



BOARD OF ADJUSTMENT MEETING NOTICE

Date: November 26th, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, December 10th, 2025 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 700 NW 19th Avenue, Fort Lauderdale, Florida 33311** to determine whether the following application should be granted.

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

CASE:	PLN-BOA-25110001
OWNER:	3030 HARBOR DR HOLDINGS LLLP
AGENT:	JASON S. CRUSH, ESQ
ADDRESS:	3030 HARBOR DRIVE, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION:	LOT 25, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, AT PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RMH-60 - RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-19.8-Hotel accessory uses.</u>

- Requesting 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 hotel with thirty-seven (37) guest rooms, whereas the ULDR permits such accessory uses only in hotels with more than fifty (50) guest rooms.

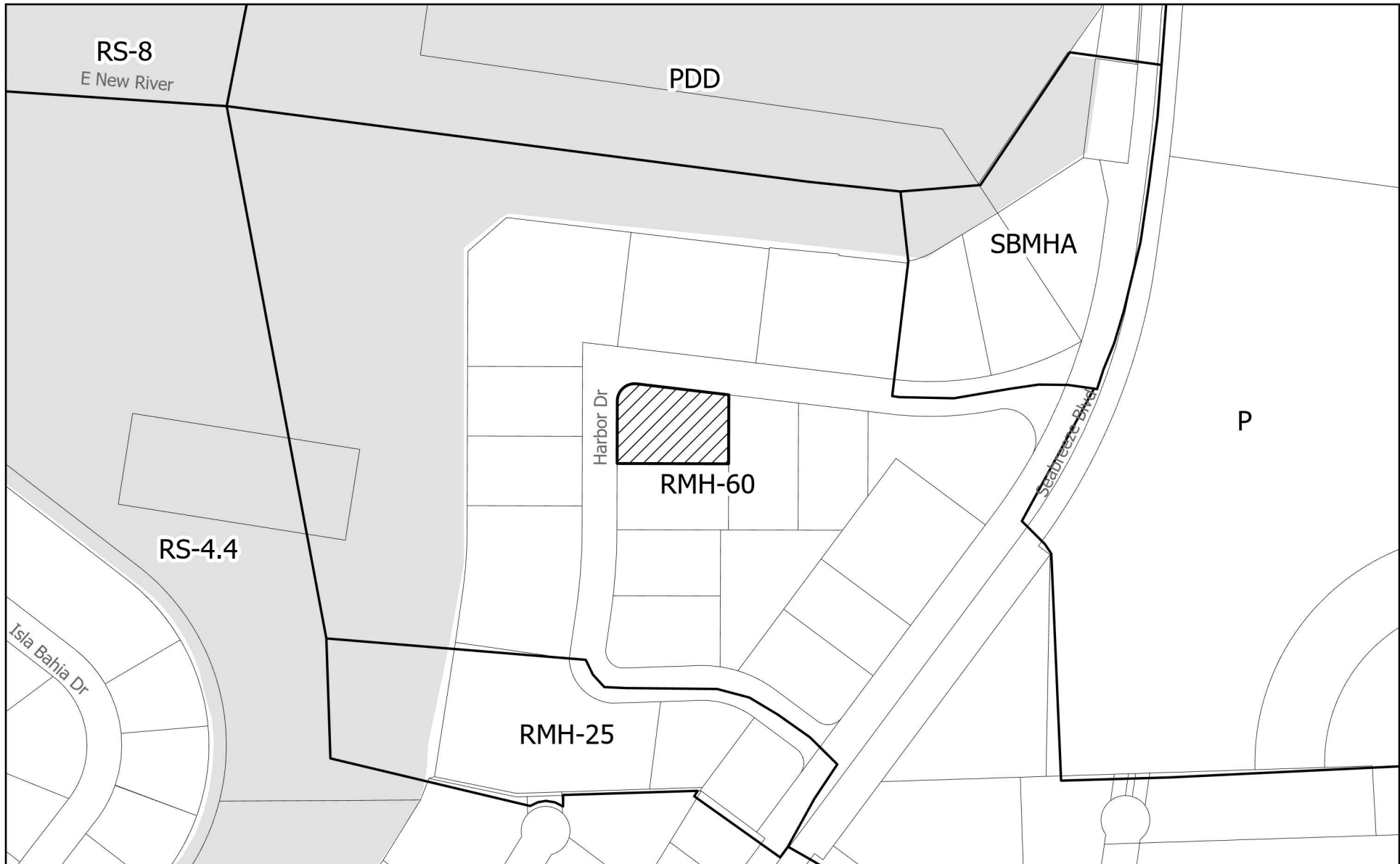
Please Note: The variance requests are not inclusive to parking, signage, FBC requirements, or any Development Requirements as per ULDR.

To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , 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-25110001

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet

Graphic Scale

PLN-BOA-25110001

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](#).

