



**BOARD OF ADJUSTMENT MEETING NOTICE**

**Date: September 26<sup>th</sup>, 2025**

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, October 08<sup>th</sup>, 2025 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 700 NW 19<sup>th</sup> 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](http://www.fortlauderdale.gov/government/BOA)

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<b>CASE:</b>	<b>PLN-BOA-25090003</b>
<b>OWNER:</b>	FTL LODGING OWNER LLC
<b>AGENT:</b>	STEPHANIE J. TOOTHAKER, ESQ., P.A.
<b>ADDRESS:</b>	3081 HARBOR DRIVE, FORT LAUDERDALE, FL 33316
<b>LEGAL DESCRIPTION:</b>	LOT 22, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RMH-60 - RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 47-19.8. A Hotel accessory uses</u></b>

- Requesting a variance from ULDR Section 47-19.8 to allow an existing motel with thirty-nine (39) guest rooms to provide accessory uses, including dining rooms, bars, patio bars, and outdoor food service areas, whereas the ULDR permits such accessory uses only in hotels with a minimum of fifty (50) guest rooms.

**Sec. 47-19.8. A.1 Hotel accessory uses**

- Requesting a variance from ULDR Section 47-19.8. A.1 to allow access to such accessories uses to be internalized within the site, whereas the ULDR

requires that access be limited to the interior of the building through the main lobby.

**Please Note:** The variance requests are not inclusive to parking, FBC requirements, or any Development Requirements.

**To watch and listen to the Board of Adjustment Meeting:**

**[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) , [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)**

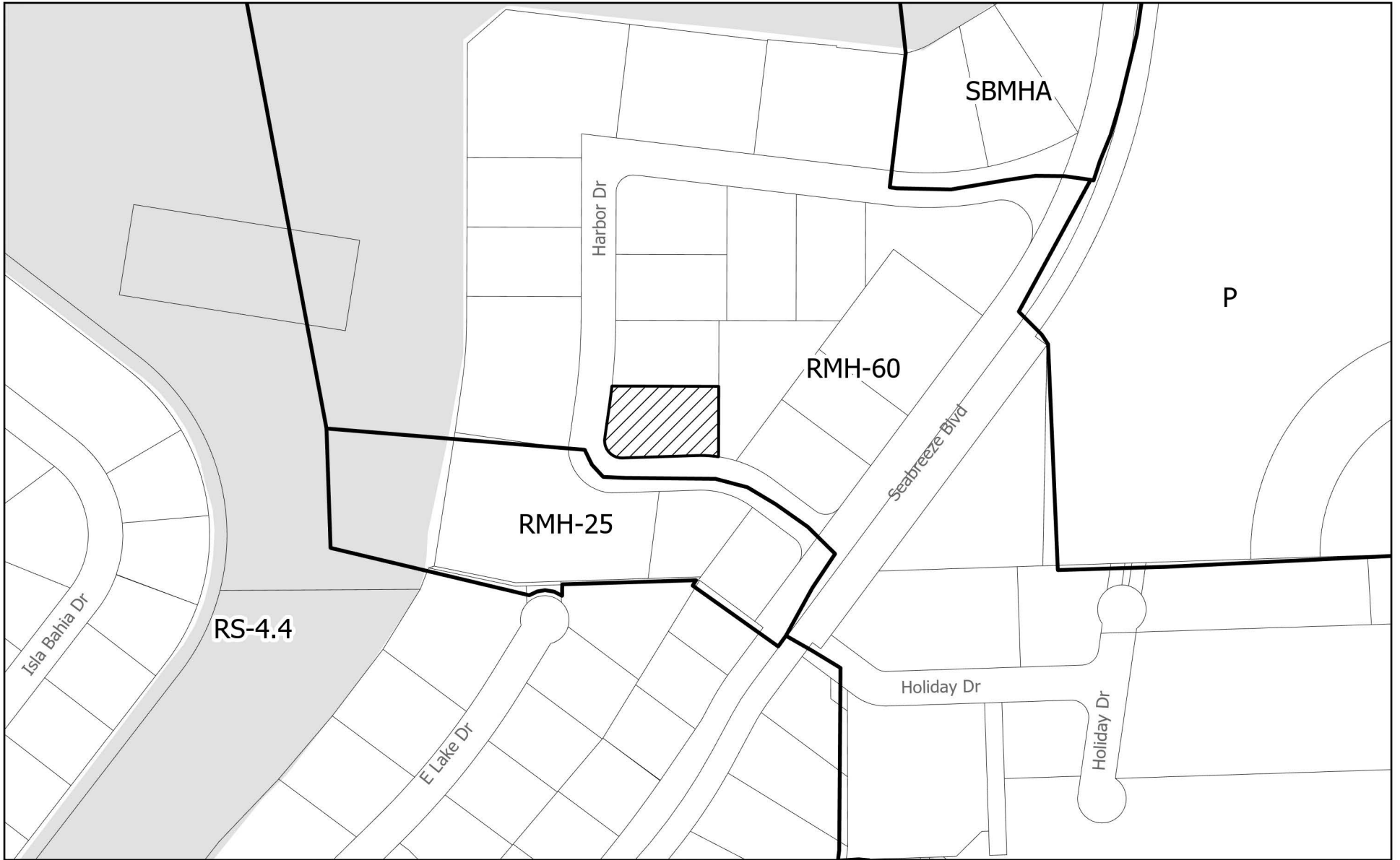
**Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99**

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**

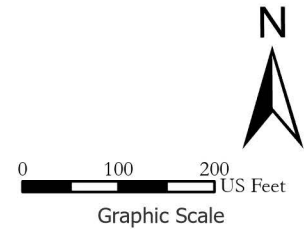
**NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the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



PLN-BOA-25090003

LEGEND

-  Municipal Boundary
-  Subject Site



# PLN-BOA-25090003

## **Sec. 47-19.8. A Hotel accessory uses & Sec. 47-19.8. A.1 Hotel accessory uses**

*Sec. 47-19.8. - Hotel accessory uses.*

*A. Hotels with more than fifty (50) guest rooms when permitted within an RML, RMM or RMH district, may have the following accessory uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars, outdoor food services areas. 1. Access to such accessory use shall be limited to the interior of the building through the main lobby and there shall be no direct public access from the exterior of the building, provided that entrance doors may be located in exterior walls fronting on an interior court not visible at ground level from the adjacent property on any street except State Road A-1-A. Exit doors may be located in exterior walls. 2. There shall be no show windows or displays relating to such accessory uses to the exterior of the building or visible from the adjacent property or any street except State Road A-1-A. B. Hotels with more than fifty (50) guest rooms when permitted within a nonresidential district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. In the North Beach Area, hotels with more than ten (10) guest rooms when permitted by the zoning district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. C. Watercraft Rental Concessions, see Section 47-19.11.*

*(Ord. No. C-97-19, § 1(47-19.8), 6-18-97; Ord. No. C-11-40, § 4, 12-20-11)*

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<input type="checkbox"/>	<a href="#">PLN-BOA-25090003</a>	Variance from ULDR Sections 47-19.8.A and 47-19.8...	Lane's Motel	Z- Board of Adjustment (BOA)	2382		3081		HARBOR	DR		Open
<input type="checkbox"/>	<a href="#">BLD-COC-25080083</a>		BLD-GEN-25050796	Change of Contractor (Online Submittal)	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">BLD-VOID-25080070</a>	Void Request for Landscape Removal permit we don't...	LND-TREE-25050225	Permit Void Request	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">BLD-COC-25080084</a>	PRE-ISSUANCE	LND-INST-25070224	Change of Contractor (Online Submittal)	105		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">LND-INST-25070224</a>	Landscape Installation for BLD-CALT-25050796	3081 HARBOR DR	Landscape Installation Permit	0		3081		HARBOR	DR		Issued
<input type="checkbox"/>	<a href="#">BLD-CONTADD-25060002</a>		LND-TREE-25050225	Contact Addition	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">BLD-CALT-25050796</a>	Add pavers and Landscape Renovation to existing M...	Alteration Permit	Structural Permit	0		3081		HARBOR	DR		Issued
<input type="checkbox"/>	<a href="#">LND-TREE-25050225</a>	This application proposes a landscape renovation ...	Tree Removal	Landscape Tree Removal-Relocation Permit	0		3081		HARBOR	DR		Void
<input type="checkbox"/>	<a href="#">BT-AHM-24110011</a>	19 UNIT APARTMENT, 19 UNIT MOTEL, 2 WASHERS/DRYERS	SEA BEACH PLAZA HOTEL	Apartment - Hotel - Motel Business Tax Receipt	0		3081		HARBOR	DR		Open
<input type="checkbox"/>	<a href="#">BT-AHM-REN-20071091</a>	19 UNIT APARTMENT, 19 UNIT MOTEL, 2 WASHERS/DRYERS	SEA BEACH PLAZA HOTEL INC	Apartment - Hotel - Motel Business Tax Renewal	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">PM-18100128</a>	#107 BATHROOM RENOVATION	#107 BATHROOM RENOVATION	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-18100129</a>	#107 ELECTRICAL FOR MASTER 18100128	#107 ELECTRICAL FOR MASTER 1...	Electrical Residential Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-18100130</a>	#107 PLUMBING FOR BP 18100128	#107 PLUMBING FOR BP 18100128	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-18091877</a>	REPLACE 23 WINDOWS ~ ~9/27/18 RECHECK TO B ~ ~10/...	REPLACE 23 WINDOWS	Window and Door Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">VIO-CE18080836_1</a>		HARBORAGE LLC	Violation-CODE Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">CE18080836</a>	SEA BEACH PLAZA DUMPSTER HAS BEEN FULL FOR A VERY...	HARBORAGE LLC	Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">PM-18050565</a>	CONCRETE SLAB REPAIR DUE TO PLUMBING REPAIR ~ ~6/...	CONCRETE SLAB REPAIR DUE TO ...	Accessory Structure Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-18050566</a>	REPAIR INTERIOR SEWER LINE FOR BP 18050565 90 LF	REPAIR INTERIOR SEWER LINE F...	Plumbing Residential Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-18050569</a>	#102 AND 105 BATHRM REMODEL AND TILE ON WALL ~ ~6...	#102 AND 105 BATHRM REMODEL ...	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-18050572</a>	#102 AND 105 PLUMB FOR 18050569	#102 AND 105 PLUMB FOR 18050569	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-18050574</a>	#102 AND 105 ELEC FOR BP 18050569	#102 AND 105 ELEC FOR BP 180...	Electrical Residential Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">VIO-CE18040346_1</a>		HARBORAGE LLC	Violation-CODE Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">CE18040346</a>	L/S FLORIDA PROPERTY - 1 - CASE FOUND, CE18030851	HARBORAGE LLC	Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18030851_1</a>	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	HARBORAGE LLC	Violation-BLD Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">CE18030851</a>	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:, 170...	HARBORAGE LLC	Building Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">PM-17091207</a>	#103-104 PLUMB FOR BP #17091204	#103-104 PLUMB FOR BP #1709...	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17091206</a>	#103-104 ELEC FOR BP #17091204 ~ ~05/30/18 E300...	#103-104 ELEC FOR BP #17091204	Electrical Residential Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17091204</a>	#103-104 BATHROOM REMODEL	#103-104 BATHROOM REMODEL	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17072584</a>	# 302, # 303: ELEC FOR BP #17072557	# 302, # 303: ELEC FOR BP #1...	Electrical Commercial Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17072581</a>	# 302, # 303: REPLACE PLUMB FIXUTES FOR BP ~#1707...	# 302, # 303: REPLACE PLUMB ...	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17072580</a>	# 304, # 305: ELEC FOR BP #17072555	# 304, # 305: ELEC FOR BP #1...	Electrical Commercial Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17072579</a>	# 304. # 305: REPLACE PLUMB FIXTURES FOR BP ~#170...	# 304. # 305: REPLACE PLUMB ...	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17072578</a>	# 206, # 205: ELEC FOR BP #17072552 ~05/30/18 E30...	# 206, # 205: ELEC FOR BP #1...	Electrical Commercial Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17072577</a>	# 206, # 205: REPLACE PLUJMB FIXTURES BP #17072552	# 206, # 205: REPLACE PLUJMB...	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17072557</a>	# 302,# 303: REMODEL ONE BATHROOM PER UNIT	# 302,# 303: REMODEL ONE BAT...	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17072555</a>	# 304, # 305: ONE BATHRM REMODEL FOR EACH UNIT	# 304, # 305: ONE BATHRM REM...	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17072552</a>	# 205, # 206: REMODEL ONE BATHROOM PER UNIT	# 205, # 206: REMODEL ONE BA...	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17062695</a>	INSTALL PVC FENCE 145 LF 6FT HIGH 1 GATE	INSTALL PVC FENCE 145 LF 6FT...	Fence Permit	0		3081		HARBOR	DR		Void
<input type="checkbox"/>	<a href="#">PM-17061500</a>	#202: PLUMBING BP17061379	#202: PLUMBING BP17061379	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17061499</a>	#202: ELEC BP 17061379	#202: ELEC BP 17061379	Electrical Residential Permit	0		3081		HARBOR	DR		Complete

