



BOARD OF ADJUSTMENT MEETING NOTICE

Date: August 2nd, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, August 14th, 2024 at 6:00 pm.**

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- 24060002
OWNER:	L & A BEACH HOLDINGS LLC
AGENT:	DAVID EMMA SANTIAGO
ADDRESS:	225 SOUTH FORT LAUDERDALE BEACH BLVD, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION:	LOT 7, BLOCK 3, LAS OLAS BY THE SEA, ACCORDING TO R-AMENDED PLAT THEREOF AS RECORDED PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	PRD - PLANNED RESORT DEVELOPMENT DISTRICT
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 5-26. - Distance between establishments.</u>

Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The location of the proposed establishment is two-hundred seventy-six (276) feet from an establishment licensed to sell alcoholic beverages. Requesting a total distance of separation reduction of twenty-four (24) feet, respectfully.

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-24060002

LEGEND

-  Municipal Boundary
-  Subject Site

N

0 100 200 US Feet

PLN-BOA- 24060002

Sec. 5-26. - Distance between establishments.

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

(b) The board of adjustment is authorized to grant special exceptions to the distance requirements as established by (a) above where the board finds that such special exception will: (1) Not be contrary to the public interests; and (2) Not incompatible with adjoining properties or the surrounding neighborhood. The application for a special exception and the processing and hearing upon such application shall be in accordance with section 47-24.12(A).

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

Record

Showing 1-40 of 110

<input type="checkbox"/>	<u>Record_Permit_or_Account #</u>	<u>Record Descr pt on</u>	<u>Appl cat on Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>treet #</u>	<u>D r</u>	<u>treet Name e</u>	<u>Type</u>	<u>Un t # (start)</u>	<u>stat</u>
<input type="checkbox"/>	PLN-BOA-24060002		S nor Frog Fort Laud rdal	- Board of Adjustm nt (BOA)	0		225	S	FORT LAUDERDALE BEACH	BLVD		Op n
<input type="checkbox"/>	CE24040456	SEA TURTLE LIGHTING		Cod Cas		Rob rt Krock e	225	S	FORT LAUDERDALE BEACH	BLVD		Op n
<input type="checkbox"/>	PLN-LIQFEE-23120127	R staurant - Zoning liquor f	ENOR FROG'S	Liquor Lic ns F ONLY	0 e		225	S e	FORT LAUDERDALE BEACH	BLVD e		Apprc
<input type="checkbox"/>	BT-SWC-23000022	SIDEWALK CAFE	SENIOR FROG'S e	Sid walk Caf Busin ss Tax R c ipt e	0		225	S	FORT LAUDERDALE BEACH	BLVD		Op n
<input type="checkbox"/>	BT-LIQ-23120001			Liquor M asur m nt R qu st	0		225	S	FORT LAUDERDALE BEACH	BLVD		Disap
<input type="checkbox"/>	BLD-SWC-23110002 e	Sid walk Caf	F Fort Laud rdal LLC Sid w... e	Sid walk Caf P rmit	0		225	S	FORT LAUDERDALE BEACH	BLVD		Comp
<input type="checkbox"/>	UDP-B23025		Trump t Play r	M- Busk rs (Str t Artist/Str t P rform r) e	0		225	S e	FORT LAUDERDALE BEACH	BLVD		Op n
<input type="checkbox"/>	BLD-OD-23110001 e	Outdoor Dining e	225 S Ft. Laud B ach Blvd- O... e	Outdoor Dining	0		225	S	FORT LAUDERDALE BEACH	BLVD		Comp
<input type="checkbox"/>	PLN-ZONUSEFEE-23100035	R staurant - Zoning us f e	ENOR FROG'S e	Zoning Us P rmit F ONLY e	0		225	S	FORT LAUDERDALE BEACH	BLVD		Apprc
<input type="checkbox"/>	ELE-COM-23070056	ELECTRICAL FOR BLD-SIGN-23070026	S nior Frogs	El ctrical Comm rcial P rmit	0 e		225 e	S	FORT LAUDERDALE BEACH	BLVD e		Comp
<input type="checkbox"/>	BLD-SIGN-23070026 e	Fac chang to xisting proj ction sign 48.75 sqf...	S nior Frogs	Sign P rmit	0		225	S	FORT LAUDERDALE BEACH	BLVD		Comp
<input type="checkbox"/>	BT-RLN-23070005	RESTAURANT, OUTDOOR DINING, RETAIL, ENTERTAINMENT e	SENIOR FROG'S e	R staurant - Loung - Nightclub Busin ss Tax R c ipt 0	0		225	S e	FORT LAUDERDALE BEACH	BLVD		Op n
<input type="checkbox"/>	CE23040440	ENCROACHING SIDEWALK		Cod Cas		B rnst in Saim... e	225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	BLD-CMIS-23030007 e	n w flood barri r	Tskuro r st. e	Comm rcial Misc llan ous P rmit e	0		225	S	FORT LAUDERDALE BEACH	BLVD		Void
<input type="checkbox"/>	CE23020905	OPERATING WITHOUT A BUSINESS TAX LICENSE. SIGNS ... e		Cod Cas		BRYANR	225	S e	FORT LAUDERDALE BEACH	BLVD		Comp
<input type="checkbox"/>	BE22100044	Op rating without a C.O. C rtificat of occupancy...		Building Cod Cas		Al jandro D l Rio	225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	LR22040012			Li n R duction Application e	0		225 e	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE22040301	SEA TURTLE ENFORCEMENT e		Cod Cas		B rnst in Saim... e	225	S e	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	BLD-SIGN-22030021 e	Sandwich Board Sign	Sandwich Board Sign e	Sign P rmit	0		225	S	FORT LAUDERDALE BEACH	BLVD		Issu
<input type="checkbox"/>	CE22010123	UNPERMITTED SIGN ON THE ROW		Cod Cas	800 e	B rnst in Saim...	225	S	FORT LAUDERDALE BEACH	BLVD		Comp
<input type="checkbox"/>	BLD-CERT-21070005 e	10-YEAR BUILDING SAFETY INSPECTION	10-YEAR BUILDING SAFETY INSP... e	Building R c rtification	0		225	S	FORT LAUDERDALE BEACH	BLVD		Comp
<input type="checkbox"/>	CT21050124	18-1.~ Public Nuisanc ; g n ral ~ It is d c... e	Violation-Citation	Violation-Citation	0		225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE21050875	SIDEWALK MAINTENANCE		Cod Cas		B rnst in Saim... e	225	S e	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	BE21030092	M t r / S rial 44347371 20355 44347...	BACKFLOW G&S R sortw ar Inc ... e	Building Cod Cas		H ctor Suar z	225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE21030581	Q-ALERT:739380//SOLLUNA-Employ s, including at h...		Cod Cas		Will Snyder	225 e	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE21030435	TSUKURO NOT FOLLOWING COVID19 GUIDELINES		Cod Cas		Manu l Garcia	225	S e	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE21030187 e	SEA TURTLE NESTING ENFORCEMENT- LIGHT VIOLATIONS e		Cod Cas		Manu l Garcia e	225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CT21030030 e	6-51 ~ Lighting standards for xisting d v lop... e	Violation-Citation e	Violation-Citation e	0		225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CV21010073	FBC(2017) 110.15 ~ Building Saf ty Insp ction ...	10 YEAR RECERTIFICATIONe	Violation-BLD H aring	0		225	S e	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE21010006	TSUKURO - PATRONS AND STAFF FAILING TO WEAR FACE ... e		Cod Cas		MICHAELJ	225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE20090250 e	TSUKURO - STAFF FAILED TO WEAR FACE COVERING IN K...		Cod Cas		Will Snyder e	225	S	FORT LAUDERDALE BEACH	BLVD		Clos e
<input type="checkbox"/>	CE20080919	TSUKURO - FAILURE TO ENFORCE SOCIAL DISTANCING AT...		Cod Cas		MICHAELJ	225 e	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE20071099	TSUKURO - LINE OF PATRONS ON SIDEWALK AND AT RECE... e		Cod Cas		Will Snyder	225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE20070818	Q ALERT: 559429 // On Sunday, 7/19/20, lin outsi...		Cod Cas		Will Snyder	225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	BE20070098	10-YEAR BUILDING SAFETY INSPECTION	10-YEAR BUILDING SAFETY INSP... e	Building Cod Cas		G org Oliva e	225	S e	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	BT-RTL-REN-20070065 e		R tail-Whol sal R n wal	R tail - Whol sal Busin ss Tax R n wal	0		225	S	FTL BEACH e	BLVD		Clos
<input type="checkbox"/>	CE20060877	STAFF AND PATRONS IN VIOLATION OF COVID-19 ORDERS		Cod Cas		MICHAELJ	225	S	FORT LAUDERDALE BEACH	BLVD		Clos e
<input type="checkbox"/>	CT20050019	18-1.~ Public Nuisanc ; g n ral ~ It is d c...	Violation-Citation	Violation-Citation	0		225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CT20050009	18-1.~ Public Nuisanc ; g n ral ~ It is d c...	Violation-Citation e	Violation-Citation e	0		225	S	FORT LAUDERDALE BEACH	BLVD		Clos
<input type="checkbox"/>	CE20050045	TSUKURO- OPERATING BUSINESS DURING COVID-19 DININ... e		Cod Cas	000 e	Will Snyder e	225 e	S e	FORT LAUDERDALE BEACH	BLVD e		Li n F