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-25110001	Variance from ULDR Section 47-19.8.A which requir...	Barley House Hotel Variance	Z- Board of Adjustment (BOA)	0		3030		HARBOR	DR		Open
<input type="checkbox"/>	CE25100674	Full Property inspection		Code Case	0	Bernstein Saim...	3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE25090278	FOOD TRUCK / BTR		Code Case	0	Bernstein Saim...	3030		HARBOR	DR		Open
<input type="checkbox"/>	BT-AHM-25080009	HOTEL - 37 UNITS	BARLEY HOUSE	Apartment - Hotel - Motel Business Tax Receipt	0		3030		HARBOR	DR		In Process
<input type="checkbox"/>	CE25080415	this is a new building black with big girraffe ...		Code Case	0	Rafael Santos	3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE25050118	DUMPSTER OVERFLOW, NOT BEING SERVICED.		Code Case	0	Rafael Santos	3030		HARBOR	DR		Closed
<input type="checkbox"/>	BLD-CALT-23110044.CC001	#FLOORS 1- 6 - INTERIOR REMODEL	BLD-CALT-23110044	Certificate of Completion Application	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	BT-AHM-25030008	32 UNIT APARTMENT, 4 UNIT MOTEL	BAHIA BEACH	Apartment - Hotel - Motel Business Tax Receipt	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	PLB-WAT-25030180	Replace water heaters for BLD-CALT-23110044	Plumbing Water Heater Exact ...	Plumbing Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	BE25020234	CONSTRUCTION NOISE MOSTLY ON WEEKENDS BEFORE 8:00...		Building Code Case	0	Wilson Quinter...	3030		HARBOR	DR		Closed
<input type="checkbox"/>	FIR-SSA-24050010.R001	As buildt for Lobby area	FIR-SSA-24050010	Plan Revision	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PLB-COM-23110047.R001	As-Built Typical layouts for water piping and s...	PLB-COM-23110047	Plan Revision	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	BLD-CALT-23110044.R001	Revised door NOA; adding decorative cladding	BLD-CALT-23110044	Plan Revision	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	MEC-COM-23110042.R001	Change of mini-split specifications and adding Lo...	MEC-COM-23110042	Plan Revision	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	FIR-ALARM-24080049	Existing Fire Alarm system; adding new zone for t...	Fire Alarm System Permit	Fire Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	ELE-COM-23110083.R001	Keep original kitchen layout previously removed; ...	ELE-COM-23110083	Plan Revision	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	BE24070296	BACKFLOW-CCN-7D45-X3ZX- 3030 HARBOR DR HOLDINGS L...	BACKFLOW-CCN-7D45-X3ZX- 3030...	Building Code Case	0	KATIEWM	3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE24050284	OVERGROWTH / TRASH AND DEBRIS		Code Case	0	Rafael Santos	3030		HARBOR	DR		Closed
<input type="checkbox"/>	FIR-SSA-24050010	Floors 1-6; Fire Sprinkler System alteration	Sprinkler System Aboveground	Fire Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	BE24030130	THROWING CONCRETE DEBRIS DOWN OVER THE BALCONY FR...		Building Code Case	0	KATIEWM	3030		HARBOR	DR		Closed
<input type="checkbox"/>	BLD-COC-24020022	CHANGE OF CONTRACTOR FROM NNC(Needs New Contracto...	MEC-COM-23110042	Change of Contractor (Online Submittal)	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	BLD-CALT-23110044	#FLOORS 1- 6 - INTERIOR REMODEL	Bahia Beach	Commercial Alteration Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	MEC-COM-23110042	# FLOORS 1-6 MECHANICAL FOR BLD-CALT-23110044	Bahia Beach	Mechanical Commercial Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PLB-COM-23110047	#FLOORS 1 - 6 - PLUMBING FOR BLD-CALT-23110044	Bahia Beach	Plumbing Commercial Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	ELE-COM-23110083	#FLOORS 1-6 - ELECTRICAL FOR BLD-CALT-23110044	Bahia Beach	Electrical Commercial Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	ELE-RES-23110136	Electric for Bahia Beach	Bahia Beach	Electrical Residential Permit	0		3030		HARBOR	DR		Void
<input type="checkbox"/>	PLB-RES-23110150	Plumbing for Bahia Beach	Bahia Beach	Plumbing Residential Permit	0		3030		HARBOR	DR		Void
<input type="checkbox"/>	MEC-RES-23110057	AC for Bahia Beach	Bahia Beach	Mechanical Residential Permit	0		3030		HARBOR	DR		Void
<input type="checkbox"/>	BLD-RALT-23110058	Interior remodel - floors 1-6	Bahia Beach	Residential Alteration Permit	0		3030		HARBOR	DR		Void
<input type="checkbox"/>	CE23060892	POOL AT THIS PROPERTY HAS TURNED GREEN	POOL AT THIS PROPERTY HAS TU...	Code Case	0	Rafael Santos	3030		HARBOR	DR		Closed
<input type="checkbox"/>	PLB-RES-23030096	ATF:KITCHEN AND BATHROOM DEMO -- WE WILL CAP AND ...	ATF:KITCHEN/ BATH DEMO -- WE...	Plumbing Residential Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	BLD-RDEM-23020017	ATF:DEMO BATH/KITCHEN DEMO BE22110050	ATF-DEMO BATH/KITCHEN DEMO B...	Residential Demolition Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	CE23020449	Q ALERT 1031667 SIGN MAINTENANCE	SIGN MAINTENANCE	Code Case	0	Rafael Santos	3030		HARBOR	DR		Closed
<input type="checkbox"/>	BE22110050	WORK W/O PERMIT - TWO PLUMBING TRUCKS DOING WORK ...	work w/o permits DEMO. OF KI...	Building Code Case	0	Leonardo Martínez	3030		HARBOR	DR		Closed
<input type="checkbox"/>	BLD-RALT-22030067	INT.REMODEL	INT.REMODEL	Residential Alteration Permit	-5414.35		3030		HARBOR	DR		Void
<input type="checkbox"/>	BLD-RDEM-22030014	PURGED ATF:DEMO/REMODELING	ATF:DEMO/REMODELING	Residential Demolition Permit	0		3030		HARBOR	DR		Purged
<input type="checkbox"/>	CE22010683	TRASH - This trash has been sitting at 3030Harbor...	TRASH - This trash has been ...	Code Case	0	Manuel Garcia	3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE21090092	ABANDONED STRUCTURE-SQUATTERS-OPEN ACESS-GRAFFITI	ABANDONED STRUCTURE-SQUATTER...	Code Case	0	Evan Oaks	3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE21050643	QALERT #767820/ NEIGHBOR REPORTS A COUCH HAS BEE...	COUCH HAS BEEN LEFT OUT INFR...	Code Case	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	BT-AHM-REN-20071035	32 UNIT APARTMENT, 4 UNIT MOTEL	3030 HARBOR LLC	Apartment - Hotel - Motel Business Tax Renewal	0		3030		HARBOR	DR		Closed