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<input type="checkbox"/>	<a href="#">PM-17061379</a>	#202: BATH RENOVATIONS	#202: BATH RENOVATIONS	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17052125</a>	#203 204 PLUMBING FOR BATH RENO BP17052110	#203 204 PLUMBING FOR BATH ...	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17052124</a>	#203 204 ELECTRIC FOR BATH RENO BP17052110	#203 204 ELECTRIC FOR BATH ...	Electrical Commercial Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17052123</a>	#306, 307 PLUMBING FOR BATH RENO BP17052107	#306, 307 PLUMBING FOR BATH...	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17052122</a>	#306,307 ELECTRIC FOR BATH RENO ~BP17052107	#306,307 ELECTRIC FOR BATH ...	Electrical Commercial Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17052110</a>	#203, 204 BATHROOM REMODEL	#203, 204 BATHROOM REMODEL	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17052107</a>	#306, 307 BATHROOM RENO	#306, 307 BATHROOM RENO	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17031357</a>	# 106 201 301 REPLACE FIXTURES BP 17031355	# 106 201 301 REPLACE FIXTUR...	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17031356</a>	# 106 201 301 ELECTRICAL FOR BP 17031355	# 106 201 301 ELECTRICAL FOR...	Electrical Commercial Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-17031355</a>	# 106,201,301 REPLACE DRYWALL IN 3 ROOMS 1125 SF...	# 106,201,301 REPLACE DRYWAL...	Commercial Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">CE17021781</a>	PLEASE CHECK FOR CORRODED PIPES THAT MAY LEAD THR...	HARBORAGE LLC	Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17021781_1</a>		HARBORAGE LLC	Violation-CODE Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16121089_2</a>		HARBORAGE LLC	Violation-CODE Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16121089_1</a>		HARBORAGE LLC	Violation-CODE Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">CE16121089</a>	ELEVATORS UNSAFE, WORK BEING DONE WITHOUT A PERMIT	HARBORAGE LLC	Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">PM-16101055</a>	ELEC FOR BP #16090572	ELEC FOR BP #16090572	Electrical Commercial Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-16101051</a>	ELEC FOR BP #16090564	ELEC FOR BP #16090564	Electrical Commercial Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-16100838</a>	R AND R 40 EXTERIOR IMPACT DOORS	R AND R 40 EXTERIOR IMPACT D...	Window and Door Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-16100745</a>	NEW ROOF DRAIN. PIPPING 3 IN	NEW ROOF DRAIN. PIPPING 3 IN	Plumbing Residential Permit	0		3081		HARBOR	DR		Void
<input type="checkbox"/>	<a href="#">PM-16090574</a>	REROOF 7444SF FIBERGLASS CAPSHEET FLAT ROOF	REROOF 7444SF FIBERGLASS CAP...	Re-Roof Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-16090573</a>	PLUMBING TO BP 16090572	PLUMBING TO BP 16090572	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-16090572</a>	#112-113-114-211-212-213-309-312 BATHROOMS ~RENOV...	#112-113-114-211-212-213-309...	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-16090569</a>	PLUMBING TO BP 16090564	PLUMBING TO BP 16090564	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-16090564</a>	#110-111-208-209-210-309-310-311-BATHROOMS ~RENOV...	#110-111-208-209-210-309-310...	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">VIO-CE16080636_1</a>		HARBORAGE LLC	Violation-CODE Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">CE16080636</a>	TURTLE SEASON 2016 BEACH PLAZA FLOODLIGHT, UP, LI...	HARBORAGE LLC	Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">PM-16050809</a>	# 308 AND # 207 BATHROOM PLUMBING FIXTURE ~REPLA...	# 308 AND # 207 BATHROOM PL...	Plumbing Fixture Replacement Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-16050803</a>	# 308 AND # 207 BATHROOM WALL AND FLOOR TILE ~REP...	# 308 AND # 207 BATHROOM WAL...	Residential Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PL-ZL16010</a>	ZVL -	ATTORNEY'S TITLE FUND	Z- Zoning Verification Letter	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">CE16011602</a>	E/S ATTORNEYS TITTLE FUND 1 OPEN CASES, , CE15082014	RAJ HOTELS LLC	Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16011602_1</a>		RAJ HOTELS LLC	Violation-CODE Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">PM-16011483</a>	40 YEAR RECERT	40 YEAR RECERT	Building Recertification	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">VIO-CE15082014_1</a>	REQUIRED 10 YR RECERT SAFETY INSPECTION	RAJ HOTELS LLC	Violation-BLD Hearing	0		3081		HARBOR	DR		Complied
<input type="checkbox"/>	<a href="#">CE15082014</a>	REQUIRED 10 YR RECERT SAFETY INSPECTION	RAJ HOTELS LLC	Building Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">PM-15062965</a>	BACKFLOW INSTALL 1.5INCH PVB	BACKFLOW INSTALL 1.5INCH PVB	Plumbing Backflow Installation Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-15062964</a>	BACKFLOW INSTALL 2INCH RPZ	BACKFLOW INSTALL 2INCH RPZ	Plumbing Backflow Installation Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">VIO-CE14111287_1</a>		RAJ HOTELS LLC	Violation-CODE Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">CE14111287</a>	L/S A.S.A.P. 0-OPEN CASES	RAJ HOTELS LLC	Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">VIO-CE14101751_1</a>		RAJ HOTELS LLC	Violation-CODE Hearing	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">CE14101751</a>	L/S FLORIDA LIEN SEARCH 0-OPEN CASES	RAJ HOTELS LLC	Code Case	0		3081		HARBOR	DR		Closed

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<input type="checkbox"/>	<a href="#">PM-14061007</a>	INSTALL FOOTER BOND FOR POOL LIFT BP14061004	INSTALL FOOTER BOND FOR POOL...	Electrical Residential Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-14061004</a>	INSTALL ANCHOR FOR ADA POOL LIFT	INSTALL ANCHOR FOR ADA POOL ...	Commercial Alteration Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-10010788</a>	RESTRIPING FOR HANDICAP SPACE ~BP 04071757	RESTRIPING FOR HANDICAP SPACE	Residential Paving Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">PM-04091090</a>	INSTALL 30 AC SUPPORT BRACKETS	INSTALL 30 AC SUPPORT BRACKETS	Mechanical HVAC New Install Permit	0		3081		HARBOR	DR		Void
<input type="checkbox"/>	<a href="#">PM-04071757</a>	ATF RESTRIPE & ADD (1) HANDICAP PK. SPACE	ATF RESTRIPE & ADD (1) HANDI...	Residential Paving Permit	0		3081		HARBOR	DR		Void
<input type="checkbox"/>	<a href="#">PM-04070418</a>	ROOM #204 EMERGENCY REPAIR WIRE UNDER SINK	ROOM #204 EMERGENCY REPAIR W...	Electrical Commercial Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">VIO-CE04061463_3</a>	LIC INSP SEA BEACH PLAZA-HOTEL-AUDRY @ 761 1777	RAJ HOTELS LLC	Violation-BLD Hearing	0		3081		HARBOR	DR		Complied
<input type="checkbox"/>	<a href="#">VIO-CE04061463_2</a>	LIC INSP SEA BEACH PLAZA-HOTEL-AUDRY @ 761 1777	RAJ HOTELS LLC	Violation-BLD Hearing	0		3081		HARBOR	DR		Complied
<input type="checkbox"/>	<a href="#">VIO-CE04061463_1</a>	LIC INSP SEA BEACH PLAZA-HOTEL-AUDRY @ 761 1777	RAJ HOTELS LLC	Violation-BLD Hearing	0		3081		HARBOR	DR		Complied
<input type="checkbox"/>	<a href="#">CE04061463</a>	LIC INSP SEA BEACH PLAZA-HOTEL-AUDRY @ 761 1777, ...	RAJ HOTELS LLC	Building Code Case	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">PM-04061366</a>	AFT THE FACT -RESTRIPE PARKING LOT	AFT THE FACT -RESTRIPE PARKI...	Residential Paving Permit	0		3081		HARBOR	DR		Void
<input type="checkbox"/>	<a href="#">PM-02011383</a>	REPLACE SERVICE CONDUCTORS	REPLACE SERVICE CONDUCTORS	Electrical Residential Permit	0		3081		HARBOR	DR		Complete
<input type="checkbox"/>	<a href="#">FS-23015761</a>		SEA GLASS BEACH HOTEL	Fire Safety Account	749.32		3081		HARBOR	DR		Active
<input type="checkbox"/>	<a href="#">BL-9043797</a>		SEA BEACH PLAZA	General Business Tax Receipt	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">BL-9043796</a>		SEA BEACH PLAZA	Apartment - Hotel - Motel Business Tax Receipt	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">BL-485110</a>		SEA BEACH PLAZA INC	General Business Tax Receipt	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">BL-1501256</a>	19 UNIT APARTMENT, 19 UNIT MOTEL, 2 WASHERS/DRYERS	SEA BEACH PLAZA HOTEL INC	Apartment - Hotel - Motel Business Tax Receipt	0		3081		HARBOR	DR		Closed
<input type="checkbox"/>	<a href="#">BL-9043778</a>		SEA BEACH PLAZA	Apartment - Hotel - Motel Business Tax Receipt	0		3081		HARBOR	DR		Closed



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

**DATE:** October 08<sup>th</sup>, 2025

**TIME:** 6:00 P.M.

**CASE:** PLN-BOA-25090003

### Sec. 47-19.8. A Hotel accessory uses

- Requesting a variance from ULDR Section 47-19.8 to allow an existing motel with thirty-nine (39) guest rooms to provide accessory uses, including dining rooms, bars, patio bars, and outdoor food service areas, whereas the ULDR permits such accessory uses only in hotels with a minimum of fifty (50) guest rooms.

### Sec. 47-19.8. A.1 Hotel accessory uses

- Requesting a variance from ULDR Section 47-19.8. A.1 to allow access to such accessories uses to be internalized within the site, whereas the ULDR requires that access be limited to the interior of the building through the main lobby.
- **Please Note:** The variance requests are not inclusive to parking, FBC requirements, or any Development Requirements.

