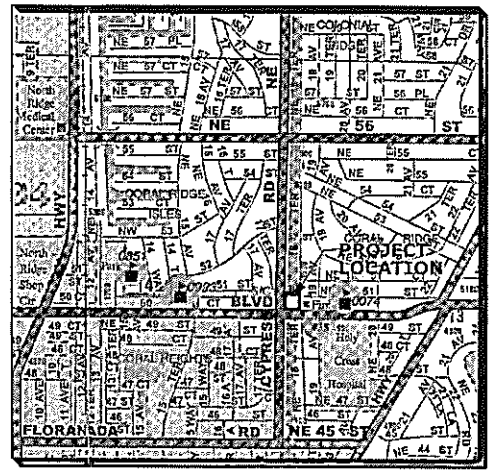
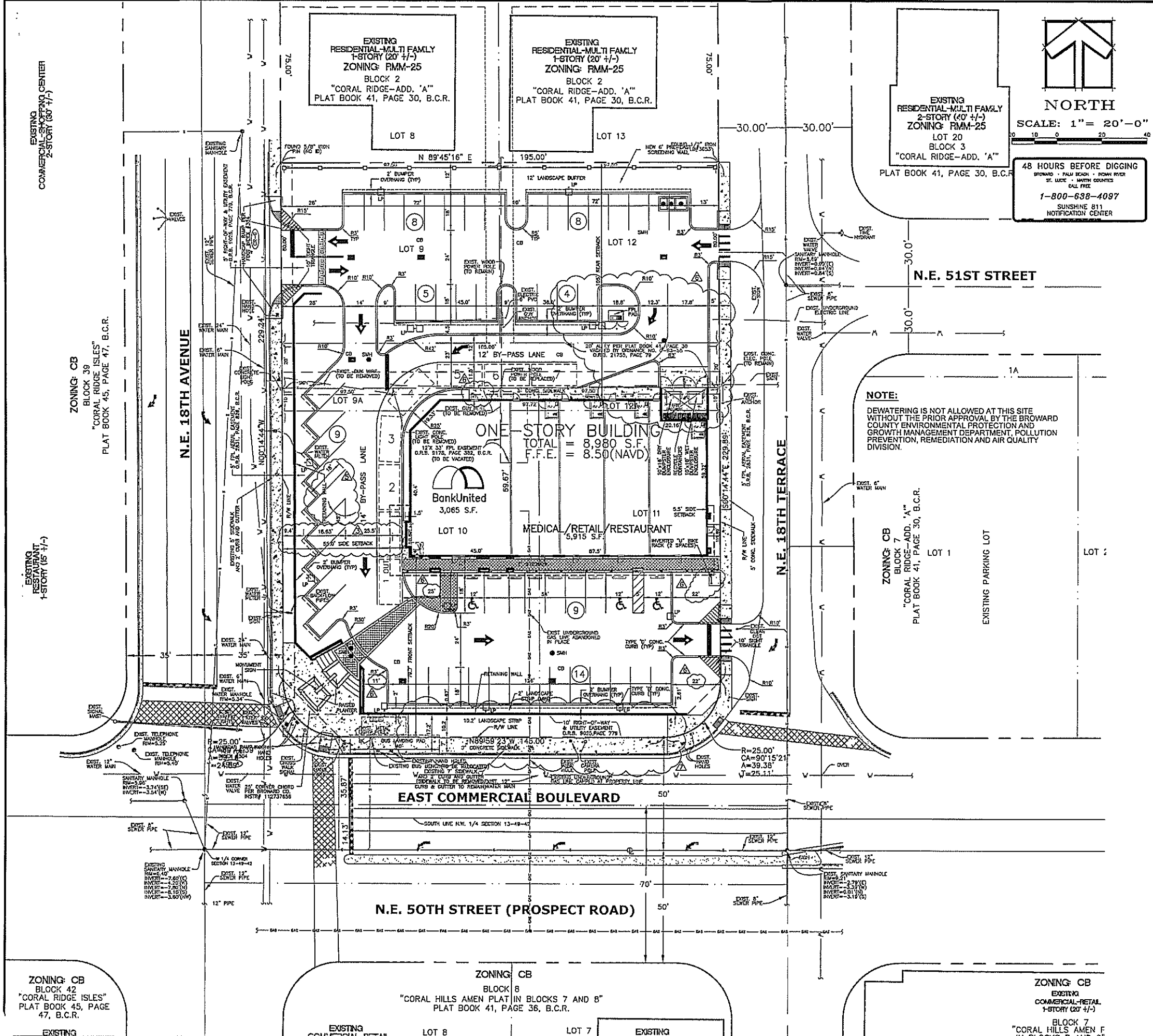
Support for Local Events: PICKITUP LLC also plans to collaborate with local organizations, including the church, to host community events. The availability of beer and wine will enhance the experience of these events and foster stronger connections within the community.