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	VIO-CE18111641_1		KPC ASSOCIATES LLC	Violation-CODE Hearing	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE18111641	Approximately 12 Show Management cones have been,...	Show Management cones have b...	Code Case	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE18100526	there is a double yellow reflective PAINT LINE o...	KPC ASSOCIATES LLC	Code Case	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE18070673	CHAIRS BEEN SITTING OUT AT THIS LOCATION FOR OVER...	CHAIRS BEEN SITTING OUT AT T...	Code Case	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	VIO-CE18070673_1		KPC ASSOCIATES LLC	Violation-CODE Hearing	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	PL-CR18038	CR7 - 60 RESIDENTS	DEFINING MOMENT RECOVERY	DRC - Community Residences (Transitional/Family)	0	KARLANNE GRANT	3030		HARBOR	DR		Open
<input type="checkbox"/>	PL-133ZL12	MISC -	ZONING VERIFICATION-LAW OFFI...	Z- Zoning Verification Letter	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	PL-139ZL12	MISC -	ZONING LETTER-CHRISTOPHER TE...	Z- Zoning Verification Letter	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE18050835	COMMUNITY RESIDENCE NOT REGISTERED AS REQUIRED BY...	KPC ASSOCIATES LLC	Code Case	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	VIO-CE18050835_1	COMMUNITY RESIDENCE NOT REGISTERED AS REQUIRED BY	KPC ASSOCIATES LLC	Violation-CODE Hearing	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE17122235	L/S LIGHTNING LIENS - 0 OPEN CASES FOUND	KPC ASSOCIATES LLC	Code Case	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	VIO-CE17122235_1		KPC ASSOCIATES LLC	Violation-CODE Hearing	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	PM-17071122	40 YEAR RECERTIFICATION ~ ~CE17032495	40 YEAR RECERTIFICATION	Building Recertification	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PL-ZL17083	ZVL -	DAVID GRAY/504212240210	Z- Zoning Verification Letter	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE17032495	REQUIRED 10 YEAR SAFETY RECERTIFICATION, , BUILT ...	KPC ASSOCIATES LLC	Building Code Case	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	VIO-CE17032495_1	REQUIRED 10 YEAR SAFETY RECERTIFICATION	KPC ASSOCIATES LLC	Violation-BLD Hearing	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	VIO-CE16031068_1		KPC ASSOCIATES LLC	Violation-CODE Hearing	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE16031068	REHAB FACILITY EMPLOYEES SOUND OFF LOUD, INSTRUME...	KPC ASSOCIATES LLC	Code Case	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	PM-15121930	BACKFLOW RECERT 3IN RP DOMESTIC	BACKFLOW RECERT 3IN RP DOMESTIC	Plumbing Backflow Installation Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	VIO-CE15061289_1		3030 HARBOR DRIVE LLC %DREW ...	Violation-CODE Hearing	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	CE15061289	L/S PROFESSIONAL LIENS 0-OPEN CASES FOUND	3030 HARBOR DRIVE LLC %DREW ...	Code Case	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	PM-15021016	BACKFLOW FIRE RECERT 1DC 3INCH ~ ~F-RECHECK-P 2/1...	BACKFLOW FIRE RECERT 1DC 3INCH	Plumbing Backflow Installation Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-15021014	BACKFLOW RECERT 1RP 1.5INCH	BACKFLOW RECERT 1RP 1.5INCH	Plumbing Backflow Installation Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-14021001	RECERTIFY BACKFLOW	RECERTIFY BACKFLOW	Plumbing Backflow Installation Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-13110657	REPLACE ALUMINUM STAIRS BALCONY RAILING	REPLACE ALUMINUM STAIRS BALC...	Commercial Alteration Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12100847	R AND R 14 STAIRWELL DOORS	Replace 14 STAIRWELL DOORS	Window and Door Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PL-138ZL12	MISC -	ZONING VERIFICATION LETTER-L...	Z- Zoning Verification Letter	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	PM-12071732	FENCE 6 FT HIGH PVC WITH 2 GATES & 4 FT HIGH ...	FENCE 6 FT HIGH PVC WITH 2 G...	Fence Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12071033	MAIN DRAIN COVERS BP12070280	MAIN DRAIN COVERS BP12070280	Plumbing Commercial Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12070280	INTERIOR RESURFACING OF 33,360 GAL COMM SWIMMING ...	INTERIOR RESURFACING OF 33,3...	Commercial Pool-Spa-Fountain Permit	-32.65		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12061853	6000 SF 1 IN ASPHALT OVERLAY	6000 SF 1 IN ASPHALT OVERLAY	Residential Paving Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12050748	REPLACE FIXTURES IN 21 UNITS BP12050747	REPLACE FIXTURES IN 21 UNITS...	Plumbing Fixture Replacement Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12050747	REPLACE KITCHEN IN 21 UNITS ~B-RECHECK 5/17/12 E-F	REPLACE KITCHEN IN 21 UNITS	Residential Alteration Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12050094	40 YEAR BUILDING SAFETY INSPECTION	40 YEAR BUILDING SAFETY INSP...	Building Recertification	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12031523	HOT WATER HEATER PIPING BP11121280	HOT WATER HEATER PIPING BP1...	Plumbing Water Heater Exact Changeout	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12020717	ATF 4 WINDOWS & 3 DOORS	ATF 4 WINDOWS & 3 DOORS	Window and Door Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-12020550	INSTALL NEW PANELS AND SERVICE	INSTALL NEW PANELS AND SERVICE	Electrical Services Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-11121280	REPIPE MAIN WATER SERVICE	REPIPE MAIN WATER SERVICE	Plumbing Commercial Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-11102031	ADDING ELEVATOR RECALL DEVICES TO EXISTING FIRE ~...	ADDING ELEVATOR RECALL DEVIC...	Fire Alarm System Permit	0		3030		HARBOR	DR		Comple
<input type="checkbox"/>	PM-11101716	ELEVATOR MODERNIZATION	ELEVATOR MODERNIZATION	Electrical Commercial Permit	0		3030		HARBOR	DR		Comple