**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT**  
700 N.W. 19<sup>TH</sup> 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](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://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-25090003

APPLICANT: FTL LODGING OWNER LLC

PROPERTY: 3081 Harbor Drive

PUBLIC HEARING DATE: 10/8/2025

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq., who upon being duly sworn and cautioned, under oath deposes and says:

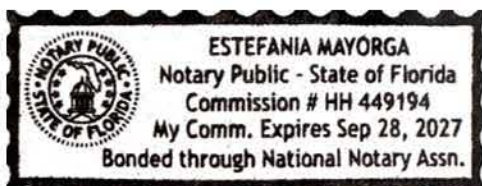
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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 ULDR, I will forfeit my sign deposit. SJ (initial here)

Stephanie J. Toothaker  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 23 day of September, 2025

(SEAL)



Estefania Mayorga  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: October 16<sup>th</sup>, 2025 TIME: 4:30 P.M. CASE: 2024-004-0000001

THE BOARD OF ADJUSTMENT (BOA) IS A BODY ESTABLISHED BY THE TOWNSHIP OF ALL-HIWS, NEW JERSEY, TO REVIEW AND RECOMMEND TO THE BOARD OF TAXATION (BOT) THE APPLICABILITY OF ZONING ORDINANCES TO SPECIFIC PROPERTIES. THE BOA MEETS MONTHLY TO REVIEW APPLICANTS' REQUESTS FOR VARIANCES, SPECIAL USE PERMITS, AND ZONING MAP AMENDMENTS. THE BOA MEETING IS OPEN TO THE PUBLIC AND ANYONE INTERESTED IN THE MATTER AT HAND IS INVITED TO ATTEND AND PARTICIPATE IN THE MEETING.

THE BOA MEETING WILL BE HELD AT THE TOWNSHIP OF ALL-HIWS BOARD OF TAXATION OFFICE, 1000 ROUTE 108, SUITE 100, ALL-HIWS, NEW JERSEY 07001. THE MEETING WILL BE HELD AT 4:30 P.M. ON OCTOBER 16<sup>th</sup>, 2025. THE MEETING WILL BE HELD IN THE BOARD OF TAXATION CONFERENCE ROOM, 1000 ROUTE 108, SUITE 100, ALL-HIWS, NEW JERSEY 07001.

AGENDA:  
1. PUBLIC COMMENT  
2. BOARD OF ADJUSTMENT MEETING

FOR MORE INFORMATION, PLEASE CONTACT THE TOWNSHIP OF ALL-HIWS BOARD OF TAXATION OFFICE AT (908) 496-4000.

**TOWNSHIP**  
**24 HRS**  
**ZONING**  
UNAUTHORIZED  
VEHICLES WILL BE  
AT OWNERS RISK  
954-496

09/23/2025



**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: THURSDAY, SEP 23, 2025 7:00 P.M.  
LOCATION: 1000 S. BAYVIEW BLVD., SUITE 100, MIAMI, FL 33131  
AGENDA: 1. PUBLIC COMMENT (5:00 P.M. - 7:00 P.M.)  
2. BOARD OF ADJUSTMENT MEETING (7:00 P.M. - 8:00 P.M.)  
3. PUBLIC COMMENT (8:00 P.M. - 9:00 P.M.)  
4. MEETING ADJOURNS (9:00 P.M.)  
FOR MORE INFORMATION, PLEASE CONTACT THE BOARD OF ADJUSTMENT AT (305) 259-1234 OR VISIT OUR WEBSITE AT WWW.MIAMIBOARDOFADJUSTMENT.COM

09/23/2025



**BOARD OF ADJUSTMENT (BOA) APPLICATION FORM**

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION  
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

**APPLICATION DEADLINE:** Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) 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.

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

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

**PAYMENT OF FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, 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.

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

**EXAMPLE VARIANCE SUBMITTAL**

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

**QUESTIONS:** Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: [boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)

Phone: 954-828-6520, Option 5.

**INSTRUCTIONS:** 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 section 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 <b>pages 1-4 of the application</b> )	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 Request 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.

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	FTL LODGING OWNER LLC
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	1605 SE 9TH ST FORT LAUDERDALE, FL 33316
<b>E-mail Address</b>	Agent: stephanie@toothaker.org, cc: estefania@toothaker.org
<b>Phone Number</b>	Agent: 954.648.9376
<b>Proof of Ownership</b>	<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)

<b>Applicant / Agent's Name</b>	Stephanie J. Toothaker, Esq.
<b>Applicant / Agent's Signature</b>	 Digitally signed by Stephanie J. Toothaker, Esq. Date: 2025.09.09 10:31:18 -04'00'
<b>Address, City, State, Zip</b>	501 SW 2nd Avenue, Suite 1, Fort Lauderdale, FL 33301
<b>E-mail Address</b>	stephanie@toothaker.org / cc: estefania@toothaker.org
<b>Phone Number</b>	(954) 648-9376
<b>Agent Authorization Form Submitted</b>	<input checked="" type="checkbox"/>

<b>Include ANY Related code case/permit #</b>	
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 3081 Harbor Drive, Fort Lauderdale, FL 33316
<b>Legal Description</b>	Lot 22, of OCEAN HARBOR, according to the Plat thereof, as recorded in Plat Book 26, Page 39, of the Public Records of Broward County, Florida.
<b>Tax ID Folio Numbers</b> <i>(For all parcels in development)</i>	Folio No. 5042-12-24-0180
<b>Variance/Special Exception Request</b> <i>(Provide a brief description of your request)</i>	Variance from ULDR Section 47-19.8.A minimum guest room requirement to permit accessory uses, including dining rooms, bars, patio bars, and outdoor food service areas, at an existing motel with thirty nine (39) guest rooms, whereas the ULDR permits such accessory uses only in hotels with more than fifty (50) guest rooms, and (2) variance from ULDR Section 47-19.8.A.1 to allow access to such accessory uses to be internalized within the site, whereas the ULDR requires that access be limited to the interior of the building through the main lobby.
<b>Applicable ULDR Sections</b> <i>(Include all code sections)</i>	ULDR Sections 47-19.8.A and 47-19.8.A.1

<b>Current Land Use Designation</b>	Residential High
<b>Current Zoning Designation</b>	RMH-60
<b>Current Use of Property</b>	Motel
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	N/A - existing to remain	N/A - existing to remain
Side	N/A - existing to remain	N/A - existing to remain
Side	N/A - existing to remain	N/A - existing to remain
Rear	N/A - existing to remain	N/A - existing to remain

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

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application. 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.

Refer to attached narrative

**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

Refer to attached narrative

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

Refer to attached narrative

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

Refer to attached narrative

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

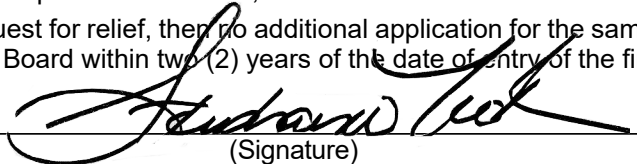
Refer to attached narrative

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

Refer to attached narrative

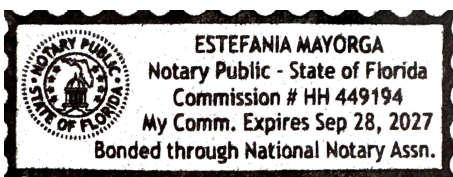
**AFFIDAVIT**: I, STEPHANIE J. TOOTHAKER, ESQ. the Owner/Agent of said property ATTEST that I am aware of the following:

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 9 day of September, 2025

(SEAL)



  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

June 20, 2025

**VIA ELECTRONIC SUBMISSION**

BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33311

**RE: Variance Request for 3081 Harbor Drive, Fort Lauderdale, FL 33316**

Dear Members of the Board of Adjustment:

This firm represents FTL LODGING OWNER LLC (the “Applicant”), owner of the property located at 3081 Harbor Drive, Fort Lauderdale, FL 33316 (the “Property”). The 0.37-acre site has a future land use designation of Residential High and is zoned Residential Multifamily High Rise/High Density District (“RMH-60”). The Property is improved with a two 3-story building constructed in 1951, which has operated as a 39-room licensed motel since 1990, known as the Sea Beach Plaza Hotel (State License No. MOT1608418). The Applicant recently acquired the Property and is currently undertaking renovations as conceptually shown on the submitted schematic plans.

The Applicant respectfully requests a variance from ULDR Section 47-19.8.A to permit accessory uses, including dining rooms, bars, patio bars, and outdoor food service areas, at an existing motel with thirty-nine (39) guest rooms, whereas the ULDR permits such accessory uses only in hotels with more than fifty (50) guest rooms. The Applicant also requests a variance from ULDR Section 47-19.8.A.1 to allow access to such accessory uses to be internalized within the site, whereas the ULDR requires that access be limited to the interior of the building through the main lobby.

**1. PROJECT DESCRIPTION**

The Property is developed with a longstanding motel use that has been serving Fort Lauderdale Beach for decades. While the RMH-60 zoning district allows accessory food and beverage services in hotels having more than 50 rooms, the subject Property currently has 39 rooms, slightly below this threshold.

The Applicant acknowledges the zoning distinction between hotels and motels, as defined in the ULDR. Hotels typically feature a central lobby or common entrance providing enclosed access to guest rooms, along with accessory dining and retail amenities. Motels, conversely, are distinguished by rooms offering direct exterior access without a centralized lobby. Despite this categorical distinction, modern motels frequently provide internal, guest-exclusive food and beverage services similar to those available in larger hotels.

To meet the expectations of today’s modern traveler and elevate the overall guest experience, the Applicant would like to introduce a curated food and beverage program that blends convenience, quality, and atmosphere. The offering will include an in-room mini bar stocked with premium snacks and beverages, as

**Stephanie J. Toothaker, Esq.**  
land use development political strategy procurement

well as poolside and patio service for breakfast, lunch, and dinner, operating daily from 7:00 AM to 11:00 PM. Designed for flexibility and ease, service will be delivered through a combination of traditional table service, self-serve modern vending options, and in-room amenities. With an estimated capacity of 30 guests in the common areas and 39 hotel rooms, this amenity not only enhances the guest experience but also supports competitive positioning in Fort Lauderdale's hospitality market.

The requested variance seeks solely to authorize a guest-only food and beverage amenity, recognized as customary and essential within modern transient lodging facilities, irrespective of their size. Today, even smaller-scale motels routinely provide on-site dining facilities, grab-and-go counters, or lounge spaces to maintain market competitiveness and fulfill guest expectations for convenience and safety. Denial of this basic service would impose a functional and economic disadvantage on the Property, despite its long-established motel use and zoning compatibility with larger nearby hotels, such as the B-Ocean, which are permitted to provide these amenities. Granting the requested variance will enable this motel to align with current hospitality standards without necessitating any increase in the number of rooms or physical expansion.

## **2. REQUESTED VARIANCE**

ULDR Section 47-19.8. permits accessory uses as follows:

- A. *Hotels with more than fifty (50) guest rooms when permitted within an RML, RMM or RMH district, may have the following accessory uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars, outdoor food services areas.*
  1. *Access to such accessory use shall be limited to the interior of the building through the main lobby and there shall be no direct public access from the exterior of the building, provided that entrance doors may be located in exterior walls fronting on an interior court not visible at ground level from the adjacent property on any street except State Road A-1-A. Exit doors may be located in exterior walls.*
  2. *There shall be no show windows or displays relating to such accessory uses to the exterior of the building or visible from the adjacent property or any street except State Road A-1-A.*
- B. *Hotels with more than fifty (50) guest rooms when permitted within a nonresidential district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. In the North Beach Area, hotels with more than ten (10) guest rooms when permitted by the zoning district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. (emphasis added).*

The Applicant respectfully requests a variance from ULDR Section 47-19.8.A, which permits accessory uses, such as dining rooms, restaurants, bars, patio bars, and outdoor food service areas, only in hotels with more than fifty (50) guest rooms when located within an RML, RMM, or RMH district. The requested variance seeks to allow such accessory food and beverage uses at an existing 39-room motel in the RMH-60 district, including in-room minibars as well as poolside and patio service for breakfast, lunch, and dinner,

operating daily from 7:00 AM to 11:00 PM. Service will be provided through a combination of traditional waiter service, in-room offerings, and self-service vending, and will be available exclusively to registered motel guests.