In conclusion, granting PICKITUP LLC the right to serve beer and wine at their family-style restaurant is not only a decision that promotes economic growth but also aligns with the values of our community. It's a testament to our commitment to inclusivity, responsible entrepreneurship, and the creation of welcoming spaces for all. We respectfully request that the Committee consider these points when making their decision.

Sincerely,

Danica Blazanovic





LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:
 LOTS 9, 9A, 10, 11, 12, 12A, BLOCK 2, CORAL RIDGE-ADD. 'A', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A, BLOCK 2, OF SAID CORAL RIDGE-ADD. 'A', AS VACATED BY VIRTUE OF ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE DATA TABLE:

PROJECT CONTACT DATA:
 OWNER: 1815 PARTNERS, LLC
 3201 N. FEDERAL HWY, #300
 FT. LAUDERDALE, FL 33306
 (954) 565-5999

ENGINEER: CDI ENGINEERING AND PLANNING
 8461 LAKE WORTH ROAD
 LAKE WORTH, FLORIDA 33467
 BROWARD: (954) 524-9800
 PALM BEACH: (561) 557-5950

ARCHITECT: MARC WIENER, AIA, ARCHITECTURE/PLANNING
 33 SE 4th STREET, SUITE 101
 BOCA RATON, FL 33432
 (561) 750-4111

LANDSCAPE: RHETT ROY LANDSCAPE ARCHITECTURE
 ARCHITECT: 412 N. ANDREWS AVE
 FT. LAUDERDALE, FL 33301
 (954) 462-0722

GENERAL DATA:
 LAND USE: COMMERCIAL
 EXISTING ZONING: CB & RMM-25
 CURRENT USE: OFFICE
 WATER PROVIDED: CITY OF FT LAUDERDALE
 WASTEWATER PROVIDED: CITY OF FT LAUDERDALE

FEMA FLOOD ZONE: ZONE AH = 7.0

SITE COMPUTATIONS:
 GROSS SITE AREA = 49,372 S.F. (1.133 AC)
 GROSS FLOOR AREA = 8,980 S.F.
 F.A.R. = 0.182
 BUILDING HEIGHT = 30'-0" (MAX) 1-STORY
 BUILDING LENGTH = 134'-6"

PERVIOUS/IMPERVIOUS CALCULATIONS:

TOTAL BUILDING COVERAGE = 8,980 S.F. (18.19%)
 PAVING AREA (VUA) = 25,346 S.F. (51.33%)
 SIDEWALK/CONCRETE = 4,883 S.F. (9.89%)
 TOTAL IMPERVIOUS AREA = 39,209 S.F. (79.42%)
 PERIMETER LANDSCAPE AREA = 5,665 S.F. (11.47%)
 INTERIOR LANDSCAPE AREA = 3,859 S.F. (7.82%)
 BUMPER OVERHANG = 632 S.F. (1.28%)
 TOTAL PERVIOUS AREA = 10,163 S.F. (20.58%)
 TOTAL NET SITE AREA = 49,372 S.F. (100.00%)

LANDSCAPE CALCULATIONS:
 MINIMUM LANDSCAPE AREA (15%) = 7,406 S.F.
 PROVIDED LANDSCAPE AREA = 10,163 S.F.
 MINIMUM INTERIOR LANDSCAPE AREA 30 SF X 18 INTERIOR SPACES = 540 S.F.
 PROVIDED INTERIOR LANDSCAPE AREA = 3,859 S.F.