Record

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

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PM-11082084	REPLACE RAILINGS & REPAIR CONCRETE ~RECHECK ...	REPLACE RAILINGS & REPAIR CO...	Concrete Restoration Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PL-42ZL11	MISC -	ZONING VERIFICATION	Z- Zoning Verification Letter	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	PM-09101115	#601 A/C CHANGE OUT FOR FIRE & SMOKE DAMAGE T...	#601 A/C CHANGE OUT FOR FIRE...	Mechanical HVAC Changeout Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-09101113	#601 PLUMBING FOR FIRE & SMOKE DAMAGE ~BP 091...	#601 PLUMBING FOR FIRE & SMO...	Plumbing Residential Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-09101111	#601 ELECTRICAL REPAIR FOR FIRE & SMOKE DAMAG...	#601 ELECTRICAL REPAIR FOR F...	Electrical Residential Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-09101109	B-REV2-3/5/10-M ONLY ~B-RECHECK 11/2/9 B,M,P ~#...	#601 REPAIR APT DUE TO FIRE ...	Commercial Alteration Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-07120946	INSTALL AUTOMATIC TRANSFER SWITCH	INSTALL AUTOMATIC TRANSFER S...	Electrical Commercial Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-07021609	INSTALL SHUTTERS 2-OPENINGS BP 06051880	INSTALL SHUTTERS 2-OPENINGS ...	Shutter Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-06051880	alteration due to hurricane damage ~REV.TO WINDO...	alteration due to hurricane ...	Commercial Alteration Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PL-16R05A	ARSPI - SIGN NORTH ELEVATION	OCEAN HARBOR	AR- Administrative Review	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	PM-05080805	INSTALL ILLUM.WALL SIGN (BAHIA BEACH HOTEL) ~ ~vo...	INSTALL ILLUM.WALL SIGN (BAH...	Sign Permit	0		3030		HARBOR	DR		Void
<input type="checkbox"/>	PM-04102143	112'X 4' ALUM FENCE W/2 WALK GATES	112'X 4' ALUM FENCE W/2 WALK...	Fence Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-04030162	ELECTRIC FOR TELECOMM ANTENNA	ELECTRIC FOR TELECOMM ANTENNA	Electrical Low Voltage Permit	0		3030		HARBOR	DR		Void
<input type="checkbox"/>	PM-03092154	INSTALL 2 ANTENNAS FOR WIRELESS COMMUNICATION ~CA...	INSTALL 2 ANTENNAS FOR WIREL...	Communication Tower Permit	0		3030		HARBOR	DR		Void
<input type="checkbox"/>	PM-02111521	BRING EXISTG WATER HEATER UP TO CODE	BRING EXISTG WATER HEATER UP...	Plumbing Water Heater Exact Changeout	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-02081549	(1) WALL SIGN ELECTRIC - BAHIA BEACH	(1) WALL SIGN ELECTRIC - BA...	Sign Permit	0		3030		HARBOR	DR		Void
<input type="checkbox"/>	PM-02041039	74' 6" WOOD FNECE WITH (2) WALK GATES	74' 6" WOOD FNECE WITH (2) W...	Fence Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-00060676	ELECT FOR NEW ANTENNA	ELECT FOR NEW ANTENNA	Electrical Low Voltage Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-00060346	AC SYSTEM FOR ELECTRONIC EQUIP TOTAL 4 TONS	AC SYSTEM FOR ELECTRONIC EQU...	Mechanical HVAC New Install Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	PM-00032074	INST ANTENNAE & EQUIP SHELTER ~ ~ ~*CERT OF C...	INST ANTENNAE & EQUIP SHELTER	Communication Tower Permit	0		3030		HARBOR	DR		Complete
<input type="checkbox"/>	FS-23000946		BAHIA BEACH	Fire Safety Account	0		3030		HARBOR	DR		Active
<input type="checkbox"/>	AB-0022686		BAHIA CABANA BEACH RESORT	Resident/Business Alarm Registration	0		3030		HARBOR	DR		Active
<input type="checkbox"/>	BL-1102209		KPC ASSOCIATES LLC	Apartment - Hotel - Motel Business Tax Receipt	0		3030		HARBOR	DR		Closed
<input type="checkbox"/>	BL-1500062	32 UNIT APARTMENT, 4 UNIT MOTEL	3030 HARBOR LLC	Apartment - Hotel - Motel Business Tax Receipt	0		3030		HARBOR	DR		Closed



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: December 10, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25110001

Sec 47-19.8-Hotel accessory uses.

- Requesting 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 hotel with thirty-seven (37) guest rooms, whereas the ULDR permits such accessory uses only in hotels with more than fifty (50) guest rooms.

Please Note: The variance requests are not inclusive to parking, signage, FBC requirements, or any Development Requirements as per ULDR.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
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To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA



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

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





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

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 pages 1-4 of the application)	FEES
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing 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.

Case Number	
Date of complete submittal	

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

Property Owner's Name	3030 HARBOR DR HOLDINGS LLLP
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2790 STIRLING RD #10 HOLLYWOOD FL 33020
E-mail Address	jcrush@crushlaw.com
Phone Number	954.522.2010
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Jason S. Crush, Esq. - Crush Law, PA	
Applicant / Agent's Signature		
Address, City, State, Zip	888 E Las Olas Blvd., Suite 201, Ft Lauderdale, FL 33301	
E-mail Address	jcrush@crushlaw.com	
Phone Number	954.684.0050	
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>	

Include ANY Related code case/permit #	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 3030 HARBOR DRIVE, FORT LAUDERDALE FL 33316
Legal Description	SEE SURVEY
Tax ID Folio Numbers <i>For all parcels in development</i>	5042 12 24 0210
Variance/Special Exception Request <i>Provide a brief description of your request)</i>	Variance from ULDR Section 47-19.8.A which requires a hotel to have 50 rooms to provide guest food service and the Applicant has 47 rooms in its hotel.
Applicable ULDR Sections <i>Include all code sections)</i>	Sec. 47-19.8. - Hotel accessory uses

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

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front		N/A - Existing - no change	N/A - Existing - no change
Side		N/A - Existing - no change	N/A - Existing - no change
Side		N/A - Existing - no change	N/A - Existing - no change
Rear		N/A - Existing - no change	N/A - Existing - no change

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 form. **Note:** A narrative must be submitted in addition to this page.

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

Variance from ULDR Section 47-19.8.A which requires a hotel to have 50 rooms to provide guest food service and the Applicant has 47 rooms in its hotel.

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

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

The Barley House Hotel was constructed in 1966 before the adoption of the ULDR. Since it was operated - SEE ATTACHED NARRATIVE FOR COMPLETE RESPONSE

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:

While hotels are a permitted use in the RMH-60 zoning DISTRICT there a few that were built - SEE ATTACHED NARRATIVE FOR COMPLETE RESPONSE

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

The literal application of the ULDR would deprive the Barley House Hotel of the right to provide its guests - SEE ATTACHED NARRATIVE FOR COMPLETE RESPONSE

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

The hardship is not self-created – the ability to provide dining for hotel guests was always available - SEE ATTACHED NARRATIVE FOR COMPLETE RESPONSE

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

The requested variance of 13 rooms from the 50-room minimum is the minimum to allow - SEE ATTACHED NARRATIVE FOR COMPLETE RESPONSE

AFFIDAVIT: I, Jason S Crush the Owner/Agent of said property ATTEST that I am aware of the following:

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

Jason S Crush
Digitally signed by Jason S Crush
Date: 2025.11.06 13:57:34 -05'00'

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of November, 2025

(SEAL)



ERIC CARBONELL
Commission # HH 243736
Expires July 19, 2026

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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: June 1, 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. 19TH Avenue, Fort Lauderdale, Florida 33311**

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

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at 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 A 4 re	HARBOR DRIVE, FORT LAUDERDALE FL 4 16-2 9	ID # 4	5042 12 24 0210
Property Owner	3030 HARBOR DR HOLDINGS LLLP	Millage 4	0312
Mailing A 4 re 4	2790 STIRLING RD #10 HOLLYWOOD FL 33020 4	Use 4	78-07
Abbr Legal De cription 4	OCEAN HARBOR 26-39 B LOT 25		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change. 4