The Applicant further requests a variance from ULDR Section 47-19.8.A.1, which requires that access to such accessory uses be limited to the interior of the building through the main lobby. Given the motel's configuration, with rooms and amenities accessed directly from the exterior, strict compliance with this requirement is not feasible. The requested variance would allow access to the accessory uses to be internalized within the site screened from public view and restricted to motel guests only.

### 3. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST

- a. *That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and*

**Response:** The Property is developed with a long-standing, legally operating 39-room motel on a small site constrained by both parcel size and existing improvements. The motel cannot be expanded to meet the 51-room threshold without triggering additional nonconformities or requiring full code compliance for parking, which is infeasible under current site conditions. Strict application of the ULDR would therefore prevent the Property from offering a basic, industry-standard guest amenity, thereby preventing its reasonable use as a transient lodging facility.

- b. *That the 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*

**Response:** While RMH-60 zoning permits up to 120 hotel rooms per acre, the Property is uniquely constrained by its size, existing improvements, and legal nonconformities. Unlike larger properties in RMH-60 with room to expand, the subject Property is physically and operationally limited into its 39-room configuration. These conditions create a marked exception from the general characteristics of other RMH-60-zoned properties.

- c. *That the 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*

**Response:** Literal application of the minimum room standard deprives the Applicant of the right to offer standard internal food and beverage service to motel guests, a right afforded to other similarly situated RMH-60 properties with slightly more rooms. Despite being operationally and visually indistinguishable from larger motels or hotels, the Applicant's property would be excluded from providing guest amenities.

- d. *That 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*

**Response:** The unique hardship is not self-created. The Property was developed and legally operated as a motel prior to the adoption of ULDR Section 47-19.8's requirement of a minimum of more than 50 rooms in 1997. This regulatory threshold was imposed after the motel's construction, making compliance impossible without significant physical redevelopment, which is constrained by the Property's existing footprint and limited lot size. Consequently, the Applicant, who acquired the Property in its current configuration, is unable to meet the room-count requirement through no action or omission of their own, nor by their predecessors. This hardship results exclusively from the application of the current zoning standard to an established, lawfully developed site.

- e. *That 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.*


**Response:** This variance is the minimum variance that will make reasonable use of the Property. The Applicant seeks only to allow internal food and beverage service for motel guests, consistent with all existing design, access, and screening requirements in Section 47-19.8. There will be no signage or public access. The requested use is entirely compatible with the ULDR's purpose to limit commercial impacts in residential settings and aligns with the City's own policy allowing such uses in smaller hotels with at least more than 10 guest rooms elsewhere on the Barrier Island, such as in the North Beach Area:

*Sec. 47-19.8. - Hotel accessory uses.*

...

- C. *Hotels with more than fifty (50) guest rooms when permitted within a nonresidential district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. In the North Beach Area, hotels with more than ten (10) guest rooms when permitted by the zoning district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. (emphasis added)*

Respectfully,

  
Digitally signed by  
Stephanie J. Toothaker,  
Esq.  
Date: 2025.06.20  
19:30:26 -04'00'

Stephanie J. Toothaker, Esq.

## 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: 6/30/2025
- **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).
- **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. 19<sup>TH</sup> 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 [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) 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 [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

**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".**



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2025	<b>Property Use:</b> 39-08 Motel - no restaurant	<b>Deputy Appraiser:</b> Commercial Department
<b>Property ID:</b> 504212240180	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> FTL LODGING OWNER LLC	<b>Adj. Bldg. S.F:</b> 14680	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 3081 HARBOR DR FORT LAUDERDALE, FL 33316	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> RMH-60 - RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY
<b>Physical Address:</b> 3081 HARBOR DRIVE FORT LAUDERDALE, 33316	<b>Effective Year:</b> 1966	<b>Abbr. Legal Des.:</b> OCEAN HARBOR 26-39 B LOT 22
	<b>Year Built:</b> 1951	
	<b>Units/Beds/Baths:</b> 40 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$810,230	\$6,958,770	0	\$7,769,000	\$7,769,000	
2024	\$810,230	\$5,827,330	0	\$6,637,560	\$6,463,020	\$127,442.08
2023	\$810,230	\$5,065,250	0	\$5,875,480	\$5,875,480	\$117,017.37

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$7,769,000	\$7,769,000	\$7,769,000	\$7,769,000
Portability	0	0	0	0
Assessed / SOH	\$7,769,000	\$7,769,000	\$7,769,000	\$7,769,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$7,769,000	\$7,769,000	\$7,769,000	\$7,769,000

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
11/20/2024	Warranty Deed Qualified Sale	\$8,000,000	119914000
03/24/2016	Special Warranty Deed Qualified Sale	\$5,750,000	113592579
06/02/2004	Warranty Deed	\$2,600,000	37609 / 1494
06/01/1991	Warranty Deed	\$1,350,000	18509 / 667
03/01/1990	Warranty Deed	\$1,100,000	

**LAND CALCULATIONS**

Unit Price	Units	Type
\$50.07	16,182 SqFt	Square Foot

## RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504212240180	11/20/2024	Warranty Deed	Qualified Sale	\$8,000,000	119914000	3081 HARBOR DR FORT LAUDERDALE, FL 33316
504212240210	07/05/2023	Special Warranty Deed	Qualified Sale	\$5,500,000	118960026	3030 HARBOR DR FORT LAUDERDALE, FL 33316
504212240030	04/14/2022	Warranty Deed	Qualified Sale	\$7,900,000	118090451	3049 HARBOR DR #1-8 FORT LAUDERDALE, FL 33316
504212240070	04/13/2022	Warranty Deed	Disqualified Sale	\$8,000,000	118100951	3013 HARBOR DR FORT LAUDERDALE, FL 33316
504212240110	10/07/2021	Multi Special Warranty Deed	Disqualified Sale	\$117,875,000	117666065	1101 SEABREEZE BLVD FORT LAUDERDALE, FL 33316

## SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Commercial (C) 14,680						16,182.00		

## SCHOOL

Harbordale Elementary  
School: A  
Sunrise Middle School: B  
Fort Lauderdale High  
School: A

## ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

## Florida House Rep. District

100

## Florida House Rep. Name

Chip LaMarca

## Florida Senator District

37

## Florida Senator Name

Jason W. B. Pizzo

## School Board Member

Sarah Leonardi



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Foreign Limited Liability Company  
FTL LODGING OWNER LLC

**Filing Information**

<b>Document Number</b>	M24000013746
<b>FEI/EIN Number</b>	33-1404295
<b>Date Filed</b>	10/28/2024
<b>State</b>	DE
<b>Status</b>	ACTIVE

**Principal Address**

1605 SE 9TH ST  
FORT LAUDERDALE, FL 33316

**Mailing Address**

1605 SE 9TH ST  
FORT LAUDERDALE, FL 33316

Changed: 11/15/2024

**Registered Agent Name & Address**

LANE, MATTHEW  
1605 SE 9TH ST  
FORT LAUDERDALE, FL 33316

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

LANE, CLIFFORD P  
19 QUAIL RUN  
OLD WESTBURY, NY 11568

Title MGR

LANE, MATTHEW  
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Address: mlane@thelaneorganization.com

Foreign Limited Liability Company Ftl Lodging Owner LLC

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APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. FTL Lodging Owner LLC
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. Delaware 33-1404295
(Jurisdiction under the law of which foreign limited liability company is organized) (FEI number, if applicable)

4. Upon qualification
(Date first transacted business in Florida, if prior to registration. See sections 605.0904 & 605.0905, F.S. to determine perjury liability)

5. 1605 S.E. 9th St. 10 Quail Run
(Street Address of Principal Office) (Mailing Address)
Fort Lauderdale, FL 33316 Old Westbury, NY 11568

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Matthew Lane
Office Address: 1605 S.E. 9th St.
Fort Lauderdale, Florida 33316
(City) (Zip code)

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TALLAHASSEE, FLORIDA

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

(Registered agent's signature)

((H24000358417 3))

((1124000358417 3)))

8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:


<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input checked="" type="checkbox"/> Manager	Name: Clifford P. Lane	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: 19 Quail Run	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	Old Westbury, NY 11568	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Manager	Name: Matthew Lane	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: 1605 S.E. 9th St.	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	Fort Lauderdale, FL 33316	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

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9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

  
 \_\_\_\_\_  
 Signature of an authorized person

Matthew Lane, Manager

\_\_\_\_\_  
Typed or printed name of signer

((1124000358417 3)))

((H24000358417 3))

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "FTL LODGING OWNER LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FIRST DAY OF OCTOBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "FTL LODGING OWNER LLC" WAS FORMED ON THE EIGHTH DAY OF OCTOBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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*Jeffrey W. Bullock*  
Jeffrey W. Bullock, Secretary of State

5441394 8300

SR# 20243995939

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 204675981

Date: 10-21-24

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Address: mlane@thelaneorganization.com

Foreign Limited Liability Company Ftl Lodging Owner LLC

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(Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine perjury liability)

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(Street Address of Principal Office) (Mailing Address)
Fort Lauderdale, FL 33316 Old Westbury, NY 11568

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Name: Matthew Lane
Office Address: 1605 S.E. 9th St.
Fort Lauderdale, Florida 33316
(City) (Zip code)

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TALLAHASSEE, FLORIDA

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(Registered agent's signature)

((H24000358417 3))

((1124000358417 3)))

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<input checked="" type="checkbox"/> Manager	Name: Matthew Lane	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: 1605 S.E. 9th St.	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	Fort Lauderdale, FL 33316	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

**FILED**  
 2024 OCT 28 PM 3:26  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

Important Notice: Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

  
 \_\_\_\_\_  
 Signature of an authorized person

Matthew Lane, Manager  
 \_\_\_\_\_  
 Typed or printed name of signer

((1124000358417 3)))

((H24000358417 3))

# Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "FTL LODGING OWNER LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FIRST DAY OF OCTOBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "FTL LODGING OWNER LLC" WAS FORMED ON THE EIGHTH DAY OF OCTOBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.