Records

Showing 41-80 of 110

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Applicant Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	BE20040193	SERIAL NOS: 20355/114978 - G&S RESORTWEAR INC	BACKFLOW CCN 9S22-H5KT - G&S...	Building Cod Cas		Alxander Alborse	225	S	FORT LAUDERDALE BEACH	BLVD		Closed
<input type="checkbox"/>	BE20040146	EXPIRED CASE FOR PM-14042091 SANDWICH BOARD	PM-14042091 - SANDWICH BOARD	Building Cod Cas		Jorg Martinz	225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE-19121066	NO BTR THAT ALLOWED FROM RETAIL TO RESTAURANT. IT...	NO BUSINESS TAX FOR RESTAURANT	Cod Cas		Mario Carrasqui	225	S	FORT LAUDERDALE BEACH	BLVD		Closed
<input type="checkbox"/>	ENF-VIO-19110071	Permits must be obtained for any signage structure...	Violation-Citation	Violation-Citation	0		225	S	FORT LAUDERDALE BEACH	BLVD		Completed
<input type="checkbox"/>	ENF-VIO-19110061	Permits must be obtained for any signage structure...	Violation-Citation	Violation-Citation	0		225	S	FORT LAUDERDALE BEACH	BLVD		Closed
<input type="checkbox"/>	CE-19110386			Cod Cas	800	Will Snyder	225	S	FORT LAUDERDALE BEACH	BLVD		Linear Code
<input type="checkbox"/>	VIO-CE18060641_1		L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE18060641	L/S - ANGELO - 3 CASE FOUND, CE15091014 , CE17050...	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE18041849_1	SIGNS IN THE RIGHT OF WAY	L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE18041849	SIGNS IN THE RIGHT OF WAY	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE17050284_2	THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE	L & A BEACH HOLDINGS LLC	Violation-BLD H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE17050284_1	THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE	L & A BEACH HOLDINGS LLC	Violation-BLD H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE17050284	THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE , B...	L & A BEACH HOLDINGS LLC	Building Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE16122099_1	INADEQUATE BULK CONTAINERS	L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE16122099	INADEQUATE BULK CONTAINERS, INADEQUATE BULK CONTA...	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE16091183_1		L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE16091183	TURTLE SEASON 2016 - TSUKURO - INTERIOR,, BAR/TIK...	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE16081920_1e	THE FOLLOWING BUILDING PERMIT IS EXPIRED.	L & A BEACH HOLDINGS LLC	Violation-BLD H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE16081920	THE FOLLOWING BUILDING PERMIT IS EXPIRED., 080420...	L & A BEACH HOLDINGS LLC	Building Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE16020894_1e	BUSINESS OPERATING A SIDEWALK CAFE WITHOUT A	L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE16020894	BUSINESS OPERATING A SIDEWALK CAFE WITHOUT A, PER...	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE15120519_1		L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE15120518_1		L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE15120519	E/S CITY LIENS 2 OPEN CASES, , CE15051157, CE1509...	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE15120518	E/S CITY LIENS 2 OPEN CASES, , CE15051157, CE1509...	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE15091014_2	EXPIRED PERMIT# 08042041 FOR CHANGE OF USE FROM	L & A BEACH HOLDINGS LLC	Violation-BLD H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE15091014_1	EXPIRED PERMIT# 08042041 FOR CHANGE OF USE FROM	L & A BEACH HOLDINGS LLC	Violation-BLD H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE15091014	EXPIRED PERMIT# 08042041 FOR CHANGE OF USE FROM, ...	L & A BEACH HOLDINGS LLC	Building Cod Cas		Aljandro D I Rio	225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE15051157_1	FOUND THE FOLLOWING:	L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE15051157	FOUND THE FOLLOWING:, , 25-7(a): THERE ARE SIGNS ...	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	AB-0083687		TSUKURO	R sid nt/Busin ss Alarm R gistration	0		225	S	FTL BEACH	BLVD		Active
<input type="checkbox"/>	VIO-CE14120706_1e		L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE14120706	L/S CITY LIEN SEARCH 0-OPEN CASES	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE14091369_1	BUILDING PERMIT # 13050968 WAS LEFT TO EXPIRE	L & A BEACH HOLDINGS LLC	Violation-BLD H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE14091369	BUILDING PERMIT # 13050968 WAS LEFT TO EXPIRE	L & A BEACH HOLDINGS LLC	Building Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	VIO-CE14060346_1	TURTLE SEASON 2014 TSUKURO, UP LIGHTING,	L & A BEACH HOLDINGS LLC	Violation-CODE H aring	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	CE14060346	TURTLE SEASON 2014 TSUKURO, UP LIGHTING,, LANDSCA...	L & A BEACH HOLDINGS LLC	Cod Cas			225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	PM-14042091	SANDWICH BOARD	SANDWICH BOARD	Sign Permit	0		225	S	FTL BEACH	BLVD		Expired
<input type="checkbox"/>	BL-1300864		ASTA PARKING INC	General Busin ss Tax R c ipt	0		225	S	FTL BEACH	BLVD		Closed
<input type="checkbox"/>	PM-13120870	THIRTY DAY TEMP BP08042041	THIRTY DAY TEMP BP08042041	El ctical T mporary Pol			225	S	FTL BEACH	BLVD		Completed