PARKING CALCULATIONS:

REQUIRED:
 URGENT CARE/MEDICAL (1.0 SPACE/150 SF) (5,915 SF) = 39.4 SPACES
 BANK (1.0 SPACE/250 SF) (3,065 SF) = 12.0 SPACES
 TOTAL REQUIRED = 51.4 SPACES

PROVIDED:
 STANDARD (9' x 18') = 54.0 SPACES
 HANDICAP (12' x 18') = 3.0 SPACES
 TOTAL PROVIDED = 57.0 SPACES

SETBACKS:

| DIRECTION: | REQD: | DIRECTION: | REQD: |
|--------------------|-------|------------|-------|
| FRONT (SOUTH) | 5' | 78'-7" | |
| REAR (NORTH) | 15' | (105') | |
| SIDE CORNER (EAST) | 5' | 5'-5" | |
| SIDE CORNER (WEST) | 5' | 5' | |

ENGINEERING AND PLANNING
 8461 LAKE WORTH ROAD, SUITE 101
 LAKE WORTH, FLORIDA 33467
 BROWARD: (954) 524-9800 FAX: (954) 522-0502
 PALM BEACH: (561) 557-5950 FAX: (561) 557-9044
 e-mail: teamcdi@aol.com Certificate of Aolbo. #EP-000 8081