2024 OCT 28 PM 3:28  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED



*Jeffrey W. Bullock*  
Jeffrey W. Bullock, Secretary of State

5441394 8300

SR# 20243995939

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 204675981

Date: 10-21-24

((H24000358417 3))



# BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

## AGENT AUTHORIZATION FORM

I FTL LODGING OWNER LLC, (“Owner”) as the current title owner of the real  
[Print First and Last Name of the title Owner OR Name of Corporation]  
 property located at 3081 Harbor Drive, Fort Lauderdale, FL 33316, Folio No. 5042 (“Property”), do hereby authorize  
[Print Property Address]  
Stephanie J. Toothaker, Esq., P.A. (“Authorized Agent”) to act as my agent regarding the submittal  
[Print First and Last Name of Agent]  
 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

Andre Sierra

Print Name

09/06/2025

Date

FTL LODGING OWNER, LLC,  
a Delaware imited liability company

Signature - Owner/Authorized Individual

Matthew Lane

Print Name - Owner/ Authorized Individual

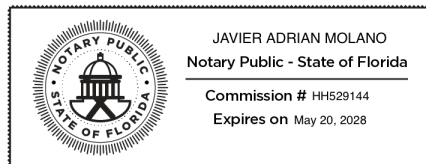
Manager

Print Title - Authorized Individual

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of September, 2025 by Matthew Lane, an individual who is personally known to me  or has produced DRIVER LICENSE as identification

[NOTARY SEAL]



(Signature of Notary Public- State of Florida)

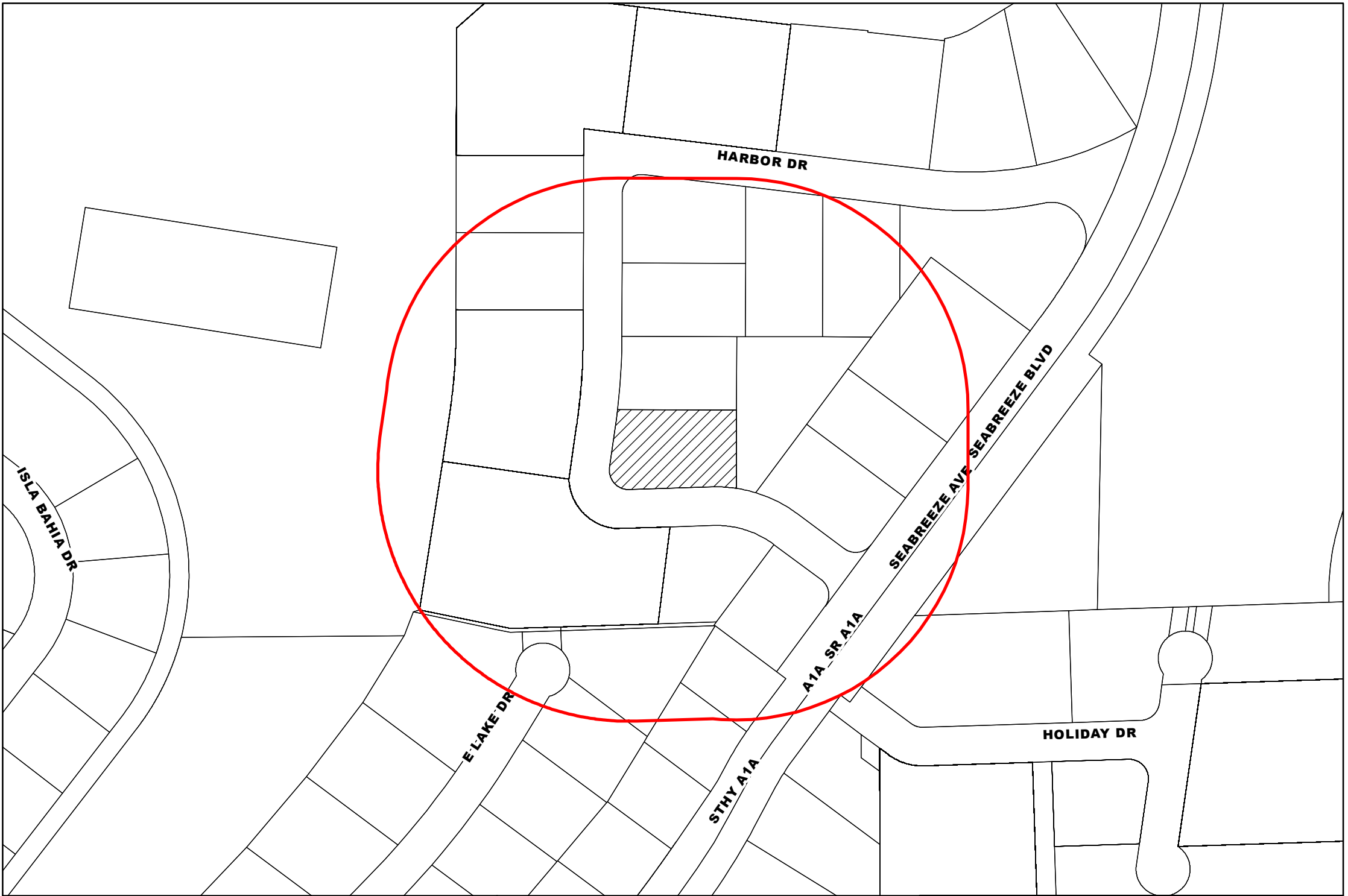
05/20/2028

My Commission Expires:

Javier Adrian Molano

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

Notarized remotely online using communication technology via Proof.



HARBOR DR

ISLA BAHIA DR

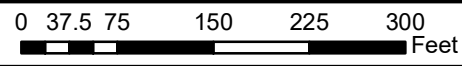
E LAKE DR

STHY A1A

A1A SR A1A

SEABREEZE AVE SEABREEZE BLVD

HOLIDAY DR



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494307000460	TIITF/STATE OF FLORIDA	% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477
504212240030	KARMA EXECUTIVE HOMES LLC		828 SOLAR ISLE DR	FORT LAUDERDALE	FL	33301
504212240040	ONE ON ONE HARBOR BEACH INC	%HINSHAW & CULBERTSON LLP	2525 PONCE DE LEON BLVD 10TH FL	CORAL GABLES	FL	33134
504212240110	FLL OCEAN HOTEL OWNER LLC	%BEN SHMUL	910 SE 17 ST	FORT LAUDERDALE	FL	33316
504212240120	FLL OCEAN HOTEL OWNER LLC	%BEN SHMUL	910 SE 17 ST	FORT LAUDERDALE	FL	33316
504212240140	FLL OCEAN LAND OWNER LLC		910 SE 17 ST	FORT LAUDERDALE	FL	33316
504212240150	FLL OCEAN LAND OWNER LLC		910 SE 17 ST	FORT LAUDERDALE	FL	33316
504212240160	HARBOR BEACH INVESTMENT LLC		900 N FEDERAL HWY STE 306	HALLANDALE BEACH	FL	33009
504212240170	RUSTLE INVESTMENT LLC		900 N FEDERAL HWY #306	HALLANDALE BEACH	FL	33009
504212240180	FTL LODGING OWNER LLC		3081 HARBOR DR	FORT LAUDERDALE	FL	33316
504212240190	FLL OCEAN LAND OWNER LLC		910 SE 17 ST	FORT LAUDERDALE	FL	33316
504212240200	FLL OCEAN LAND OWNER LLC		910 SE 17 ST	FORT LAUDERDALE	FL	33316
504212240210	3030 HARBOR DR HOLDINGS LLLP		2790 STIRLING RD #10	HOLLYWOOD	FL	33020
504212240220	3001-18 HARBOR DRIVE LLC		1314 E LAS OLAS BLVD #1084	FORT LAUDERDALE	FL	33301
504212240240	3001-18 HARBOR DRIVE LLC		1314 E LAS OLAS BLVD #1084	FORT LAUDERDALE	FL	33301
504212240250	FLL OCEAN LAND OWNER LLC		910 SE 17 ST	FORT LAUDERDALE	FL	33316
504213000470	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
504213010040	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311
504213010050	HARBOR CLUB OF FT LAUD INC		3073 HARBOR DR	FORT LAUDERDALE	FL	33316
504213010380	1205 SEABREEZE BLVD LLC		8818 SUTPHIN BLVD #2	JAMAICA	NY	11435
504213010390	PONTORNO,ROSE		1209 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316
504213010510	CASA F LLC		1206 E LAKE DR	FORT LAUDERDALE	FL	33316
504213010520	DESTOUNIS,STAMATIA V		15 GENESEE ST E	SCOTTSVILLE	NY	14546
504213010680	BEIDEMAN,FRANK	HOLMAN,M & HOLMAN AUTOMOTIVE INC	911 NE 2 AVE	FORT LAUDERDALE	FL	33304
504213020030	FLL OCEAN HOTEL OWNER LLC	%BEN SHMUL	910 SE 17 ST	FORT LAUDERDALE	FL	33316
504213070040	SOUTHEAST HOSPITALITY CORP		1180 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316
504212CH0010	ANDREYCHUK,RODNEY H/E	MALONE-ANDREYCHUK REV TR ETAL	3055 HARBOR DR #601	FORT LAUDERDALE	FL	33316
504212CH0020	PROVOST,ROBERT & JESSICA		3055 HARBOR DR #602	FORT LAUDERDALE	FL	33316
504212CH0030	PTP RE FL LLC		2050 W BREESE RD	LIMA	OH	45806
504212CH0040	BAER FAM TR	BAER,ROBERT M & ELAINE TRSTEES	3055 HARBOR DR #701	FORT LAUDERDALE	FL	33316
504212CH0050	BAER,ROBERT & ELAINE	BAER FAM TR	3055 HARBOR DR #702	FORT LAUDERDALE	FL	33316
504212CH0060	MUNIZ,DANIEL	MURILLO,ANA	3055 HARBOR DR #703	FORT LAUDERDALE	FL	33316
504212CH0070	MEDALIE,JO ANN K		3055 HARBOR DR #801	FORT LAUDERDALE	FL	33316
504212CH0080	JONES,STEPHEN R	JONES,LUDMILLA LOTOCKA	3055 HARBOR DR UNIT 2202	FORT LAUDERDALE	FL	33316
504212CH0090	LOTZ,PHILIP A & WENDY D		3055 HARBOR DR	FORT LAUDERDALE	FL	33316
504212CH0100	K O'FLYNN CHRISTIAN REV TR	CHRISTIAN,KATHERINE M TRSTEE	333 JACARANDA DR	PLANTATION	FL	33324
504212CH0110	STOTSKY,ALAN & JOANNE	ALAN W STOTSKY REV TR	20 N BRIDGE LANE	KEY LARGO	FL	33037
504212CH0120	MINIACI,ALBERT J & BEATRIZ H		3055 HARBOR DR #903	FORT LAUDERDALE	FL	33316
504212CH0130	WOODLEE,DAWN		3055 HARBOR DR UNIT 1001	FORT LAUDERDALE	FL	33316
504212CH0140	KOZLOWSKI,KIMBERLY		3055 HARBOR DR #1002	FORT LAUDERDALE	FL	33316
504212CH0150	PARENT,BRENT C & TIFFANY M	BRENT C PARENT REV TR	3055 HARBOR DR UNIT 1003	FORT LAUDERDALE	FL	33316
504212CH0160	GLASSMAN,HELEN B H/E	GLASSMAN,DAVID M ETAL	3055 HARBOR DR UNIT 1101	FORT LAUDERDALE	FL	33316
504212CH0170	GLASSMAN,MICHAEL		3055 HARBOR DR #1102	FORT LAUDERDALE	FL	33316
504212CH0180	ANTOINETTE M ROWE 1997 TR	ROWE,ANTOINETTE M TRSTEE	1355 MOSS CREEK DR	JACKSONVILLE	FL	32225