Record

Showing 81-110 of 110

<input type="checkbox"/>	Record_Permit_or_Account #	Record Descr pt on	Appl cat on Name	Record Type	Balance	Planner Name	treet #	D r	treet Name	Type	Un t # (start)	tats
<input type="checkbox"/>	PM-13062208	LOW VOLTAGE FOR RESTAURANT BP 08042041	LOW VOLTAGE FOR RESTAURANT B...	El ctrical Low Voltag P rmit e	0		225	S	FTL BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-13050968	SIGN ILLUM PROJECTING CABINET SIGN 63.88 SQF ~(TS... e	SIGN ILLUM PROJECTING CABINE...	Sign P rmit	0		225	S	FTL BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-13050969 e	ELECTIC FOR ILLUM SIGN (TSUKURO)	ELECTIC FOR ILLUM SIGN (TSUK...	Sign P rmit	0 e		225 e	S e	FTL BEACH e	BLVD e		Compl t e
<input type="checkbox"/>	PL-81R12A	ARSPI -	TSUKURO - SIGNS PROPOSED TO ...	AR- Administrativ R vi w	0	YVONNE REDDING e	225	S	FORT LAUDERALE BEACH	BLVD		Clos d
<input type="checkbox"/>	PM-12101849	ALUMINUM CURTAIN WALL SYSTEM	ALUMINUM CURTAIN WALL SYSTEM	Window and Door P rmit	0		225	S	FTL BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-12072109	TEMP ELECT POLE FOR CONSTRUCTION BP 08042041	TEMP ELECT POLE FOR CONSTRUC...	El ctrical Comm rcial P rmit	0		225	S	FT LAUD BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-12070613 e	INSTALL AWNING	INSTALL AWNING	Awning-Canopy P rmit	0		225	S	FTL BEACH	BLVD		Void
<input type="checkbox"/>	PM-12070612	FIRE SPRINKLER MONITORING ALARM PANEL BP08042041 e	FIRE SPRINKLER MONITORING AL...	Fir Alarm Syst m P rmit	0		225	S	FTL BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-12060547	REVISE FIRE SPRINKLERS BP08042041	REVISE FIRE SPRINKLERS BP08...	Sprinkl r Syst m Abov ground e	0		225	S	FT LAUD BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-12051474	FOUNDATION ONLY	FOUNDATION ONLY	Phas P rmit	0 e		225 e	S e	FTL BEACH	BLVD e		Compl t e
<input type="checkbox"/>	PM-12041046	REMOVE PLUMBING FIXTURE BP12040663	REMOVE PLUMBING FIXTURE BP1...	Plumbing Commercial P rmit	0		225	S	FT LAUD BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-12040665	REMOVE AND DISCONNECT ELECTRIC BP12040663	REMOVE AND DISCONNECT ELECTR...	El ctrical Comm rcial P rmit	0		225	S	FT LAUD BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-12040663	REMOVE INT WALLS, WOOD&ROOF,AWNINGS PER PLANS ~TH... e	REMOV& INT WALLS, WOOD ROOF,...	Comm rcial D molition P rmit	0		225	S	FTL BEACH	BLVD		Compl t e
<input type="checkbox"/>	PM-12021569	BEACH MART ICE CREAM SANDWICH BOARD SIGN 36 IN X ...	BEACH MART ICE CREAM SANDWIC...	Sign P rmit	0		225	S	FTL BEACH	BLVD		Void
<input type="checkbox"/>	PL-127R06A1	ARMINOR - ENHANCE FACADE	APPROVED RESTURANT	AR- Administrativ R vi w	0	YVONNE REDDING e	225	S	FORT LAUDERALE BEACH	BLVD		Clos d
<input type="checkbox"/>	PM-08100118	ADD TO EXPEDITED MASTER ~HOOD & FIRE SUPPRESSI...	HOOD & FIRE SUPPRESSION SYSTEM	M chanical Comm rcial P rmit e	0		225	S	FT LAUD BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-08051750	40-YEAR BUILDING SAFETY INSPECTION	40-YEAR BUILDING SAFETY INSP...	Building R c rtification	0 e		225 e	S e	FT LAUD BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-08042081 e	ELECT FOR COMM RENOV. BP 08042041 ~ ~ ~-WITH EXPE...	ELECT FOR COMM RENOV. BP 080...	El ctrical Commercial P rmit	0		225	S	FT LAUD BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-08042079 e	PLUMB COMM RENOV BP 08042041 ~ ~ ~-WITH EXPEDITED... e	PLUMB COMM RENOV BP 08042041 e	Plumbing Comm rcial P rmit e	0		225	S	FT LAUD BEACH	BLVD		Compl te
<input type="checkbox"/>	PM-08042077	COMM RENOV BP 08042041 ~12/24/09 P rmit xt nd d...	COMM RENOV BP 08042041	M chanical HVAC Chang out P rmit	0		225	S	FT LAUD BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-08042041	CONVERT RETAIL TO RESTAURANT -MAXCAP 200 C...	CONVERT RETAIL TO RESTAURANT... e	Chang of Us			225	S	FT LAUD BEACH	BLVD		Compl t
<input type="checkbox"/>	PM-06120497	r plac thr 7.5 ton packag units	r plac thr 7.5 ton packag...	M chanical HVAC Chang out P rmit	0		225	S	FT LAUD BEACH	BLVD		Compl t e
<input type="checkbox"/>	PM-06120001	REPLACE THREE 7.5 TON PKG UNITS ~PERMIT VOIDED-PL... e	REPLACE THREE 7.5 TON PKG UNITS	M chanical HVAC Chang out P rmit e	0		225	S	FT LAUD BEACH	BLVD		Void
<input type="checkbox"/>	PM-06101454	l ct to 06100020 ~VOIDING PERMIT PER OWNERS LETT... e	l ct to 06100020	El ctrical Comm rcial P rmit	0		225	S	FT LAUD BEACH	BLVD		Void
<input type="checkbox"/>	PM-06100020 e	int rior d mo/Wall & Stor front ~VOIDING PERM...	int rior d mo/Wall & Stor front	Comm rcial D molition P rmit	0 e		225 e	S e	FTLAUD BEACH	BLVD		Void
<input type="checkbox"/>	PL-127-R-06	R1 - CHANGE OF USE	RETAIL TO RESTAURANT	DRC- Sit Plan (L v I II, III, IV)	0	JAMES CROMAR e	225	S	FORT LAUDERALE BEACH	BLVD		Clos d
<input type="checkbox"/>	PM-05112222 e	REPLACE FIVE 5 TON UNITS e	REPLACE FIVE 5 TON UNITS e	M chanical HVAC Chang out P rmit	0		225	S	FT LAUD BEACH	BLVD		Compl t e
<input type="checkbox"/>	BL-9032165	RETAIL	G & S RESORTWEAR INC	R tail - Whol sal Busin ss Tax R c ipt e	0		225	S	FORT LAUDERDALE BEACH	BLVD		Op n
<input type="checkbox"/>	PM-00091038 e	REPLACING 1 5TON AC ON EXIST. STAND ~A/C UNIT HAS... e	REPLACING 1 5TON AC ON EXIST... e	M chanical HVAC Chang out P rmit e	0		225	S	FT LAUD BEACH e	BLVD		Void
<input type="checkbox"/>	FS-23156854		TSUKURO e	Fir Saf ty Account e	0 e		225 e	S e	FTL BEACH e	BLVD e		Activ



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: August 14th, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24060002

Sec. 5-26. - Distance between establishments.

• Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The location of the proposed establishment is two-hundred seventy-six (276) feet from an establishment licensed to sell alcoholic beverages. Requesting a total distance of separation reduction of twenty-four (24) feet, respectfully.

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

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



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-24060002

APPLICANT: Senor Frogs

PROPERTY: 25 S. Fort Lauderdale Beach Blvd., Fort Lauderdale, FL 33316

PUBLIC HEARING DATE: 08/14/2024


BEFORE ME, the undersigned authority, personally appeared David Santiago, 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. of the City of Fort Lauderdale OLSR, I will forfeit my sign deposit. DS (initial here)


David Santiago
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 2nd day of August, 2024

(SEAL)  **SAMANTHA CLIFFORD**
Notary Public
State of Florida
Comm# HH409772
Expires 6/13/2027

SC
NOTARY PUBLIC
MY COMMISSION EXPIRES:



 CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
 DATE: August 14th, 2024 TIME: 6:00 P.M. CASE: PLN-BOA-24060002
Sec. 5-26. - Distance between establishments.
 • Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The location of the proposed establishment is two-hundred seventy-six (276) feet from an establishment licensed to sell alcoholic beverages. Requesting a total distance of separation reduction of twenty-four (24) feet, respectfully.
 MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
 700 N.W. 11th AVENUE (1108B)
 FORT LAUDERDALE, FL 33311
 CONTACT: 354-828-6506
 TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.fortlauderdale.gov/cityof/boardsandcommittees
 To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA
The notice is the property of the City of Fort Lauderdale. It is confidential with City Code Section 2-12. It shall not be used for any other purpose without the written permission of the City. Persons named in this notice are notified that they are invited to attend the meeting. It is requested that you please contact the City of Fort Lauderdale at 354-828-6506 if you have any questions or need more information. This notice is posted on the City website and in the meeting room. It is requested that you please contact the City of Fort Lauderdale at 354-828-6506 if you have any questions or need more information.

FDC
205



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: August 14th, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-240600

Sec. 5-26. - Distance between establishments.

• Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The location of the proposed establishment is two-hundred seventy-six (276) feet from an establishment licensed to sell alcoholic beverages. Requesting a total distance of separation reduction of twenty-four (24) feet, respectfully.

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



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



MEXICAN FOOD & FIESTA

Señor Fiesta

eg's
BATHROOM

Señor Fiesta

Restrooms

BIG BOSS

ATM

ORDER HERE FOR TAKE OUT

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
 DATE: August 14th, 2024 TIME: 6:30 P.M. CASE: PAL BOA-24500022
 Sec. 5-24... Distance between establishments
 Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The location of the proposed establishment is less than one hundred seventy-six (176) feet from an existing establishment licensed to sell alcoholic beverages. Requesting a total distance separation reduction of ninety-four (94) feet, respectively.

Water Taxi
 Every Stop just the Start
 www.watertaxi.com
 (954) 467-6677



DEKSON'S
 Credit Cards Accepted
 American Express
 Discover
 Visa
 Mastercard

BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA



GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITAL

MEETING OR CONSULTATION WITH STAFF: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other application. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, click on the link below.

APPLICATION SUBMITAL: Submittals must be received by 3:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable fee can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

LAUDERBUILD SUBMITAL: Submittals must be conducted through the LoudonBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the LoudonBuild website. Staff will provide guidance once an application has been submitted to the City.