SITE PLAN

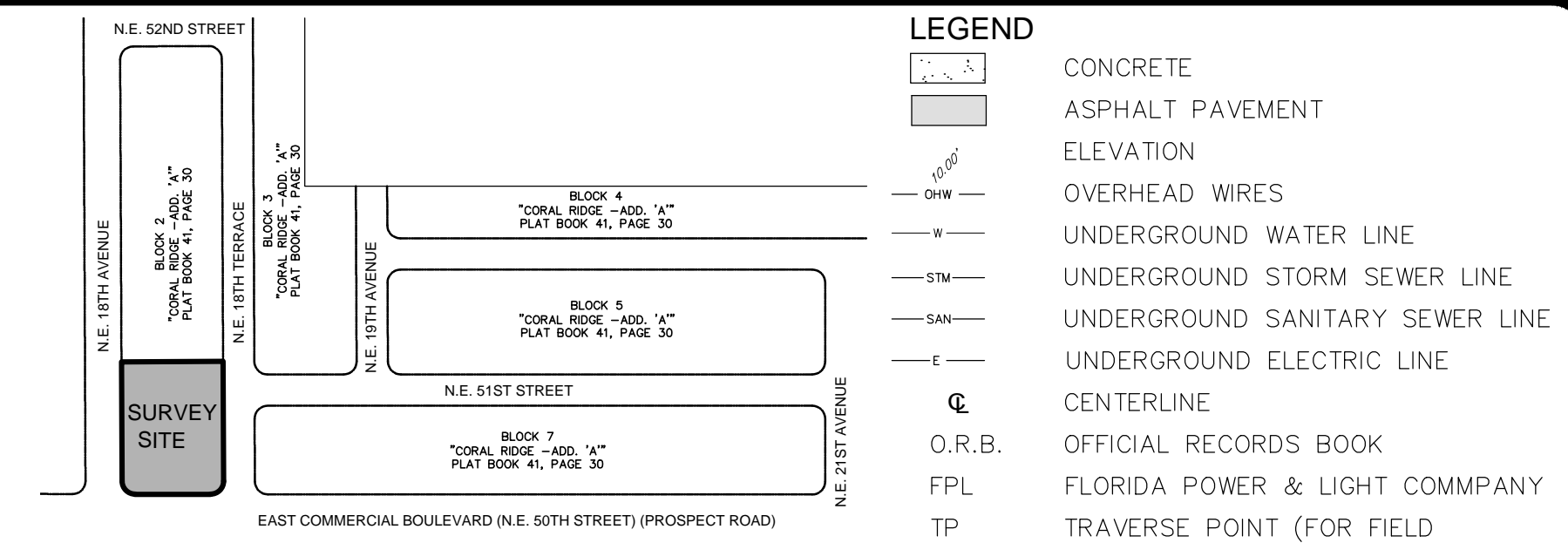
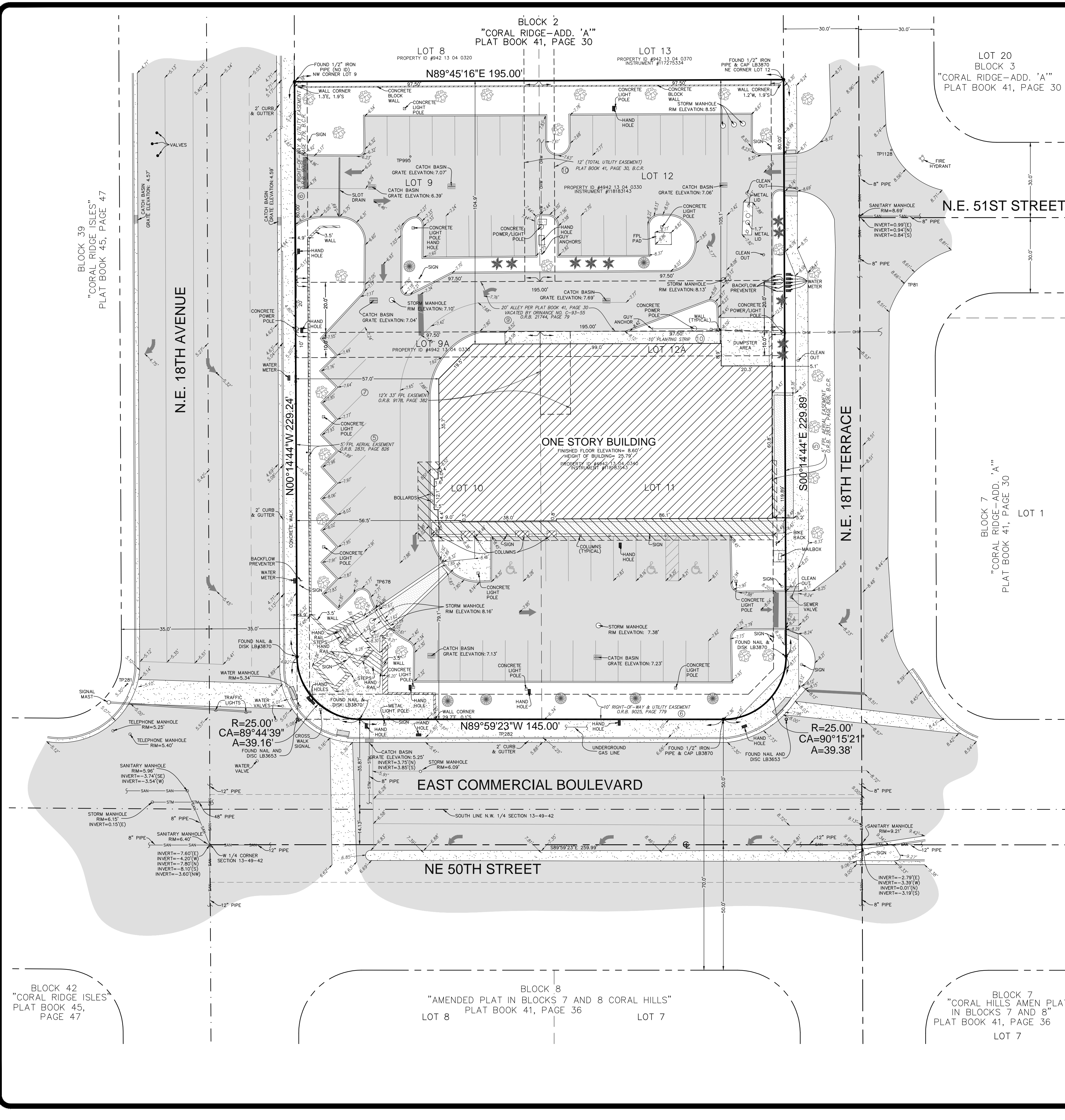
DRWG. TITLE: **1815 PLAZA**