504212CH0190	DAVIDGE,WILLIAM H	WILLIAM H DAVIDGE TR	3055 HARBOR DR UNIT 1201	FORT LAUDERDALE	FL	33316
504212CH0200	KWB REAL ESTATE CORP		3055 HARBOR DR # 1202	FORT LAUDERDALE	FL	33316
504212CH0210	OSMAN,AHMED	SABA,JIHAN	3015 N OCEAN BLVD APT 10G	FORT LAUDERDALE	FL	33308
504212CH0220	MCWATERS,CYNTHIA L & JEFFREY L	CYNTHIA L MCWATERS REV TR	3055 HARBOR DR #1401	FORT LAUDERDALE	FL	33316
504212CH0230	MURPHY,STEVEN GREGORY		3055 HARBOR DRIVE #1402	FORT LAUDERDALE	FL	33316
504212CH0240	LATORRE,LISA		20 ORCHARD LN	DUXBURY	MA	02332
504212CH0250	MUNIZ,ALEX & GEYSA		3055 HARBOR DR #1501	FORT LAUDERDALE	FL	33316
504212CH0260	TAVONE,JOHN H	JOHN H TAVONE REV TR	3055 HARBOR DR UNIT 1502	FORT LAUDERDALE	FL	33316
504212CH0270	STAMBAUGH,JOHN S	CHARLES D KNIGHT REV TR ETAL	101 SOUTH HANLEY STE 1075	CLAYTON	MO	63105
504212CH0280	SLAUGHTER,HAROLD THEODORE		3055 HARBOR DR #1601	FORT LAUDERDALE	FL	33316
504212CH0290	SSN FLORIDA CONDO LLC		3055 HARBOR DR #1602	FORT LAUDERDALE	FL	33316
504212CH0300	ACKERMAN,JAMIELEE NICOLE		1188 WILLIES AVE #827	NEW YORK	NY	11507
504212CH0310	WENDT,GARY C		3055 HARBOR DR #1701	FORT LAUDERDALE	FL	33316
504212CH0320	WENDT,GARY C		3055 HARBOR DR #1701	FORT LAUDERDALE	FL	33316
504212CH0330	GDW LLC		3055 HARBOR DR #1701	FORT LAUDERDALE	FL	33316
504212CH0340	MASI,ALBERT N & WENDYS		3055 HARBOR DR UNIT 1801	FORT LAUDERDALE	FL	33316
504212CH0350	LOVING,GENE & ANGELA		5589 GREENWICH RD #200C	VIRGINIA BEACH	VA	23462
504212CH0360	LOVING,AUBREY EUGENE &	LOVING,ANGELA J	5589 GREENWICH RD #200C	VIRGINIA BEACH	VA	23462
504212CH0370	MCQUILLAN,SHARON	MEARES,KEN	3055 HARBOR DR #1901	FORT LAUDERDALE	FL	33316
504212CH0380	1902 FLORIDA LLC		309 VIA LIDO SOUD	NEWPORT BEACH	CA	92663
504212CH0390	1903 HARBOURAGE LLC		900 SE 3 AVE #202	FORT LAUDERDALE	FL	33316
504212CH0400	MEARES,KENNETH	MCQUILLAN,SHARON P	3055 HARBOR DR #2002	FORT LAUDERDALE	FL	33316
504212CH0410	KAGAN,ROBERT L	BARNETT,BONNIE	3055 HARBOR DR #2101	FORT LAUDERDALE	FL	33316
504212CH0420	SCHNEIDER,DIANNE L	RFS FLORIDA REALTY TR	3055 HARBOR DR #2102	FORT LAUDERDALE	FL	33316
504212CH0430	2201 FLORIDA LLC		309 VIA LIDO SOUD	NEWPORT BEACH	CA	92663
504212CH0440	JONES,STEPHEN R H/E	JONES,LUDMILLA L	3055 HARBOR DR APT 2202	FORT LAUDERDALE	FL	33316
504212NV0010	FUERST,DAVID L		3073 HARBOR DR #1	FORT LAUDERDALE	FL	33316
504212NV0020	BEERMAN,PAUL		611 CHOCTAW PASS	FORT WAYNE	IN	46825
504212NV0030	DIGIANO,PAUL R & BARBARA J		3073 HARBOR DRIVE #3	FORT LAUDERDALE	FL	33316
504212NV0040	BEERMAN,PAUL L		611 CHOCTAW PASS	FORT WAYNE	IN	46825
504212NV0050	CARLISLE,GLORIANN LEONAITIS	LEONAITIS,LEONARD	3073 HARBOR DR #5	FORT LAUDERDALE	FL	33316
504212NV0060	WINSLOW,KENELM	WINSLOW,VIRGINIA	166 CENTRAL ST	HINGHAM	MA	02043
504212NV0070	CARLEY,JILL E &	CARLEY,GRANT & CHAKOS,JAN I	1960 INDIAN BOUNDARY RD	CHESTERTON	IN	46304
504212NV0080	RUDY,MARY FRANCES	BURNETT,JOSEPH	2613 BELMONT BLVD	NASHVILLE	TN	37212
504212NV0090	HARSH,MARTHA ANN	NEHRIG,RALPH LEWIS ETAL	3073 HARBOR DR #9	FORT LAUDERDALE	FL	33316
504212NV0100	WILLIAMS,RAY & SUSAN		3073 HARBOR DR #10	FORT LAUDERDALE	FL	33316
504212NV0110	WOLFE,JOAN E	JOAN E WOLFE REV TR	3073 HARBOR DR #11	FORT LAUDERDALE	FL	33316
504212NV0120	BARNARD H THITECA LIV TR	THITECA,BERNARD TRS	3073 HARBOR DR #12	FORT LAUDERDALE	FL	33316
504212NV0130	CAMPBELL,GERALDINE F V		3073 HARBOR DR #13	FORT LAUDERDALE	FL	33316
504212NV0140	CLAVIN,TAV	DACEY-CLAVIN,SUZANNE	326 E 30 ST #2E	NEW YORK	NY	10016
504212NV0150	DMN HARBOR CLUB TR	MACNEIL,DAVID TRSTEE	84 ISLA BAHIA DR	FORT LAUDERDALE	FL	33316
504212NV0160	DOWLING,KATHY	DOWLING,MICHAEL & DOWLING,ROBERT	3073 HARBOR DR #16	FORT LAUDERDALE	FL	33316
504212NV0170	VONHAGEN,ROBERT	VONHAGEN,CONSTANCE	7 BARCLAY ST	HUNTINGTON STATION	NY	11746
504212NV0180	ARSENAULT,RAYMOND	ARSENAULT,SHIRLEY	58 KIRK DR	*THORNHILL ON	CA	L3T 3
504212NV0190	WALKER,ARLENE	SPIES,MARK & SPIES,ROBERT	16 PEPPER RIDGE RD	PEPPER PIKE	OH	44124



June 20, 2025

**VIA ELECTRONIC SUBMISSION**

BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33311

**RE: Variance Request for 3081 Harbor Drive, Fort Lauderdale, FL 33316**

Dear Members of the Board of Adjustment:

This firm represents FTL LODGING OWNER LLC (the “Applicant”), owner of the property located at 3081 Harbor Drive, Fort Lauderdale, FL 33316 (the “Property”). The 0.37-acre site has a future land use designation of Residential High and is zoned Residential Multifamily High Rise/High Density District (“RMH-60”). The Property is improved with a two 3-story building constructed in 1951, which has operated as a 39-room licensed motel since 1990, known as the Sea Beach Plaza Hotel (State License No. MOT1608418). The Applicant recently acquired the Property and is currently undertaking renovations as conceptually shown on the submitted schematic plans.

The Applicant respectfully requests a variance from ULDR Section 47-19.8.A to permit accessory uses, including dining rooms, bars, patio bars, and outdoor food service areas, at an existing motel with thirty-nine (39) guest rooms, whereas the ULDR permits such accessory uses only in hotels with more than fifty (50) guest rooms. The Applicant also requests a variance from ULDR Section 47-19.8.A.1 to allow access to such accessory uses to be internalized within the site, whereas the ULDR requires that access be limited to the interior of the building through the main lobby.

**1. PROJECT DESCRIPTION**

The Property is developed with a longstanding motel use that has been serving Fort Lauderdale Beach for decades. While the RMH-60 zoning district allows accessory food and beverage services in hotels having more than 50 rooms, the subject Property currently has 39 rooms, slightly below this threshold.

The Applicant acknowledges the zoning distinction between hotels and motels, as defined in the ULDR. Hotels typically feature a central lobby or common entrance providing enclosed access to guest rooms, along with accessory dining and retail amenities. Motels, conversely, are distinguished by rooms offering direct exterior access without a centralized lobby. Despite this categorical distinction, modern motels frequently provide internal, guest-exclusive food and beverage services similar to those available in larger hotels.

To meet the expectations of today’s modern traveler and elevate the overall guest experience, the Applicant would like to introduce a curated food and beverage program that blends convenience, quality, and atmosphere. The offering will include an in-room mini bar stocked with premium snacks and beverages, as

**Stephanie J. Toothaker, Esq.**  
land use development political strategy procurement

well as poolside and patio service for breakfast, lunch, and dinner, operating daily from 7:00 AM to 11:00 PM. Designed for flexibility and ease, service will be delivered through a combination of traditional table service, self-serve modern vending options, and in-room amenities. With an estimated capacity of 30 guests in the common areas and 39 hotel rooms, this amenity not only enhances the guest experience but also supports competitive positioning in Fort Lauderdale's hospitality market.

The requested variance seeks solely to authorize a guest-only food and beverage amenity, recognized as customary and essential within modern transient lodging facilities, irrespective of their size. Today, even smaller-scale motels routinely provide on-site dining facilities, grab-and-go counters, or lounge spaces to maintain market competitiveness and fulfill guest expectations for convenience and safety. Denial of this basic service would impose a functional and economic disadvantage on the Property, despite its long-established motel use and zoning compatibility with larger nearby hotels, such as the B-Ocean, which are permitted to provide these amenities. Granting the requested variance will enable this motel to align with current hospitality standards without necessitating any increase in the number of rooms or physical expansion.

## **2. REQUESTED VARIANCE**

ULDR Section 47-19.8. permits accessory uses as follows:

- A. *Hotels with more than fifty (50) guest rooms when permitted within an RML, RMM or RMH district, may have the following accessory uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars, outdoor food services areas.*
  1. *Access to such accessory use shall be limited to the interior of the building through the main lobby and there shall be no direct public access from the exterior of the building, provided that entrance doors may be located in exterior walls fronting on an interior court not visible at ground level from the adjacent property on any street except State Road A-1-A. Exit doors may be located in exterior walls.*
  2. *There shall be no show windows or displays relating to such accessory uses to the exterior of the building or visible from the adjacent property or any street except State Road A-1-A.*
- B. *Hotels with more than fifty (50) guest rooms when permitted within a nonresidential district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. In the North Beach Area, hotels with more than ten (10) guest rooms when permitted by the zoning district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. (emphasis added).*

The Applicant respectfully requests a variance from ULDR Section 47-19.8.A, which permits accessory uses, such as dining rooms, restaurants, bars, patio bars, and outdoor food service areas, only in hotels with more than fifty (50) guest rooms when located within an RML, RMM, or RMH district. The requested variance seeks to allow such accessory food and beverage uses at an existing 39-room motel in the RMH-60 district, including in-room minibars as well as poolside and patio service for breakfast, lunch, and dinner,

operating daily from 7:00 AM to 11:00 PM. Service will be provided through a combination of traditional waiter service, in-room offerings, and self-service vending, and will be available exclusively to registered motel guests.

The Applicant further requests a variance from ULDR Section 47-19.8.A.1, which requires that access to such accessory uses be limited to the interior of the building through the main lobby. Given the motel's configuration, with rooms and amenities accessed directly from the exterior, strict compliance with this requirement is not feasible. The requested variance would allow access to the accessory uses to be internalized within the site screened from public view and restricted to motel guests only.

### 3. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST

- a. *That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and*

**Response:** The Property is developed with a long-standing, legally operating 39-room motel on a small site constrained by both parcel size and existing improvements. The motel cannot be expanded to meet the 51-room threshold without triggering additional nonconformities or requiring full code compliance for parking, which is infeasible under current site conditions. Strict application of the ULDR would therefore prevent the Property from offering a basic, industry-standard guest amenity, thereby preventing its reasonable use as a transient lodging facility.

- b. *That the 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*

**Response:** While RMH-60 zoning permits up to 120 hotel rooms per acre, the Property is uniquely constrained by its size, existing improvements, and legal nonconformities. Unlike larger properties in RMH-60 with room to expand, the subject Property is physically and operationally limited into its 39-room configuration. These conditions create a marked exception from the general characteristics of other RMH-60-zoned properties.

- c. *That the 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*

**Response:** Literal application of the minimum room standard deprives the Applicant of the right to offer standard internal food and beverage service to motel guests, a right afforded to other similarly situated RMH-60 properties with slightly more rooms. Despite being operationally and visually indistinguishable from larger motels or hotels, the Applicant's property would be excluded from providing guest amenities.