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

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

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

BOA PAGE: Click to access the Board of Adjustment (BOA) page to view previous applications.

QUESTIONS: Questions regarding the Board of Adjustment process or LoudonBuild, contact us by phone or email at: Phone: 954-898-6590, Option 5.

APPLICATION FORM: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application type N/A for those sections items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Renewal before the board	\$1,219

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	L & A Beach Holdings
Property Owner's Signature	
Address, City, State, Zip	225 S. Ft. Lauderdale Beach Blvd., Ft. Lauderdale, FL 33316
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	David Santiago
Applicant / Agent's Signature	
Address, City, State, Zip	2631 Eustace Avenue, Deltona, FL 32725
E-mail Address	dsantiago457@gmail.com
Phone Number	386-216-9969
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 225 S. Ft. Lauderdale Beach Blvd., Ft. Lauderdale, FL 33316
Legal Description	Lot 7, Block 3, Las Olas by the Sea, according to the re-amended plat thereof as recorded in the plat book 1, pg16 of the Public Records of Broward County, Florida
Tax ID Folio Numbers <i>(For all parcels in development)</i>	5042 12 01 0270
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	An exception of a reduction of 24ft of the 300ft required distance regulations in the code for obtaining a ACOF liquor license from the State of Florida.
Applicable ULDR Sections <i>(include all code sections)</i>	Section 5-26

Current Land Use Designation	Central Beach Regional Activity Center
Current Zoning Designation	PRD
Current Use of Property	21-02 Commercial
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front	300	276
Side		
Side		
Rear		

Page 2b: Board of Adjustment (BOA) Criteria for Special Exception Request

Answer **All** questions on this page only *if* you are applying for a **SPECIAL EXCEPTION**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Variance, print or type N/A for the questions below and complete page 2a of this application form. Note: A narrative must be submitted in addition to this page.

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

CRITERIA: A special exception shall be granted upon demonstration by a preponderance of the evidence of 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.5,

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

See attached responses

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

See attached responses

AFFIDAVIT: David Santiago the Owner/Agent of said property ATTEST that I am aware of the following:

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

David Santiago
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 2nd day of July, 2024

(SEAL)



BRANDON HILL
Notary Public
State of Florida
Comm# HH394407
Expires 6/26/2027

Brandon Hill
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/26/2027

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

Restaurants with 4COP licenses are permitted in the zoning district, subject to Section 5-26, which mandates a minimum distance of 300 feet between any two establishments holding a 4COP license. However, establishments that do not meet this distance requirement may seek a special exception, allowing them to operate within the regulated area and still engage in sales under a 4COP license.

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

The Senor Frogs property is located within the City Central Beach Regional Activity Center, an area renowned for its diverse commercial offerings, including numerous establishments that sell food, liquor, and other alcoholic beverages. Situated on a primary commercial corridor and surrounded by various business and commercial uses, granting this special exception to allow Senor Frogs Fort Lauderdale to sell alcoholic beverages within its restaurant is consistent with the existing uses and compatible with the area. Furthermore, this special exception will not negatively impact or conflict with the surrounding neighborhood, as the establishment serves area residents and will be enjoyed by all who live in and visit the area.

Page 3: Checklist for submittal and completeness

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via Lauderbuild.

*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application

- Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 6/6/2024
- Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. Page 4 of the BOA application is due **AFTER** sign(s) are posted.
- Proof of Ownership**- Warranty deed or Tax record including corporation documents and Sunbiz verification name.
- Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author(s).
- Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at heather.hanson@cityofftlauderdale.com or call 954-357-6855 OR Kenny Gibbs at kenny.gibbs@cityofftlauderdale.com or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at <https://www.lauderbuild.com>. View file naming and Convention standards at <https://www.lauderbuild.com>

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be **folded** to 8 1/2" x 11".



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

Detail by Entity Name

Florida Limited Liability Company
L & A BEACH HOLDINGS, LLC

Filing Information

Document Number	L06000038007
FEI/EIN Number	20-4676073
Date Filed	04/11/2006
State	FL
Status	ACTIVE

Principal Address

AVIDOR, LIOR
225 S FORT LAUDERDALE BEACH BLVD
FT. LAUDERDALE, FL 33316

Annual Reports

Report Year	Filed Date
2022	04/27/2022
2023	03/15/2023
2024	04/08/2024

Document Images

04/08/2024 -- ANNUAL REPORT	View image in PDF format
03/15/2023 -- ANNUAL REPORT	View image in PDF format
04/27/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
05/04/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
05/29/2008 -- ANNUAL REPORT	View image in PDF format
05/24/2007 -- ANNUAL REPORT	View image in PDF format
04/11/2006 -- Florida Limited Liability	View image in PDF format



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 06/06/2024
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, L & A BEACH HOLDINGS, LLC ("Owner") as the current title owner of the real property located at 225 S Ft Lauderdale Beach Blvd, Ft. Lauderdale, 33316 ("Property"), do hereby authorize

DAVID SANTIAGO ("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 hereby 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: 01/30/2024 | 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/AUTHORIZED PERSON 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, please submit Sunbiz Verification with this form.

WITNESS:

Witness Signature

Jose Antonio Castillo

Print Name

June 12, 2024

Date

Signature - Owner/ Authorized Individual

A.J. Yaari

Print Name - Owner/ Authorized Individual

Partner

Print Title - Authorized Individual

STATE OF FL

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 12 day of June, 2024, by

A.J. Yaari, an individual who is personally known to me [X] or has produced [] as identification

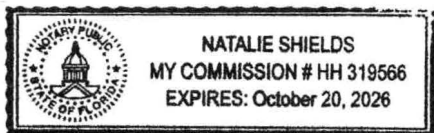
[NOTARY SEAL]

Natalie Shields
(Signature of Notary Public- State of Florida)

10/20/26
My Commission Expires:

Natalie Shields

Print, Type, or Stamp Commissioned Name of Notary Public)



504212CJ1140 504212CJ1150 504212CJ1180
504212CJ1110
504212CJ1190

504212010380 504212CK1180 504212CK1190 504212CK0940 504212CK1110 504212CK0950 504212CK1100 504212CK0960
504212CK1160 504212CK1170 504212CK0110

504212010000

POINSETTIA ST

504212010470

504212AF1140 504212AF1150 504212AF1470
504212AF1160 504212AF1170 504212AF1510
504212AF0110 504212AF1110 504212AF1100
504212AF1190 504212AF1180 504212AF1520
504212AF1120 504212AF1130 504212AF1530