PROJECT: **1815 COMMERCIAL BLVD., FT. LAUDERDALE, FL**

CLIENT: **1815 PARTNERS, LLC**

PROJECT NO. 260.08
 DRAWN BY D.A.F.
 DESIGNED BY D.A.F.
 CHECKED BY D.A.F.
 DATE: 03-07-14
 DWG. NO. **SP-1**

SHT. NO. 1 of 15
 REVISIONS:
 7-25-14 PER DRC COMMENTS
 11-05-14 PER OWNER
 1-12-15 PER BLDG. DEPT.
 02-04-15 PER OWNER
 03-05-15 PER BLDGDEPT.
 03-16-15 PER DRC COMMENTS
 05-20-15 PER FOOT COMMENTS



LEGEND

| | |
|----------|--|
| [Symbol] | CONCRETE |
| [Symbol] | ASPHALT PAVEMENT |
| [Symbol] | ELEVATION |
| [Symbol] | OVERHEAD WIRES |
| [Symbol] | UNDERGROUND WATER LINE |
| [Symbol] | UNDERGROUND STORM SEWER LINE |
| [Symbol] | UNDERGROUND SANITARY SEWER LINE |
| [Symbol] | UNDERGROUND ELECTRIC LINE |
| [Symbol] | CENTERLINE |
| [Symbol] | O.R.B. OFFICIAL RECORDS BOOK |
| [Symbol] | FPL FLORIDA POWER & LIGHT COMPANY |
| [Symbol] | TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
| [Symbol] | R RADIUS |
| [Symbol] | CA CENTRAL ANGLE |
| [Symbol] | A ARC LENGTH |
| [Symbol] | UNIDENTIFIED TREE |
| [Symbol] | PALM TREE |
| [Symbol] | OAK TREE |

LEGAL DESCRIPTION:
 LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A, BLOCK 2, OF SAID "CORAL RIDGE-ADDITION 'A'", AS VACATED BY VIRTUE OF ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:
 LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, TOGETHER WITH PORTION VACATED BY ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, ALL OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 49,372 SQUARE FEET (1.1334 ACRES), MORE OR LESS.

- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1057; ELEVATION: 6.59 FEET.
 - FLOOD ZONE: AH; BASE FLOOD ELEVATION: 7; COMMUNITY #125105; PANEL #12011C; MAP DATE: 08/18/14.
 - THIS SITE LIES IN SECTION 13, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH THE WEST LINE OF BLOCK 2 BEING N00°14'44"W.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - THIS SITE CONTAINS 57 TOTAL PARKING SPACES (54 REGULAR & 3 HANDICAPPED).
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, AGENT FILE NUMBER: 04959.0191, PREPARED BY STEWART TITLE QUARANTY COMPANY, EFFECTIVE DATE: DECEMBER 3, 2014 AT 8:00 A.M. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:
 - ITEMS 1, 2, 3, AND 4: STANDARD EXCEPTIONS; NOT ADDRESSED.
 - ITEM 5: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 2831, PAGE 826 AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 6: EASEMENT IN FAVOR OF CITY OF FT. LAUDERDALE RECORDED IN O.R.B. 9025, PAGE 779 AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 7: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 9178, PAGE 382 AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 8: CABLE TELEVISION EASEMENT RECORDED IN O.R.B. 15740, PAGE 310 AFFECTS THIS SITE BUT IS NOT DESCRIBED PROPERLY AND THEREFORE CANNOT BE PLOTTED.
 - ITEM 9: ORDINANCE NO. C-93-55 FILED IN O.R.B. 21744, PAGE 79, AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 10: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS RECORDED IN PLAT BOOK 41, PAGE 30 AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEMS 11, 12, AND 13: NOT ADDRESSED.
 - TOTAL AREA OF BUILDINGS AND ROOF OVERHANG = 10,458 SQUARE FEET
 - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CERTIFICATION:
 TO BIZ REALTY, LLC; TIM SHANE, PA; NOTT LAW GROUP; ZORTAM, LLC; WESTCOR LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 8, 9, 10 & 11(c) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/23/23.

DATE OF PLAT OR MAP: 10/23/23

- [Signature] JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- [Signature] VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- [Signature] DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290

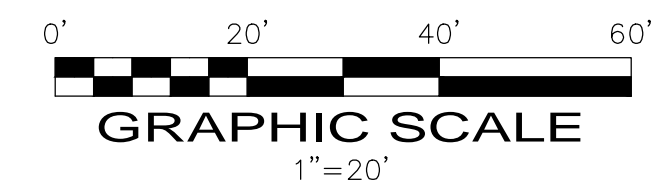
| NO. | REVISIONS | BY |
|-----|-------------------------------|--------|
| 8 | #50736-T NEW CERTIFICATION | M.D. |
| 7 | #50736-PRIAL SURVEY-10/20/23 | R.F. |
| 6 | #50736-SUD SURVEY-08/18/15 | R.F. |
| 5 | #50598-UPDATE SURVEY-8/22/15 | R.F. |
| 4 | #58398-UPDATE SURVEY-12/24/14 | M.D. |
| 3 | #57837-UPDATE SURVEY-07/07/14 | B.E. |
| 2 | #57230-TREE SURVEY-1/20/14 | L.S. |
| 1 | #57120-ALTB SURVEY-12/16/13 | M.J.P. |

COMMERCIAL SITE
 1815 EAST COMMERCIAL BOULEVARD
 FORT LAUDERDALE, FLORIDA 33308
 (CITY OF FORT LAUDERDALE, BROWARD COUNTY)

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@puliceandsurveyors.com
 CERTIFICATION LB#3870

DRAWN BY: M.J.P. SCALE: 1" = 20' CLIENT: PICKUP LLC
 CHECKED BY: J.F.P. SURVEY DATE: 10/23/23 ORDER NO.: 72049



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-231 10007

APPLICANT: BREWERS HILL DEVELOPMENT GROUP LP

PROPERTY: 1815-1823 EAST COMMERCIAL BLVD.

PUBLIC HEARING DATE: December 13, 2023

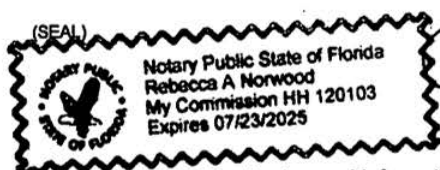
BEFORE ME, the undersigned authority, personally appeared Danica Blaznaovic, who upon being duly sworn and cautioned, under oath deposes and says:

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 ULDB, I will forfeit my sign deposit. DB (Initial here)

Danica Blaznaovic
Affiant

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



Rebecca A. Norwood
NOTARY PUBLIC
MY COMMISSION EXPIRES:

View from 18th Terrace



View from Commercial Blvd.



View from 18th Avenue