- d. *That 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*

**Response:** The unique hardship is not self-created. The Property was developed and legally operated as a motel prior to the adoption of ULDR Section 47-19.8's requirement of a minimum of more than 50 rooms in 1997. This regulatory threshold was imposed after the motel's construction, making compliance impossible without significant physical redevelopment, which is constrained by the Property's existing footprint and limited lot size. Consequently, the Applicant, who acquired the Property in its current configuration, is unable to meet the room-count requirement through no action or omission of their own, nor by their predecessors. This hardship results exclusively from the application of the current zoning standard to an established, lawfully developed site.

- e. *That 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.*


**Response:** This variance is the minimum variance that will make reasonable use of the Property. The Applicant seeks only to allow internal food and beverage service for motel guests, consistent with all existing design, access, and screening requirements in Section 47-19.8. There will be no signage or public access. The requested use is entirely compatible with the ULDR's purpose to limit commercial impacts in residential settings and aligns with the City's own policy allowing such uses in smaller hotels with at least more than 10 guest rooms elsewhere on the Barrier Island, such as in the North Beach Area:

*Sec. 47-19.8. - Hotel accessory uses.*

...

- C. *Hotels with more than fifty (50) guest rooms when permitted within a nonresidential district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. In the North Beach Area, hotels with more than ten (10) guest rooms when permitted by the zoning district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. (emphasis added)*

Respectfully,

 Digitally signed by  
Stephanie J. Toothaker,  
Esq.  
Date: 2025.06.20  
19:30:26 -04'00'

Stephanie J. Toothaker, Esq.

# SKETCH OF ALTA/NSPS LAND TITLE SURVEY OF: 3081 HARBOR DRIVE, FORT LAUDERDALE, FL.

- LEGEND:**
- B.C.R. .... BROWARD COUNTY RECORDS
  - L.B. .... LICENSED BUSINESS
  - P.B. .... PLAT BOOK
  - P.C. .... PAGE
  - C.E. .... CENTERLINE
  - C1 ..... CURVE NO. 1
  - P.E. .... POOL EQUIPMENT
  - ID ..... IDENTIFICATION
  - (C) ..... CALCULATED
  - (P) ..... DIMITES INFORMATION BASED ON PLATS OF RECORD
  - OHV— ..... OVERHEAD WIRES
  - ⊕ ..... WOOD POWER POLE
  - ⊕ ..... WOOD LIGHT POLE
  - ⊕ ..... WATER METER
  - ⊕ ..... METAL LIGHT POLE
  - ⊕ ..... GUY ANCHOR
  - ⊕ ..... CATCH BASIN
  - ⊕ ..... SANITARY SEWER MANHOLE
  - ⊕ ..... BACKFLOW PREVENTER
  - ⊕ ..... WATER VALVE
  - ⊕ ..... ELECTRICAL METER
  - ⊕ ..... GAS METER
  - ⊕ ..... WATER PIPE
  - ⊕ ..... WIRE PULL BOX
  - ⊕ ..... FOUND MAN. & DISC. L.B. 7551
  - ⊕ ..... UNLESS OTHERWISE SPECIFIED
  - ⊕ ..... VIEW 1
  - ⊕ ..... BREAK IN SCALE

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	175.00'	31.21' (C) 32.27' (P)	17°15'59"
C2	25.00'	10.00'00"	90°00'00"
C3	872.06'	28.63' (C) 24.73' (P)	142.95"
C4	872.06'	28.13' (C) 24.10' (P)	142.91"

**STATEMENT OF APPARENT ENCROACHMENTS:**  
NONE.

**PARKING SPACES:**  
THE PROPERTY SHOWN HEREON CONTAINS TWENTY EIGHT (28) REGULAR PARKING SPACES.

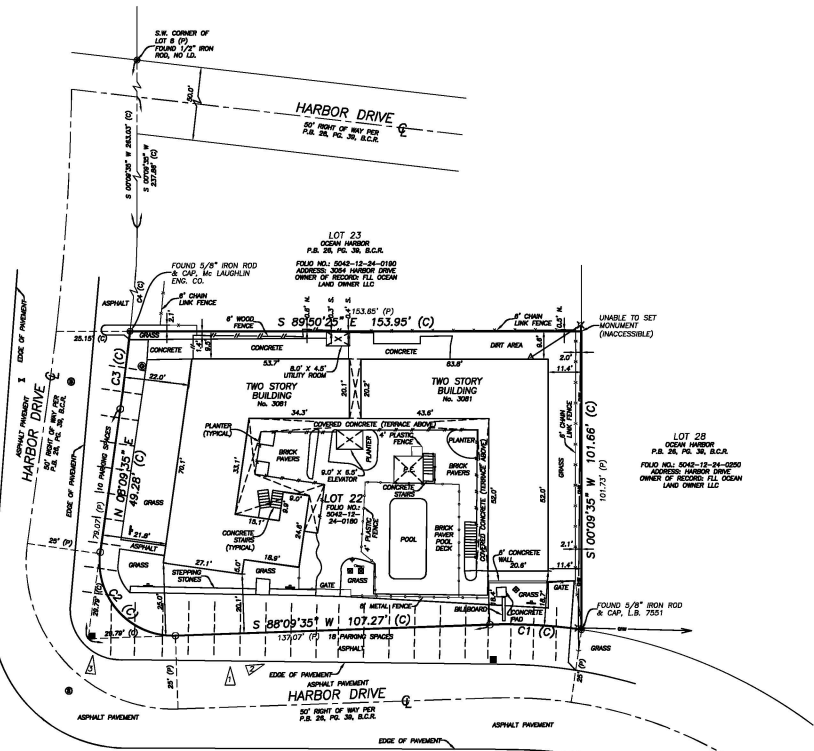
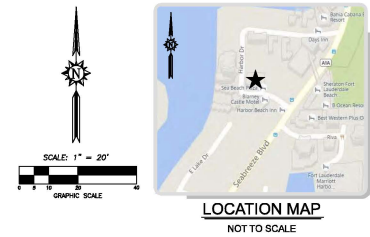
**SURVEYOR'S REFERENCES:**

1. PLAT OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. BROWARD COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
3. BROWARD COUNTY CLERK OF THE COURTS RECORDS.
4. COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 11991655, EFFECTIVE DATE: 09/06/2024 AT 11:00 P.M.

**ZONING INFORMATION:**  
A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

**TITLE COMMITMENT NOTES:**  
THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. THE LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE - SCHEDULE B2 EXCEPTIONS, ORDER NO.: 11991655, EFFECTIVE DATE: 09/06/2024 AT 11:00 P.M.

- ITEMS 1 THROUGH 5. NOT A MATTER OF SURVEY.
- ITEM 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESERVATIONS UNTO THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AN UNDIVIDED 1/2 INTEREST IN ALL THE PHOSPHATE, MINERALS AND METALS AND AN UNDIVIDED 1/2 INTEREST IN ALL PETROLEUM, AS CONTAINED IN DEED # 18, RECORDED IN DEED BOOK 431, PAGE 24; RIGHT OF ENTRY IS RELEASED PURSUANT TO SEC. 270.11(2)(B), F.S. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF OCEAN HARBOR, RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.
- ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE GRANT OF EASEMENT TO COMCAST CABLEVISION OF BROWARD COUNTY, INC. RECORDED IN OFFICIAL RECORDS BOOK 10068, PAGE 3. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE GRANT OF EASEMENT TO COMCAST OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 47271, PAGE 1965. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- ITEM 10. NOT A MATTER OF SURVEY.



**LEGAL DESCRIPTION:**  
PER SCHEDULE A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 11991655, EFFECTIVE DATE: 09/06/2024 AT 11:00 P.M.  
LOT 22, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- SURVEY NOTES:**
1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF 5° 02'09.21" N, ALONG A CALCULATED LINE FROM A FOUND 1/2" IRON ROD, NO. 10, AT THE SOUTHWEST CORNER OF LOT 6 TO A FOUND 5/8" IRON ROD & CAP, W&L LAUGHLIN ENGINEERING COMPANY AT THE NORTHWEST CORNER OF LOT 29, OF OCEAN HARBOR, PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AE, ELEVATION (NAVD 85), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0578 U, COMMUNITY NUMBER 120105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: 04-17-2024.
  4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
  5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
  6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
  7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
  8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
  9. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
  10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-442-4770) AND APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
  11. THE PROPERTY SHOWN HEREON CONTAINS 0.37 ACRES (16,190 SQUARE FEET), MORE OR LESS.
  12. TREES, PLANTS, HEDGES, IRRIGATION LINES, WELLS AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
  13. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, ROCK BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OCCURRING IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**THIS SURVEY IS CERTIFIED TO:**  
TO: GREENBERG TRAUER, P.A.; CHICAGO TITLE INSURANCE COMPANY; THE LANE ORGANIZATION LLC, A DELAWARE LIMITED LIABILITY COMPANY.

**SURVEYOR'S CERTIFICATE:**  
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 (TABLE 1, 2, 3, 4, 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16 AND 18 OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2024.  
DATE OF PLAT OR MAP: SEPTEMBER 20, 2024.

Digitally signed by  
Javier De La Rocha  
Date: 2024.09.24  
11:06:36 -04'00'

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA  
ECS LAND SURVEYORS, INC. L.B. 7551  
EMAIL: JAVIER@ECSLANDSURVEYORS.COM

TELEPHONE NO. 951-314-0789 FAX NO. 951-314-0770

**ECS LAND SURVEYORS, INC.**

3440 FAIRLANE PARKWAY ROAD, SUITE 6, WELLSINGTON, FL 33414

**ALTA/NSPS LAND TITLE SURVEY**  
LOT 22  
OCEAN HARBOR  
PLAT BOOK 26, PAGE 29, B.C.R.  
3081 HARBOR DRIVE, FORT LAUDERDALE, FL 33316

THE LANE ORGANIZATION LLC  
DATE: 20240924

DRAWN BY: J.E.C.  
CHECKED BY: JDLR  
LAST FILED: 09/26/24

REVISIONS:

JOB NO: ECS3703

SHEET NO: 01 OF 01

**BOARD OF ADJUSTMENT PLAN SET**  
**OCTOBER 8, 2025 BOA MEETING**

**LANE'S MOTEL**

**SITE ADDRESS:**  
**3081 HARBOR DRIVE, FORT LAUDERDALE**

**FUTURE LAND USE: RESIDENTIAL HIGH**  
**ZONING: RMH-60**

**SHEET INDEX:**

- SURVEY
- EXISTING CONDITIONS
- EXISTING CONDITIONS
- EXISTING CONDITIONS
- SCHEMATIC DESIGN PLAN
- SCHEMATIC DESIGN SWIMMING POOL AREA
- SCHEMATIC DESIGN PATIO VIEW



CONCEPTUAL RENDERING SUBJECT TO CHANGE

SKETCH OF ALTA/ACSM LAND TITLE SURVEY OF:

# 3081 HARBOR DRIVE, FORT LAUDERDALE, FL.

- LEGEND:**
- B.C.R. .... BROWARD COUNTY RECORDS
  - L.B. .... LICENSED BUSINESS
  - P.B. .... PLAT BOOK
  - PG. .... PAGE
  - C. .... CENTERLINE
  - C1 ..... CURVE No. 1
  - P.E. .... POOL EQUIPMENT
  - ID. .... IDENTIFICATION
  - (C) ..... CALCULATED
  - (P) ..... DENOTES INFORMATION BASED ON PLATS OF RECORD
  - OHW- ..... OVERHEAD WIRES
  - W.P. .... WOOD POWER POLE
  - SIGN ..... SIGN
  - W.L.P. .... WOOD LIGHT POLE
  - W.M. .... WATER METER
  - M.L.P. .... METAL LIGHT POLE
  - G.A. .... GUY ANCHOR
  - C.B. .... CATCH BASIN
  - S.S.M. .... SANITARY SEWER MANHOLE
  - B.P. .... BACKFLOW PREVENTER
  - W.V. .... WATER VALVE
  - E.M. .... ELECTRICAL METER
  - G.M. .... GAS METER
  - W.P. .... WATER PIPE
  - W.P.B. .... WIRE PULL BOX
  - S.N. .... SET NAIL & DISC, L.B. 7551
  - ..... UNLESS OTHERWISE SPECIFIED
  - VIEW 1 ..... VIEW 1
  - ..... BREAK IN SCALE

**CURVE TABLE**

Curve	Length	Chord	Delta	Radius
C1	175.00'	31.37'	32.27°	1016.20'
C2	25.00'	4.36'	100.00°	100.00'
C3	872.06'	26.63'	24.73°	1'44'59"
C4	872.06'	95.13'	97.10°	6'15'01"

**STATEMENT OF APPARENT ENCROACHMENTS:**  
NONE.

**PARKING SPACES:**  
THE PROPERTY SHOWN HEREON CONTAINS TWENTY SIX (26) REGULAR PARKING SPACES.

**SURVEYOR'S REFERENCES:**

- PLAT OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- BROWARD COUNTY PROPOSED APPROXIMATE PUBLIC ACCESS SYSTEM.
- BROWARD COUNTY CLERK OF THE COURTS WEBSITE.
- COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 5622098, EFFECTIVE DATE: JANUARY 14, 2016 AT 11:00 P.M.