504212010690

504212010580

504212010220

504212010240

504212010230

504212010570

504212010550

504212010250

BANYAN ST

504212010000

504212010000

504212AK0410
504212AK0420
504212AK0110
504212AK0440
504212AK0430

504212010830

504212010820

504212010800

504212010770

504212010270

504212010283

504212010281

504212010280

504212010290

504212010840

ALMOND AVE

504212010700

504212010710

504212010740

504212010750

504212010760

504212010283

504212010281

504212010280

504212010290

504212010300

504212010301

504212010330

504212010310

504212010391

504212010850

E LAS OLAS BLVD

504212070010

504212280010

504212070020

494307000460

504213000470

504213000470

504212010020

504213000470

S FT LAUD BEACH BLVD

504213000470

504306000020

504306000020

S ATLANTIC BLVD

SATA

S SRATA

S STHYATA



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



225 S Fort Lauderdale Beach Blvd



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
504212010220	TRD OF FORT LAUDERDALE LLC		229 S FT LAUD BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010580	EL-AD FL BEACH LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010590	EL-AD FL BEACH LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010230	TRD OF FORT LAUDERDALE LLC		229 S FT LAUD BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010240	TRD OF FORT LAUDERDALE LLC		229 S FT LAUD BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010570	EL-AD FL BEACH LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010550	EL-AD FL BEACH LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010531	EL-AD FL BEACH LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010250	EL-AD FL BEACH CR LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010770	EL-AD FL BEACH LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010800	EL-AD FL BEACH LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010820	2922 BANYAN STREET LLC		2426 E LAS OLAS BLVD	FORT LAUDERDALE	FL	33301
504212010830	DOOKIE,KAREN	% PATRICK DIMARTINI	208 GRAND ST	JERSEY CITY	NJ	07302
504212010270	L & A BEACH HOLDINGS LLC		225 S FT LDLE BCH BLVD	FORT LAUDERDALE	FL	33316
504212010281	CLOTHES CONNECTION INC		227 S FT LDLE BCH BLVD	FORT LAUDERDALE	FL	33316
504212010283	EL-AD FL BEACH CR LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010280	EL-AD FL BEACH CR LLC		229 S FT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010290	235 S FT LAUDERDALE BEACH LLC		235 S FT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010760	2941 LOL LLC		7820 PETERS RD #E104	PLANTATION	FL	33324
504212010750	STARLIGHT INTERNATIONAL	HOLDINGS INC	3370 MARY ST	MIAMI	FL	33133
504212010740	STARLIGHT INTERNATIONAL	HOLDINGS INC	3370 MARY ST	MIAMI	FL	33133
504212010300	EL-AD FL BEACH CR LLC		229 S FORT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010310	BROOKLYN 46TH LLC	% JOYNER MGMT CO	3242 WILTSHIRE DR	AVONDALE ESTATES	GA	30002
504212010320	BROOKLYN 46TH LLC		45 NW 21 ST	MIAMI	FL	33127
504212010330	BROOKLYN 46TH LLC		45 NW 21 ST	MIAMI	FL	33127
504212010301	237 S FT LAUDERDALE BEACH LLC		237 S FT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33316
504212010710	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311
504306000020	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
504212010391	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
504213000470	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
504212010020	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311
504212010850	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311
504212AF0160	INACIO,MARIA	VILARINHO,CYNTHIA & KUROWSKI,M	200 S BIRCH ROAD #208	FORT LAUDERDALE	FL	33316
504212AF0170	LALL,SADHU		2527 HUGHES AVE	BRONX	NY	10458
504212AF0180	LALL,SADHU J		2527 HUGHES AVE	BRONX	NY	10458
504212AF0190	VBGN LLC		200 S BIRCH RD #211	FORT LAUDERDALE	FL	33316
504212AF0200	WOOD,ZOE	VOS,DEREK	129 VICTORIA RD N #65	*GUELPH ON	CA	N1E 6
504212AF0210	FERRARA,ANGELO J	FERRARA,GRACE D	200 S BIRCH RD #214	FORT LAUDERDALE	FL	33316
504212AF0220	200 S BIRCH RD APT 215	PROPERTY OWNING LLC	200 S BIRCH RD # 215	FORT LAUDERDALE	FL	33316
504212AF0260	SPERANZA,DEAN W		4 WAYFARER LN	SMITHTOWN	NY	11787

504212AF0270	LEBLANC,ANDREW D		24 SHORE RD	SOUTHWICK	MA	01077
504212AF0280	CALDERONE,FRANCIS M JR		7900 SW 63 AVE	MIAMI	FL	33413
504212AF0230	GRUCCI LIV FAM TR	GRUCCI,FELIX J III TRS ETAL	4 VALENCIA CT	E PATCHOQUE	NY	11772
504212AF0240	FRANZESE,CARMINE & VINCENZA		89 MONROE AVE	PATCHOGUE	NY	11772
504212AF0250	CANALE,FRANK		200 S BIRCH RD APT 901	FORT LAUDERDALE	FL	33316
504212AF0290	KRAMER,THEODORE	KRAMER,TRACEY	19858 SMITH CIR	ASHBURN	VA	20147
504212AF0300	EKATERINI SIGALAS REV TR	SIGALAS,ANTHONY L TRSTEE ETAL	7205 CHURCHILL RD	MCLEAN	VA	22101
504212AF0310	SEMAN,JOHN R		200 S BIRCH RD #507	FORT LAUDERDALE	FL	33316
504212AF0320	SPERANZA,ROBERT II		1 LAS OLAS CIR #1515	FORT LAUDERDALE	FL	33316
504212AF0360	O'MATZ,MEGAN A		2036 N PROSPECT AVE UNIT 1004	MILWAUKEE	WI	53202
504212AF0370	CANALE,FRANK		200 S BIRCH RD APT 901	FORT LAUDERDALE	FL	33316
504212AF0330	BRUNET,JAMES		200 S BIRCH RD #311	FORT LAUDERDALE	FL	33316
504212AF0340	ARCHER,DOROTHY		200 S BIRCH RD #312	FORT LAUDERDALE	FL	33316
504212AF0350	BILLINGS,PATRICIA		16 BRADISH LANE	BAY SHORE	NY	11706
504212AF0380	BELMONTE FAM TR	MARQUES,LANCE JR TRSTEE	678 OLD MEDFORD AVE	PATCHOGUE	NY	11772
504212AF0390	GARRATON,FANNY MARIE		200 S BIRCH RD #403	FORT LAUDERDALE	FL	33316
504212AF0400	FILEMO LLC	% DAVID A COVEN P A	2856 E OAKLAND PARK BLVD	FORT LAUDERDALE	FL	33306
504212AF0410	CRUZ,YUDIH ACACIA PARADA DE LA		200 S BIRCH RD #405	FORT LAUDERDALE	FL	33316
504212AF0450	GAZZOLA,DEBORAH ANN		301 DAYTON AVE	MANORVILLE	NY	11949
504212AF0420	MCBRIDE,BRIAN G		185 JEFFERSON ST	EAST ISLIP	NY	11730
504212AF0430	LAUBEN,PAUL & TRUDY A		59 PENNSYLVANIA AVE	MEDFORD	NY	11763
504212AF0440	BATISTA,THERESA		4207 ORCHID DR	HERNANDO BEACH	FL	34607
504212AF0460	CLARK,PATRICIA A		3 MOTT CT	SAINT JAMES	NY	11780
504212AF0470	KEY,BRIDGETT C	KEY,JAMES B	PO BOX 258	ST JOHNS	VI	00831
504212AF0480	CANALE,FRANK		200 S BIRCH RD APT 901	FORT LAUDERDALE	FL	33316
504212AF0490	SERGE A KARADJIAN REV LIV TR	KARADJIAN,SERGE ANTOINE ETAL	4600 VITTORIO-FIORUCCI	*SAINT-LAURENT QC	CA	H4R 0
504212AF0500	SPERANZA,ROBERT		255 FOXHUNT CRESCENT	SYOSSET	NY	11791
504212AF0510	DORFMAN,MICHAEL & URSZULA	EISGRUB,FERN & EISGRUB,RUSSELL	1 LAS OLAS CIR #609	FORT LAUDERDALE	FL	33316
504212AF0540	CANALE,FRANK		200 S BIRCH RD #504	FORT LAUDERDALE	FL	33301
504212AF0520	IKOI LLC		77 KELLEY RD UNIT B	HERMON	ME	04401
504212AF0530	IKOI LLC		77 KELLEY RD	HERMON	ME	04401
504212AF0550	GRACE DEVELOPMENT HOLDINGS LLC		25 COLUMBUS CIR #75C	NEW YORK	NY	10019
504212AF0560	FERRARA,ANGELO	FERRARA,GRACE	119 DAYS AVE	SELDON	NY	11784
504212AF0570	LEISURE BEACH LEGACY LLC		200 S BIRCH RD #508	FORT LAUDERDALE	FL	33316
504212AF0580	LEISURE BEACH LEGACY LLC		200 S BIRCH RD #508	FORT LAUDERDALE	FL	33316
504212AF0590	FAWCETT,CARTER		200 S BIRCH RD #509	FORT LAUDERDALE	FL	33316
504212AF0600	LEAR,ERIC & NINA		4400 NE 23 AVE	FORT LAUDERDALE	FL	33308
504212AF0610	ELMEHDAWI,TAREK	SZURLEJ,KATHLEEN	293 BATTERY AVE	BROOKLYN	NY	11209
504212AF0620	FILEMO LLC	%DAVID COVEN PA	2856 E OAKLAND PARK BLVD	FORT LAUDERDALE	FL	33306
504212AF0630	KILCOYNE,JOSEPH D JR	BRYANT,CHRISTA M	911 N RIDGE LN	ARLINGTON HEIGHTS	IL	60004
504212AF0640	LINDA M HELLMOLD REV TR	HELLMOLD,LINDA M TRSTEE	938 CALLE PRIMAVERA	SAN DIMAS	CA	91773