Property A 4 e ment Value					
Year 4	Lan 4	Buil ing / Improvement 4	Ju t / Market Value 4	Assessed / SOH Value 4	Tax
2026 4	\$2,575,050 4	\$2,424,950 4	\$5,000,000 4	\$5,000,000	
2025 4	\$2,575,050 4	2,424,950	5,000,000	5,000,000	108,287.46
2024 4	\$859,550 4	4,090,450 4	4,950,000 4	4,950,000 4	104,223.47

2026 Exemption an Taxable Value by Taxing Authority				
	ounty 4	chool Boar 4	unicipal 4	n open ent
Ju t Value 4	\$5,000,000	5,000,000	5,000,000	5,000,000
Portability 4	0			0
Assessed/SOH4	\$5,000,000	5,000,000 4	5,000,000 4	5,000,000
Homestead 4				0
Add. Homestead 4	0			0
Wid/Vet/Dis 4				0
Senior 4	0			0
Exempt Type 4				0
Taxable 4	\$5,000,000 4	5,000,000 4	5,000,000 4	5,000,000

Sale Hi tory				Lan Calculation		
Date 4	Type 4	Price 4	Book/Page or CIN	Price 4	Factor 4	Type
7/24/2023	RR-T 4		119006466	\$150.00 4	7,167 4	F
7/5/2023 4	WD-Q	5,500,000	118960026	S \$		
1/29/2018 4	D-Q	6,500,000	114922838	W4	\$	
7/29/2015 4	WD-Q	5,000,000	113147961	S \$		
7/13/2011 4	D-Q-SS 4	2,000,500 4	W48059 / 160 \$			
				Adj. Bldg. S.F. (Card, Sketch) 4 25487		
				Eff./Act. Year Built: 1976/1966		

Special Assessments								
Fire 4	Garb 4	Light 4	Drain 4	Impr 4	Safe 4	Storm	Clean 4	M4 4
03 4						F2		
I								
25487 4						17167 4		



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

Detail by Entity Name

Florida Limited Partnership
 3030 HARBOR DR HOLDINGS LLLP

Filing Information

Document Number A23000000324
EI/EI Number 93-2136269
Date Filed 06/28/2023
Effective Date 06/28/2023
State FL
Status ACTIVE

Principal Address

2790 STIRLING RD
 SUITE 10
 HOLLYWOOD, FL 33020

Mailing Address

2790 STIRLING RD
 SUITE 10
 HOLLYWOOD, FL 33020

Registered Agent Name & Address

LEVINTIN, GUY
 2790 STIRLING RD
 SUITE 10
 HOLLYWOOD, FL 33020

General Partner Detail

name & Address

Document Number L23000306779

BSD CAPITAL JV1 LLC
 2790 STIRLING RD
 HOLLYWOOD, FL 33020

Annual Reports

Report Year	Filed Date
2024	04/05/2024
2025	04/28/2025



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

Detail by Entity Name

Florida Limited Liability Company
BSD CAPITAL JV1 LLC n

Filing Information n

Document Number	L23000306779
EI/EI Number	N/A
Date filed	06/26/2023
Effective Date	06/26/2023
State	FL
Status	ACTIVE

Principal Address

2790 STIRLING RD
SUITE 10
HOLLYWOOD, FL 33020

Mailing Address

2790 STIRLING RD
SUITE 10
HOLLYWOOD, FL 33020

Registered Agent Name & Address

BSD CAPITAL LLC
2790 STIRLING RD
SUITE 10
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

name & Address

Title MGR

BSD CAPITAL LLC
2790 STIRLING RD, SUITE 10
HOLLYWOOD, FL 33020

Title MGR

RLR MARINE LLC
2790 STIRLING RD, SUITE 10
HOLLYWOOD, FL 33020 UN



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

Detail by Entity Name

Florida Limited Liability Company
BSD CAPITAL, LLC m

Filing Information m

Document Number m L17000153639 m
EI/EI Number 82-2328718
Date filed 07/18/2017
Effective Date m 07/17/2017
State FL
Status m ACTIVE m
Last Event m LC AMENDMENT
Event Date filed 11/12/2021
Event Effective Date NONE

Principal Address

2790 STIRLING ROAD
10
Hollywood, FL 33020

Changed: 01/02/2022

Mailing Address

2790 STIRLING ROAD
Suite 10
Hollywood, FL 33020

Changed: 01/02/2022

Registered Agent Name & Address

LEVINTIN, GUY
2790 STIRLING ROAD
10
Hollywood, FL 33020

Address Changed: 01/02/2022

Authorized Person(s) Detail

Name & Address m

Title MGRM

Levintin,
7906 STIRLIN ROAD
10
Holl wood, FL 330 0

Title R

SH R BY, SH RON
7906 STIRLIN ROAD
10
Holl wood, FL 330 0

Annual Reports

Report Year	Filed Date
0 3	04/ 1/ 0 3
0 4	04/05/ 0 4
0 5	04/ 8/ 0 5 M

Document Images

04/28/2025 -- ANNUAL REPORT	View image in PDF format
04/05/2024 -- ANNUAL REPORT	View image in PDF format
04/21/2023 MANNUAL REPORT	View image in PDF format
01/02/2022 -- ANNUAL REPORT M	View image in PDF format
11/12/2021 -- LC Amendment	View image in PDF format
03/15/2021 -- ANNUAL REPORT M	View image in PDF format M
04/27/2020 -- ANNUAL REPORT	View image in PDF format
04/07/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
07/18/2017 -- Florida Limited Liability	View image in PDF format M



AGENT AUTHORIZATION FORM

I SHARON SHARABY for 3030 HARBOR DR HOLDINGS LLLP ("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 3030 HARBOR DRIVE, FORT LAUDERDALE FL 33316 ("Property"), do hereby authorize
[Print Property Address]
Jason S Crush ("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:

[Signature]
Witness Signature
Luis Canas
Print Name
10/16/2025
Date

[Signature]
Signature - Owner/Authorized Individual

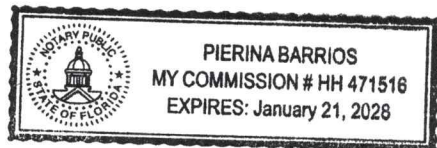
SHARON SHARABY 3030 HARBOR DR HOLDINGS LLLP
Print Name - Owner/ Authorized Individual
Managing Member
Print Title - Authorized Individual