**ZONING INFORMATION:**  
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF FORT LAUDERDALE RESIDENTIAL MULTI-FAMILY / HIGH RISE / HIGH DENSITY DISTRICT (RMH-60).

**MINIMUM SETBACK REQUIREMENTS:**  
FRONT YARD: 25 FEET.  
CORNER YARD: 25 FEET.  
SIDE YARD: 10 FEET. (20 FEET WHEN ABUTTING A WATERWAY.)  
REAR YARD: 20 FEET.  
DISTANCE BETWEEN BUILDINGS: 10 FEET OR 20% OF TALLEST BUILDING (WHICH EVER IS GREATER.)

THIS INFORMATION WAS OBTAINED FROM THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES. THIS INFORMATION IS SUBJECT TO THE REVIEWER'S INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF FORT LAUDERDALE URBAN DESIGN AND PLANNING DEPARTMENT AT 954-828-6520.

**TITLE COMMITMENT NOTES:**  
THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. THE LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE - SCHEDULE B2 EXCEPTIONS, ORDER NO.: 5622098, EFFECTIVE DATE: JANUARY 14, 2016 AT 11:00 P.M.

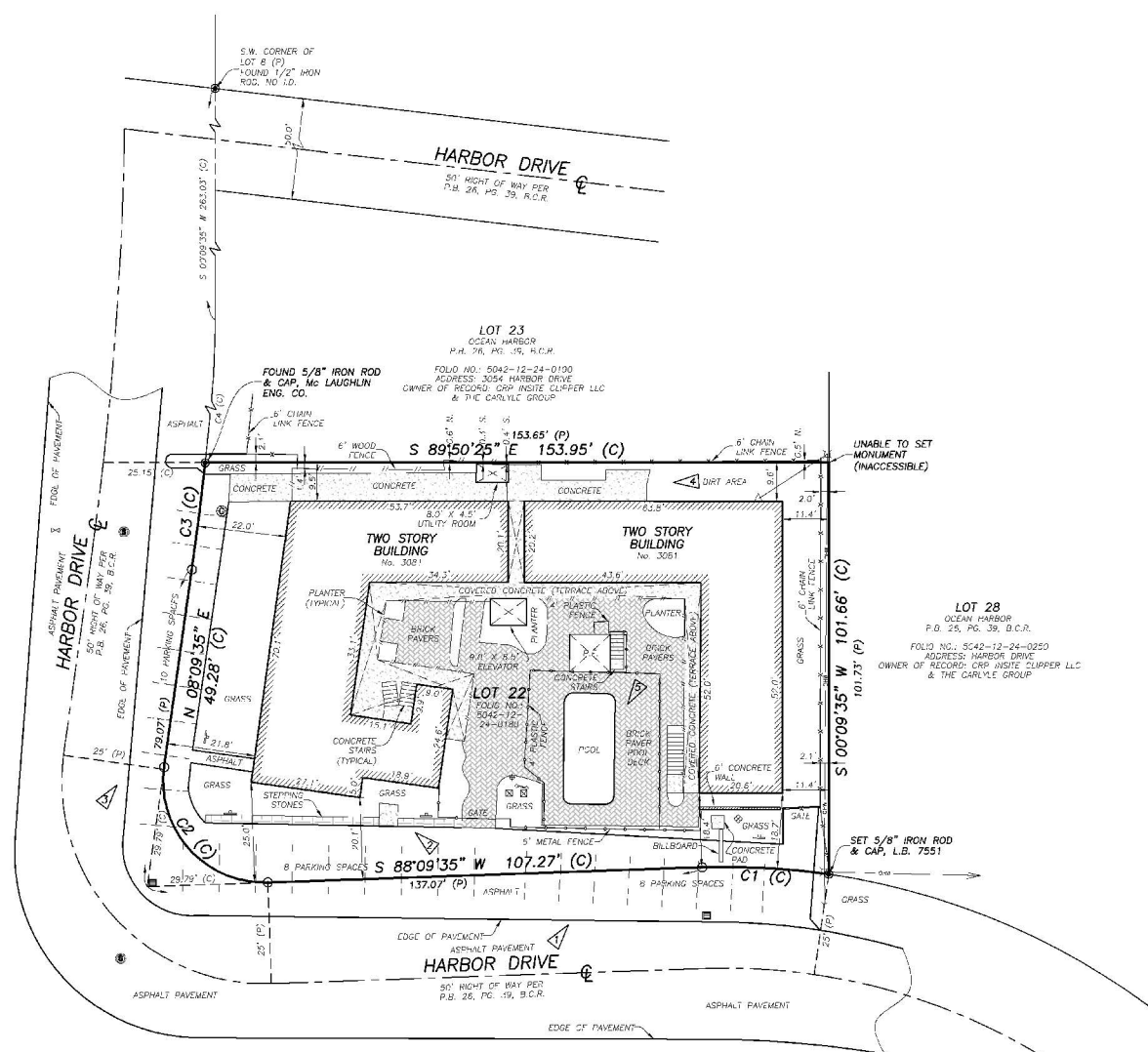
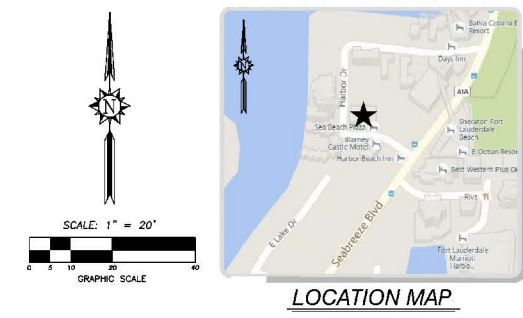
ITEM 5. THE PROPERTY SHOWN HEREON IS SUBJECT NOT TO THE RESERVATIONS UNTO THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AN UNDIVIDED 3/4THS INTEREST IN ALL THE PHOSPHATE, MINERALS AND METALS AND AN UNDIVIDED 1/2 INTEREST IN ALL PETROLEUM, AS CONTAINED IN DEED # 18, RECORDED IN DEED BOOK 401, PAGE 74. RIGHT OF ENTRY IS RELEASED PURSUANT TO SEC. 270.1(2)(B), F.S. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF OCEAN HARBOR, RECORDED IN PLAT BOOK 26, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE GRANT OF EASEMENT TO COMCAST CABLEVISION OF BROWARD COUNTY, INC., RECORDED IN OFFICIAL RECORDS BOOK 30608, PAGE 3. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE GRANT OF EASEMENT TO COMCAST OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 47271, PAGE 1955. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 9. NOT A MATTER OF SURVEY.



**LEGAL DESCRIPTION:**  
PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 5622098, EFFECTIVE DATE: JANUARY 14, 2016 AT 11:00 P.M.  
LOT 22, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S. 00°59'23" W., ALONG A CALCULATED LINE FROM A FOUND 1/2" IRON ROD, NO I.D. AT THE SOUTHWEST CORNER OF LOT 8 TO A FOUND 5/8" IRON ROD & CAP, Mc LAUGHLIN ENGINEERING COMPANY AT THE NORTHWEST CORNER OF LOT 22, OF OCEAN HARBOR, PLAT BOOK 26, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0576 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: AUGUST 18, 2014.
  - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
  - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
  - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
  - OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
  - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
  - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
  - SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4773) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
  - THE PROPERTY SHOWN HEREON CONTAINS 0.37 ACRES (16,190 SQUARE FEET), MORE OR LESS.
  - TREES, PLANTS, HEDGES, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**SURVEYOR'S CERTIFICATE:**  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 8, 9, 11(A), AND 13 OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON JANUARY 29, 2016.  
DATE OF PLAT OR MAP:

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA  
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551  
email:javier@exactacomm.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770  
**EXACTA**  
COMMERCIAL LAND SURVEYORS  
L.B. 7551  
3480 FAIRLANE FARMS ROAD, SUITE 7, WELLINGTON, FL 33414

SEAL  
NOT VALID UNLESS  
SEALED HERE  
WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

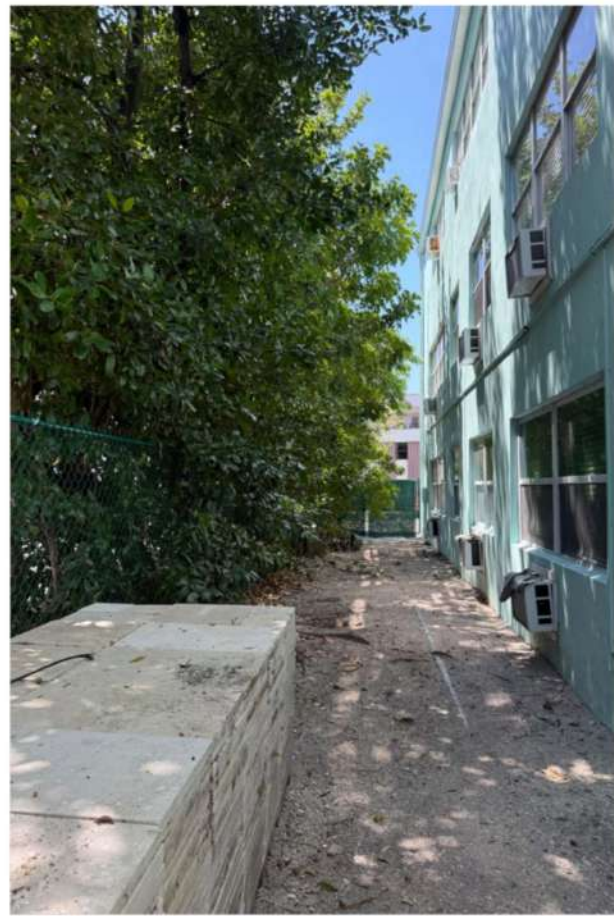
ALTA/ACSM LAND TITLE SURVEY  
**LOT 22**  
OCEAN HARBOR  
PLAT BOOK 26, PAGE 39, B.C.R.  
3081 HARBOR DRIVE, FORT LAUDERDALE, FL 33316

CLIENT: MANN & WOLF, LLP  
DATE: 02/02/16  
DRAWN BY: J.E.C.  
CHECKED BY: JDLR  
LAST FIELD DATE: 01/29/16

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OF  
**01**



LANE'S MOTEL - EXISTING CONDITIONS



LANE'S MOTEL - EXISTING CONDITIONS