504212AF0660	GARY R BONAZZO REV TR	BONAZZO,GARY R TRSTEE	10 COUNTRY PL	SHELTON	CT	06484
504212AF0650	AUGER,ROBERT		8330 MARIE-VICTORIN	*CONTRECOEUR QC	CA	J0L 1
504212AF0670	KENNEDY,ALAN		1940 NE 2 AVE APT J108	WILTON MANORS	FL	33305
504212AF0680	LEISURE BEACH LEGACY LLC		200 S BIRCH ROAD #508	FORT LAUDERDALE	FL	33316
504212AF0690	ZAYCHIK,GREGORY &	ZAYCHIK,SILVIYA	200 S BIRCH ROAD #605	FORT LAUDERDALE	FL	33316
504212AF0730	HUNT,ANGELA M &	HUNT,ALEX	6765 FEE RD	ROME	OH	44085
504212AF0700	SPERANZA,DEAN		4 WAYFARER LN	SMITHTOWN	NY	11787
504212AF0710	JOSEPH S BUCKLEY JR LIV TR	BUCKLEY,JEFFREY & BUCKLEY,GARY E	9 JUNIPER LN	FRAMINGHAM	MA	01701
504212AF0720	BELVEDERE,LYN		5 CORNELL CT S	SMITHTOWN	NY	11787
504212AF0740	D'ABREAU,ZORIDA		200 S BIRCH ROAD UNIT 610	FORT LAUDERDALE	FL	33316
504212AF0750	UPPER RIVER RENTALS LLC		33 UPPER RIVER RD	SOUTH HADLEY	MA	01075
504212AF0760	MENDONCO,NELSON		200 S BIRCH RD #612	FORT LAUDERDALE	FL	33316
504212AF0770	HUGHES,MARCUS N	HUGHES,WAYNE	200 S BIRCH RD #614	FORT LAUDERDALE	FL	33316
504212AF0780	MCCULLOUGH,C RICHARD &	MCCULLOUGH,DIANE L	9 GRANITE ST	MEDFIELD	MA	02052
504212AF0790	LO VERME,ANTONINO &	LO VERME,SIGISMONDO ETAL	196 PEACHTREE LN	ROSLYN HEIGHTS	NY	11577
504212AF0820	SPERANZA,ROBERT		255 FOXHUNT CRES	SYOSSET	NY	11791
504212AF0800	HELLMOLD,GREG		349 CANOE COVE DR	DIAMOND BAR	CA	91765
504212AF0810	FIORILLI,BAMBINA		5152 DALLEY	*ST LEONARD QC	CA	H1R 1
504212AF0830	SPERANZA,ROBERT		255 FOXHUNT CRES	SYOSETT	NY	11791
504212AF0840	INES ROSS REV LIV TR	ROSS,INES,TRSTEE	3281 NW 126 TER	SUNRISE	FL	33323
504212AF0850	GALLOWAY,JACQUELINE		200 S BIRCH ROAD #707	FORT LAUDERDALE	FL	33316
504212AF0860	GAUDREAU,GILLES		2 PLACE MONACO APT 301	*ST JEROME QC	CA	J7Z 2
504212AF0870	JOHN GIOVANNI BARILE REV TR	CONCETTA BARILE REV TR	4640 RUE THIBAUT	*ST-HUBERT QC	CA	J3Y 0
504212AF0880	CALCAGNO,GERALD A		200 S BIRCH RD #710	FORT LAUDERDALE	FL	33316
504212AF0900	BELMONTE,KATHEA		678 OLD MEDORD AVE	PATCHOGUE	NY	11772
504212AF0890	WILLIAMS,LESLIE		22 CHADWICK RD	SOUTH DENNIS	MA	02660
504212AF0910	BARILE,MATTEO		3585 DE LOUVIERS	*BROSSARD QC	CA	J4Y 3
504212AF0920	SORGI,JOHN DAVID II	SORGI,ROBERTO FRANCISCO	44 CHURCH STREET	HUDSON	OH	44236
504212AF0930	HAGAN,JULIE ANNE	BURGESS,KATHERINE BELLE ETAL	200 S BIRCH RD APT 801	FORT LAUDERDALE	FL	33316
504212AF0940	MCCORMICK,CECILIA		200 S BIRCH ROAD APT 802	FORT LAUDERDALE	FL	33316
504212AF0950	SALAZAR,CARLOS		200 S BIRCH RD #803	FORT LAUDERDALE	FL	33316
504212AF0960	RUEDA,MARIA E S DE & JUAN DE J		200 S BIRCH RD #804	FORT LAUDERDALE	FL	33316
504212AF0970	O'CONNOR,KENNETH & DANA		200 S BIRCH RD #805	FORT LAUDERDALE	FL	33316
504212AF0980	EKMEKJIAN,BEDROS &	EKMEKJIAN,MARAL	2360 28TH ST	ASTORIA	NY	11105
504212AF0990	KARLE,ARLENE C	KARLE,WALTER D	65 CENTER ST	WILLISTON PARK	NY	11596
504212AF1000	SPERANZA,DEAN		4 WAYFARER LND	SMITHTOWN	NY	11787
504212AF1010	KALANTGOPOULOS,STEVEN	CALLAGHAN,MARIELLEN	200 S BIRCH RD #911	FORT LAUDERDALE	FL	33316
504212AF1020	SOBERAY,FREDERICK H		1161 WAYZATA BLVD E #210	WAYZATA	MN	55391
504212AF1030	HARINGER,G A & ERIKA		200 S BIRCH ROAD UNIT 811	FORT LAUDERDALE	FL	33316
504212AF1040	CONTUMELIO,CHRISTINA M		1730 NW 38 ST	OAKLAND PARK	FL	33309
504212AF1050	BENNETT,DENNIS C SR & ELKE		30 WOODSTORK DR	MOUNT SINAI	NY	11766

504212AF1060	SPERANZA,ROBERT	LUNDE-SPERANZA,LISA	255 FOXHUNT CRES	SYOSSET	NY	11791
504212AF1070	CANALE,FRANK		200 S BIRCH RD APT 901	FORT LAUDERDALE	FL	33316
504212AF1080	EKMEKJIAN,MARAL		23-60 28 ST	ASTORIA	NY	11105
504212AF1090	BRADY,MICHAEL		200 S BIRCH RD #903	FORT LAUDERDALE	FL	33316
504212AF1100	MARCELLO P VANI REV TR	VANI,MARCELO P TRSTEE ETAL	2128 IMPERIAL POINT DR	FORT LAUDERDALE	FL	33308
504212AF1110	SPERANZA,ROBERT		255 FOX CRESENT	SYOSSETT	NY	11791
504212AF1120	AYDIN,LUTFI N		200 S BIRCH RD #906	FORT LAUDERDALE	FL	33316
504212AF1130	BARTON,TIMOTHY		27 MITCHELL AVE	BABYLON	NY	11702
504212AF1140	POLINSKI,JOSEPH		200 S BIRCH ROAD UNIT 908	FORT LAUDERDALE	FL	33316
504212AF1150	LEISURE BEACH LEGACY LLC		200 S BIRCH RD #508	FORT LAUDERDALE	FL	33316
504212AF1160	LUNDE,DAN E		130 CHURCH ST APT 4B	KINGS PARK	NY	11754
504212AF1170	STEVEN KALANTGOPOULOS REV TR	KALANTGOPOULOS,STEVEN TRSTEE	19-22 23 AVE	ASTORIA	NY	11105
504212AF1190	ONODI,GEORG G &	ONODI,ZSUZSANNA	1994 E SUNRISE BLVD #146	FORT LAUDERDALE	FL	33304
504212AF1180	ROSEANN MORANETZ REV TR		25517 W BLAKELY PK	WAUCONDA	IL	60080
504212AF1200	BICKFORD,DAN	BICKFORD,JANE	40 MOUNTAIN AVE	FAIRFIELD	ME	04937
504212AF1210	SWAN, THOMAS REYER	THOMAS REYER SWAN REV TR	200 S BIRCH RD #1001	FORT LAUDERDALE	FL	33316
504212AF1220	EKMEKJIAN,BEDROS &	EKMEKJIAN,MARAL	2360 28 ST	ASTORIA	NY	11105
504212AF1230	SPERANZA,ROBERT		255 FOXHUNT CRES	SYOSSET	NY	11791
504212AF1240	HUEY,TIMOTHY A		5733 N SHERIDAN RD APT 29A	CHICAGO	IL	60660
504212AF1250	CANALE,FRANK		200 S BIRCH RD APT 901	FORT LAUDERDALE	FL	33316
504212AF1260	PRONIEWYCH,DEBORA		200 S BIRCH RD #1006	FORT LAUDERDALE	FL	33316
504212AF1270	BARNETT,JASON G		6815 PINEHURST DR.	HIALEAH	FL	33015
504212AF1290	CARROLL,ALLEN J		200 S BIRCH RD APT 1009	FORT LAUDERDALE	FL	33316
504212AF1300	CARROLL,ALLEN J		200 S BIRCH RD APT 1009	FORT LAUDERDALE	FL	33316
504212AF1280	MUNOZ,PATRICIO	GARRATON,GILDA ETAL	2841 N OCEAN BLVD APT 1001	FORT LAUDERDALE	FL	33308
504212AF1310	MEHTA,FRENI	FRENI MEHTA REV TR	200 S BIRCH RD #1011	FORT LAUDERDALE	FL	33316
504212AF1320	NICKERSON,DYLAN G		200 S BIRCH RD # 1012	FORT LAUDERDALE	FL	33316
504212AF1330	FORZANO,ROBERT & PIRKKO		200 S BIRCH ROAD APT 1014	FORT LAUDERDALE	FL	33316
504212AF1340	LAKE SAPHIRE LLC	%JUANA M SELEM CACHE	200 S BIRCH RD # 1015	FORT LAUDERDALE	FL	33316
504212AF1350	BOCCHETTI,LOUIS A	CHETTLE,PAUL	150 JENNINGS AVE	PATCHOGUE	NY	11772
504212AF1360	BARILE,MATTEO		3585 DE LOUVIERS ST	*BROSSARD QC	CA	J4Y3
504212AF1410	MULLER-BUGDAHNS,CARLA		200 S BIRCH RD UNIT 1107	FORT LAUDERDALE	FL	33316
504212AF1420	BURGOYNE,DONALD A		1 BACK RIVER WAY	DUXBURY	MA	02332
504212AF1370	CASA LAS OLAS MARINA LLC		9 N BIRCH RD #105	FORT LAUDERDALE	FL	33316
504212AF1380	ROBERT L BERUBE REV TR	BERUBE,ROBERT L TRSTEE ETAL	125 PARK LN	LAKE BLUFF	IL	60044
504212AF1390	SPERANZA,ROBERT		255 FOXHUNT CRES	SYOSSET	NY	11791
504212AF1400	MUNOZ,PATRICIO	GARRATON,GILDA	2841 N OCEAN BLVD #1001	FORT LAUDERDALE	FL	33308
504212AF1430	TRIMPE,JANET		366 NANNYHAGEN ROAD	THORNWOOD	NY	10594
504212AF1440	JOSEPH D KILCOYNE JR REV TR		911 N RIDGE LN	ARLINGTON HEIGHTS	IL	60004
504212AF1450	MAGEMA LLC	% DAVID A COVEN P A	2631 E OAKLAND PARK BLVD STE 107	FORT LAUDERDALE	FL	33306
504212AF0050	CALCAGNO,DENISE		200 S BIRCH ROAD #106	FORT LAUDERDALE	FL	33316