STATE OF FLORIDA
COUNTY OF BROWARD

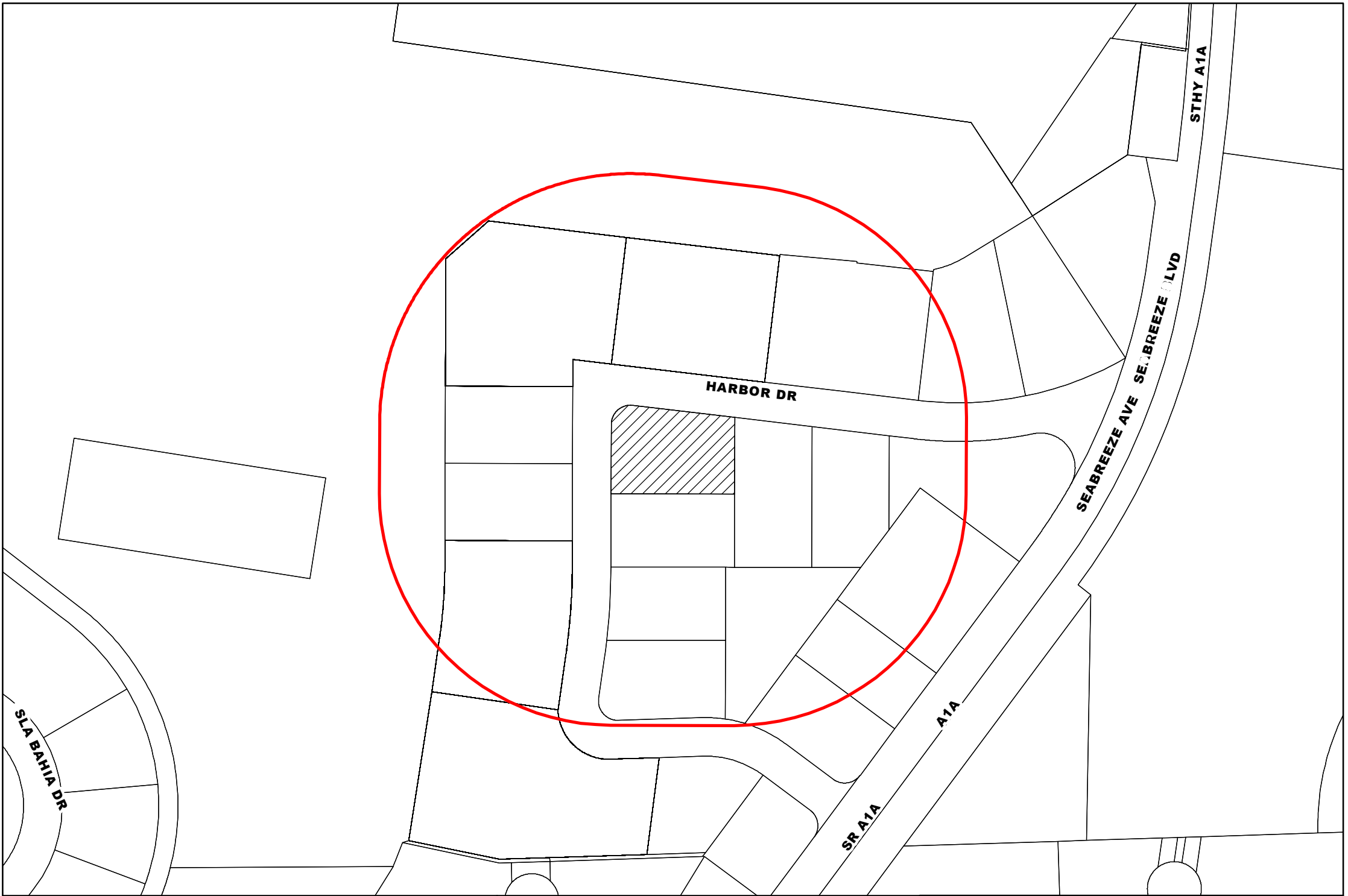
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of OCTOBER, 2025, by SHARON SHARABY, an individual who is personally known to me or has produced _____ as identification

[NOTARY SEAL]

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



My Commission Expires:
PIERINA BARRIOS
Print, Type, or Stamp Commissioned Name of Notary Public)



0 37.5 75 150 225 300 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



3030 HARBOR DRIVE
DATE OF PRINT: 11/07/2025

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/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
504212240070	OCEAN HARBOR PROPERTIES LLC		1000 BRICKELL AVE STE 300	MIAMI	FL 33131
504212240090	3001-18 HARBOR DRIVE LLC		1314 E LAS OLAS BLVD PMB #1084	FORT LAUDERDALE	FL 33301
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
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
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	OH45806
504212CH0040	BAER FAM TR	BAER,ROBERT M & ELAINE TRSTEEES	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	MA02332
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	MC 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 & WENDY S		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
504212NR0010 SIMON,ALISSA		2427 NORTH SEMINARY AVE #2	CHICAGO	IL 60614
504212NR0030 LOPEZ,BRANDON H/E	ALMASON,NANCY	3025 HARBOR DR #3	FORT LAUDERDALE	FL 33304
504212NR0040 DANIEL P DELAHUNT REV TR	DELAHUNT,DANIEL P TRSTEE	1025 CEDAR POINT RD	SANDUSKY	OH 44870
504212NR0050 WALTER A KLEIN JR FAM TR	KLEIN FAMILY PARTNERSHIP	54 S MCKNIGHT RD	SAINT LOUIS	MC 63124
504212NR0060 ALMASON,NANCY		1315 CARROLL ST	EAST CHICAGO	IN 46312
504212NR0070 KLEIN FAMILY PRTNR LP		13004 MASONVIEW CT	ST LOUIS	MC 63141
504212NR0080 HELEN P TRESKA TR	TRESKA,HELEN P TRSTEE	PO BOX 189	MILLIS	MA 02054
504212NR0090 SCULLION,ROSE		3025 HARBOR DR #9	FORT LAUDERDALE	FL 33316
504212NR0100 MULLIGAN LIV TR	MULLIGAN,WILLIAM J TRSTEE ETAL	309 STONEBROOK PL	FAYETTEVILLE	NC 28305
504212NR0110 REAGAN,KEVIN ALLEN H/E	MILLER,RALPH CARL	3025 HARBOR DR #11	FORT LAUDERDALE	FL 33316
504212NR0120 KOTSOPOULOS,SOFIA	GAROFALO,ROSALINA	26 CRAIGLEE DR	*SCARBOROUGH ON	CA M1N 2
504212NR0130 MILLER,RALPH C H/E	MILLER,ELOISE & REAGAN,KEVIN	3025 HARBOR DR #12	FORT LAUDERDALE	FL 33316
504212NR0140 PIECZONKA,THOMAS JAMES		3025 HARBOR DR #14	FORT LAUDERDALE	FL 33316
504212NR0150 TOSYALI,KEMAL		3025 HARBOR DR UNIT 15	FORT LAUDERDALE	FL 33316
504212NR0160 HELEN P TRESKA TR	TRESKA,HELEN P TRSTEE	PO BOX 189	MILLIS	MA 02054
504212NR0170 GOYAL,ANIL & RICHA		3025 HARBOR DR #17	FORT LAUDERDALE	FL 33316
504212NR0180 KELLER,CHAD		3025 HARBOR DR #18	FORT LAUDERDALE	FL 33316
504212NR0190 SUSANNE S LAMB REV TR	LAMB,SUSANNE S TRSTEE	824 RAMPART DR	ST LOUIS	MC 63122
504212NR0200 WILLIAMS,SUSAN DIANE		1217 E 29 ST	TULSA	OK 74114
504212NR0210 LONG,CINDY L	HOPWOOD III,JOHN ET AL	3025 HARBOR DRIVE 21	FORT LAUDERDALE	FL 33316
504212NR0220 NAJDA,ELIZABETH		2626 N LAKEVIEW AVE #1201	CHICAGO	IL 60614
504212NT0010 NESBIT,THOMAS G JR		3037 HARBOR DR #1	FORT LAUDERDALE	FL 33316
504212NT0020 GRAVINI,GARY J		3037 HARBOR DRIVE #2	FORT LAUDERDALE	FL 33316
504212NT0030 GHAZARIANS,CARMEN	CARMEN E GHAZARIANS TR	3037 HARBOR DR #3	FORT LAUDERDALE	FL 33316
504212NT0040 MORLOCK,MARC EUGENE	MORLOCK,SUMMER MELISSA ETAL	3037 HARBOR DR #4	FORT LAUDERDALE	FL 33316