504212AF0060	GABRUS,JOANNE		2963 LINDALE ST	WANTAGH	NY	11793
504212AF1570	RACHELLE M GUERRERO LIV TR	GUERRERO,RACHELLE M TRSTEE	5706 STONEWAY TRL	NASHVILLE	TN	37209
504212AF1580	DE LAURI,ANNA MARIA	DE RISI,ANTONIO	6100 BOUL GUIN EST	*MONTREAL QC	CA	H1G 1
504212AF0040	CASTILLO,VACATION CORP		7131 HARDING ST	HOLLYWOOD	FL	33024
504212AF0140	FILEMO LLC	% DAVID A COVEN P A	2631 E OAKLAND PARK BLVD STE 107	FORT LAUDERDALE	FL	33306
504212AF0150	BARILE,MATTEO		3585 DE LOUVIERS ST	*BROSSARD QC	CA	J4Y 3
504212AF0070	HUGHES,JASON R		200 S BIRCH RD #108	FORT LAUDERDALE	FL	33316
504212AF0080	LEISURE BEACH UNIT 109 TR	GABRUS,JOANNE TRSTEE ETAL	2781 FRANKEL BLVD	MERRICK	NY	11566
504212AF0090	PEPI,MICHAEL J		1 CAREY CIR UNIT 509	REVERE	MA	02151
504212AF0100	SPERANZA,ROBERT	LUNDE-SPERANZA,LISA	255 FOXHUNT CRES	SYOSSET	NY	11791
504212AF0110	CULLIMORE,JAY	SGRIGNOLI-CULLIMORE,DIANNE	1 LAS OLAS CIR #1105	FORT LAUDERDALE	FL	33316
504212AF0120	SOPHIE BONZZO REV TR	BONZZO,SOPHIE TRSTEE	10 COUNTRY PL	SHELTON	CT	06484
504212AF0130	LEISURE BEACH LEGACY LLC		200 S BIRCH RD #508	FORT LAUDERDALE	FL	33316
504212AF1560	TRIMPE,ROBERT & JANET		366 NANNYHAGEN RD	THORNWOOD	NY	10594
504212AF1590	TESORIERO,MICHAEL & HELEN	CHRISTIE,RICHARD & FLORENCE	103 OCEAN AVE	BAY SHORE	NY	11706
504212AF1600	SOSA,JUAN J		8670 BYRON AVENUE	MIAMI BEACH	FL	33141
504212AF1610	BARILE,MATTEO		3585 DE LOUVIERS ST	*BROSSARD QC	CA	J4Y 3
504212AF1620	PHILIPPIN,DWYNE		1312 SW 19 AVE	FORT LAUDERDALE	FL	33312
504212AF0010	KLIMEK,CHAD		920 MULBERRY LN	WEST FARGO	ND	58078
504212AF1480	LUNDE-SPERANZA,LISA	SPERANZA,ROBERT	255 FOXHUNT CRES	SYOSSETT	NY	11791
504212AF1490	RAMEY,AMANDA C		200 S BIRCH ROAD UNIT 1201	FORT LAUDERDALE	FL	33316
504212AF1500	ROSATO,GINO		2718 E LEVESQUE BLVD	*LAVAL P QC	CA	H7E 2
504212AF1540	BOONE,THOMAS ROGER & LAURA J		200 S BIRCH RD APT 1206	FORT LAUDERDALE	FL	33316
504212AF1550	SPERANZA,VINCENT		255 FOXHUNT CRESCENT	SYOSSET	NY	11791
504212AF0020	APERGIS,CHRIS		10118 AQUA VISTA WAY	BOCA RATON	FL	33428
504212AF0030	STELLINO,ROBERTO		336 N BIRCH RD #9H	FORT LAUDERDALE	FL	33304
504212AF1460	WARNKE,DAVID		8060 LUKE CT	BROOKSVILLE	FL	34601
504212AF1470	FAWCETT,FORREST		200 S BIRCH RD #1114	FORT LAUDERDALE	FL	33316
504212AF1510	HERMAN,HOWARD L		200 S BIRCH ROAD #1203	FORT LAUDERDALE	FL	33316
504212AF1520	ELMEHDAMI,TAREK	SZURLEJ,KATHLEEN	293 BATTERY AVE	BROOKLYN	NY	11209
504212AF1530	CANALE,FRANK		200 S BIRCH RD APT 901	FORT LAUDERDALE	FL	33316







SENIOR FROGS FORT LAUDERDALE LLC

225 S. Ft Lauderdale Beach Blvd

Ft. Lauderdale, Fl. 33316

NARRATIVE

Special Exception Request

Code of Ordinances Section 5-26 – Distance Between Establishments

Senor Frogs located at 225 S. Fort Lauderdale Beach Blvd., respectfully requests a Special Exception from the City of Fort Lauderdale to allow a 4COP to allow the sales of alcoholic beverages on the property. Code of Ordinance Section 5-26 – Distance Between Establishments (the “Code”) provides for a distance of 300 feet between establishments that are licensed to sell alcoholic beverages. The property is 276 feet from the nearest establishment licensed to sell alcoholic beverages – Elbow Room has a 4COP quote license.

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

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

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

Restaurants with 4COP licenses are permitted in the zoning district, subject to Section 5-26, which mandates a minimum distance of 300 feet between any two establishments holding a 4COP license. However, establishments that do not meet this distance requirement may seek a special exception, allowing them to operate within the regulated area and still engage in sales under a 4COP license.

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

The Senor Frogs property is located within the City Central Beach Regional Activity Center, an area renowned for its diverse commercial offerings, including numerous establishments that sell food, liquor, and other alcoholic beverages. Situated on a primary commercial corridor and surrounded by various business and commercial uses, granting this special exception to allow Senor Frogs Fort Lauderdale to sell alcoholic beverages within its restaurant is consistent with the existing uses and compatible with the area. Furthermore, this special exception will not negatively impact or conflict with the surrounding neighborhood, as the establishment serves area residents and will be enjoyed by all who live in and visit the area.

We respectfully request the board to consider our circumstances and grant approval for the variance. This variance is crucial for us to proceed with our plans to obtain a 4COP license from the State of Florida.

We assure you that our establishment will operate responsibly and in accordance with all applicable laws and regulations. We are dedicated to being an asset to the Fort Lauderdale community, and obtaining this license is vital for us to achieve our goals.

Thank you for your time and consideration of our request. Should you require any further information or clarification, please do not hesitate to contact me at 386-216-9969 or Dsantiago457@gmail.com.

Respectfully submitted,
David Santiago

DESIGN BY:

ARQ. FILIPAO NUNES

DRAW BY	RELEASE	DATE
CL	LAYOUT - B	01/03/2023
CL	LAYOUT - C	09/03/2023

DRAWN BY: LDI CLAUDIA LOZANO

NOTES

THIS DRAWING THAT COMPOSES THIS PROJECT CONCLUSION, ARE BASED ON THE INFORMATION COLLECTED IN APPOINTMENTS AND REVIEWS PREVIOUS AT THE DELIVERY DATE.

• REVISIONS CONTAINS THE EXECUTIVE PROJECT APPROVED FOR START OF WORK.

• THE REVISION 1 AND SUBSEQUENTS, IF APPLICABLE, INCLUDE CHANGES REQUESTED BY THE CUSTOMER AND/OR NECESSARY ADJUSTMENTS DUE TO CROSSING ENGINEERING OR AFFECTATIONS DUE TO VARIOUS FACTORS DURING THE COURSE OF WORK AND REFLECT, TO THE EXTENT POSSIBLE, DISCREPANCIES AGAINST THE ORIGINALLY PROJECTED.

• THE DIMENSIONS TO SCALE IN THESE DRAWINGS WILL BE DIRECTED BY THE DIMENSIONS, IT IS THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTORS, TO VERIFY ALL THE CONDITIONS AND DIMENSIONS OF THE PROJECT. FILIPAO NUNES ARQUITECTOS MUST BE NOTIFIED IN WRITING OF ANY CHANGE OR ADJUSTMENT MADE.

• THIS PLAN SHOULD BE VERIFIED WITH THE CORRESPONDING INSTALLATIONS AND STRUCTURAL PLANS. ANY DISCREPANCY MUST BE CONSULTED WITH THE WORK COORDINATION.

• ALL PLANS, SPECIFICATIONS, IDEAS AND DESIGNS REPRESENTED OR REFERRED TO ARE SERVICE ELEMENTS AND ARE THE PROPERTY OF FILIPAO NUNES ARQUITECTOS. THEY WERE CLOSED, DEVELOPED AND PRODUCED FOR YOUR SOLE USE.

• NOTHING OF THE FOREGOING MAY BE PUBLISHED, DONATED OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE UNLESS AUTHORIZED BY FILIPAO NUNES ARQUITECTOS.

• ALL RIGHTS RESERVED. THE TOTAL OR PARTIAL TRANSMISSION TO THIRD PARTIES OF THIS INFORMATION, BOTH BY PHYSICAL AND ELECTRONIC MEANS, AS WELL AS ITS USE DIFFERENT FROM THE CONTRACTED USE, IS PROHIBITED WITHOUT THE PRIOR AUTHORIZATION OF FILIPAO NUNES ARQUITECTOS.

COMENSALES	
SALOON	140
BAR	27
TERRACE	80
NÚMERO DE COMENSALES:	
COMENSALES TOTALES	247

MESAS (SUGERIDO GA)		
TIPO DE MESA	# MESAS	%
1-3	5.50	10.00%
4	35.75	65.00%
5-6	8.25	15.00%
7-8	2.75	5.00%
9-10	2.75	5.00%
MESAS POR TOTAL DE M2	55	100.00

MESAS (PROPUESTA FNA)		
TIPO DE MESA	# MESAS	%
1-3	2	3.65%
4	51	92.70%
5-6	2	3.65%
7-8	0	0.00%
9-10	0	0.00%
MESAS TOTALES	55	100.00%

SIGNAGE

- F.F.L. FINISHED FLOOR LEVEL
- S.L.L. SLAB LOW LEVEL
- SC.L.L. SUSPENDED CEILING LOW LEVEL
- SC.U.L. SUSPENDED CEILING UPPER LEVEL
- P.L. PARAPET LEVEL
- S.L. SASH LEVEL
- F.S.L. FINISHED SIDEWALK LEVEL
- ◊ ELEVATION MARK
- LEVEL INDICATED IN SECTION OR ELEVATION
- CHANGE OF LEVEL IN FLOOR
- CHANGE OF MATERIAL IN WALL
- CHANGE OF MATERIAL IN FLOOR
- CHANGE OF MATERIAL IN CEILING
- F.L. WALL SPECIFICATION
- E.S. FLOOR SPECIFICATION
- C.L. CEILING SPECIFICATION
- Z. BASEBOARD SPECIFICATION

ADDRESS

225 S Fort Lauderdale Beach Blvd Second Floor, Fort Lauderdale, FL 33316, United States

LOCATION

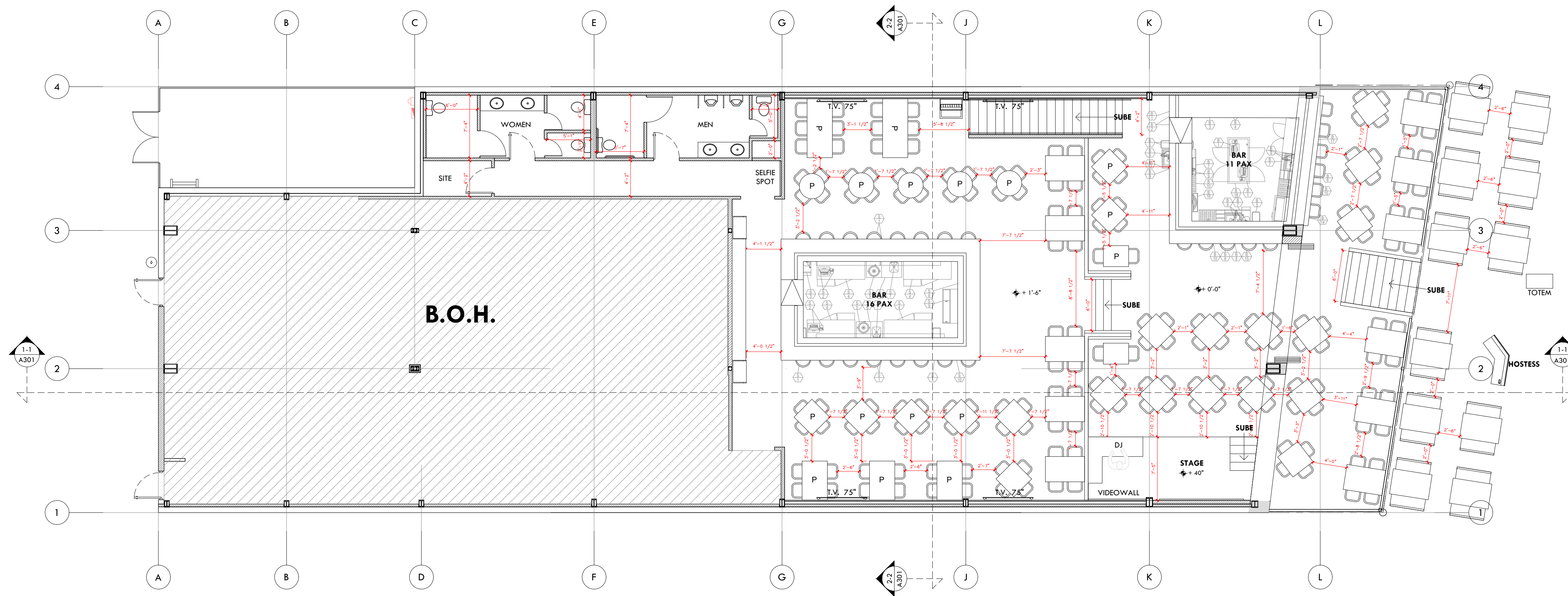


PLAN
GROUND FLOOR

PROJECT
SFLL SEÑOR FROGS
FORT LAUDERDALE

DATE	01/03/2023	
SCALE		
ACOTATION	FEET - INCHES	

KEY	VERSION
A101	V_01



PL-01 GROUND FLOOR
A101 SCALE 1/8"=1'-0"