504212NT0050 BRENNAN-RUSSO,COLLEEN ANN	COLLEEN A BRENNAN-RUSSO REV TR	3037 HARBOR DR #5	FORT LAUDERDALE	FL 33316
504212NT0060 DIANE H MORAIN REV TR	MORAIN,DIANE H TRSTEE	5314 TILBURY WAY	BALTIMORE	MC 21212
504212NT0070 MORLOCK,MARC E		PO BOX 2102	ANNAPOLIS	ME 21404
504212NT0080 RAIMONDI,MARK W	MARK W RAIMONDI REV TR	3037 HARBOR DR #8	FORT LAUDERDALE	FL 33316
504212NT0090 ATWOOD,CRAIG		382 FOREMAN RD	HIGHLANDS	NC 28741
504212NT0100 TRESCA,ROBERT		66 MAIN ST	MILLIS	MA 02054
504212NT0110 TRESCA,JOHN		66 MAIN ST	MILLIS	MA 02054
504212NT0130 BEETHAM,THOMAS MARK	BEETHAM,VICKIE	146 S MAIN ST	CADIZ	OH 43907
504212NT0140 BANYAN 2018 TR	DEMAYO,C & HURCHALLA,J TRSTEE	3037 HARBOR DR #13	FORT LAUDERDALE	FL 33316
504212NT0150 TRESCA,HELEN		66 MAIN ST	MILLIS	MA 02054
504212NT0160 TRESCA,HELEN		66 MAIN ST	MILLIS	MA 02054
504212NT0170 HEISTER,FRANK J JR H/E	AYMONIN,PETER F	3037 HARBOR DR #16	FORT LAUDERDALE	FL 33316
504212NT0180 JERALYN W FENSTERMACHER REV TR	FENSTERMACHER,RODNEY L TRSTEE	1001 E OREGON RD #1609	LITITZ	PA 17543
504212NT0190 GILLESPIE,WILLIAM EUGENE &	GILLESPIE,LAURENE CIPRIAN	3037 HARBOR DR APT 18	FORT LAUDERDALE	FL 33316
504212NT0200 TRESCA,ROBERT		66 MAIN ST	MILLIS	MA 02054
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
504212NV0200 HOWES,ELIZABETH JANE	ELIZABETH HOWES REV LIV TR	3073 HARBOR DR #20	FORT LAUDERDALE	FL 33316



BARLEY
HOUSE

10/7/25 - Western Facade



BARLEY
HOUSE



10/7/25 - Southern Facade



BARLEY
HOUSE

10/7/25 - Eastern Facade





Kitchenette area featuring a sink with a black faucet, a Hisense refrigerator, and light-colored wood-grain cabinetry with gold trim. The wall behind the counter has a geometric, textured pattern.

Desk area with a light-colored chair, a desk, and a closet containing a white robe and a hanger. The desk is positioned against a dark wall.

Bed area featuring a bed with white linens and pillows, a bedside lamp, and a light-colored headboard. The bed is positioned against a wall with a recessed light strip.

A large, light-colored wooden cabinet with a curved top and a dark wood-grain finish, positioned in the center of the room.

An orange armchair and a round, light-colored wooden side table with a black leg, positioned in the foreground.

A portion of a white, curved table and a white chair, visible in the bottom foreground.









Narrative
Barley House Hotel
3030 Harbor Drive, Fort Lauderdale, FL
Board of Adjustment

Section 1 – Background

Section 2 – Variance Request – Sec. Sec. 47-19.8. - Hotel accessory uses

Section 3 – Variance Criteria - Sec. 47-24.12.A.4

Section 1 - Background:

3030 HARBOR DR HOLDINGS LLLP (the “Applicant”), owner of the property located at 3030 Harbor Drive, Fort Lauderdale, FL 33316 (the “Property”). The site is zoned Residential Multifamily High Rise/High Density District (“RMH-60”). The building on the Property was constructed in 1966. The Property has a current State License as a hotel - the Barley House Hotel (State License No. HOT1620946).

The Property was developed in 1966 and was operated as part of the Bahia Cabana Resort for many years.

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 hotel with thirty-seven (37) guest rooms, whereas the ULDR permits such accessory uses only in hotels with more than fifty (50) guest rooms.

Section 2 – Variance Request – Sec. 47-19.8. - Hotel accessory uses

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.*

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 37-room motel in the RMH- 60 district, including room service as well as poolside and patio service for breakfast, lunch, and dinner. Service will be provided through a combination of traditional waiter service, room service, and will be available exclusively to registered motel guests.

Section 3 – Variance Criteria - Sec. 47-24.12.A.4

Criteria—Variance. A variance from the terms of the ULDR shall be granted only upon demonstrating a unique hardship attributable to the land by proving by a preponderance of the evidence all of the following criteria:

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

RESPONSE: The Barley House Hotel was constructed in 1966 before the adoption of the ULDR. Since it was operated as part of the Bahia Cabana Hotel patrons has access to dining and food service through the Bahia Cabana operations. Since demolition of the Bahia Cabana the Barley House now needs food service to provide for a common and expected amenity in a hotel operation.

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 hotels are a permitted use in the RMH-60 zoning ditrict there a few that were built decades ago. The goal of renovating and operating a classic boutique

hotel in a legacy building would be thwarted if the operation of such boutique hotel was hindered by the lack of basic vacation hotel amenities. New hotels that are proposed or constructed in the RMH-60 zoning district are much larger and easily meet the 50-room requirement.

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: The literal application of the ULDR would deprive the Barley House Hotel of the right to provide its guests expected and common amenities. It is presumed that the 50-room minimum for dining facilities was introduced into the code to deter “spring break” style restaurants and bars from overcrowding areas of the City. In contrast the Barley House Hotel is an upscale Kosher Boutique hotel.

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 hardship is not self-created – the ability to provide dining for hotel guests was always available for this property until the 50-room minimum was added to the Code. Additionally, expectations of high end boutique hotel guests have changed over the decades. Where in the past travelers to Ft Lauderdale Beach may have sought dining at area restaurants or brought there on food to the hotel – today patrons expect a high quality experience including food and drink as an amenity.

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: The requested variance of 13 rooms from the 50-room minimum is the minimum to allow reasonable use of the property. The existing building is a renovated legacy building and does not have the ability to add additional rooms. The only way - besides this variance- would be to demolish the beautiful Barley House Hotel building and reconstruct a much more intense building. Granting this variance would maintain the harmony with the community as well as permit reasonable expected use of the Property.

As such, the Applicant respectfully requests approval of this variance request.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J. Crush', is written over a light blue rectangular background.

Jason S Crush

For the Firm

jcrush@crushlaw.com

PH: 954.684.0050

SITE PLAN- LOBBY

FOOD SERVICE PLAN REVIEW

Reviewer Ray Clark Date 05/08/2025

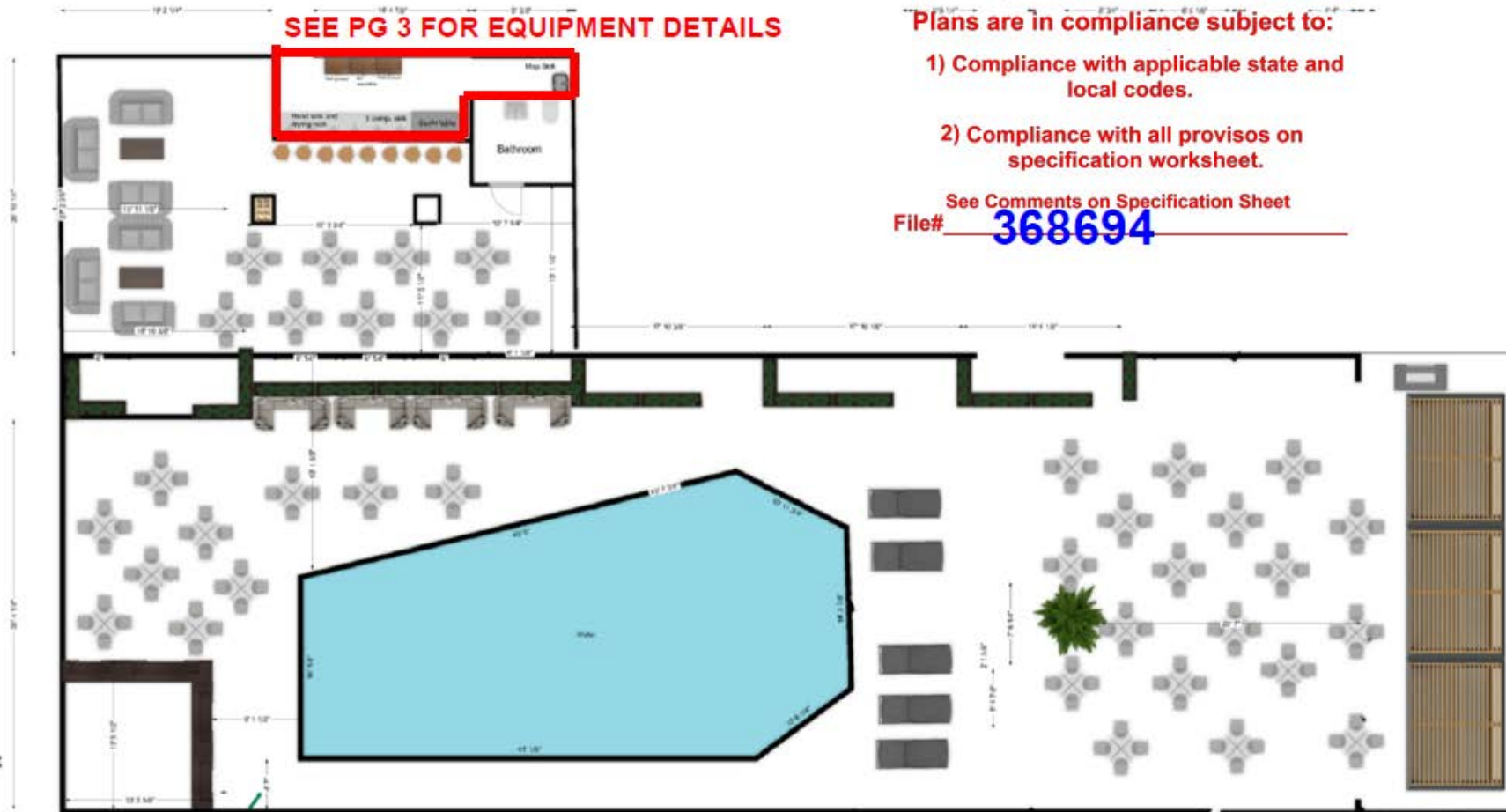
SEE PG 3 FOR EQUIPMENT DETAILS

Plans are in compliance subject to:

- 1) Compliance with applicable state and local codes.
- 2) Compliance with all provisos on specification worksheet.

See Comments on Specification Sheet

File# 368694



BATHROOM AND MOP SINK

FOOD SERVICE PLAN REVIEW

Reviewer Ray Clark Date _____

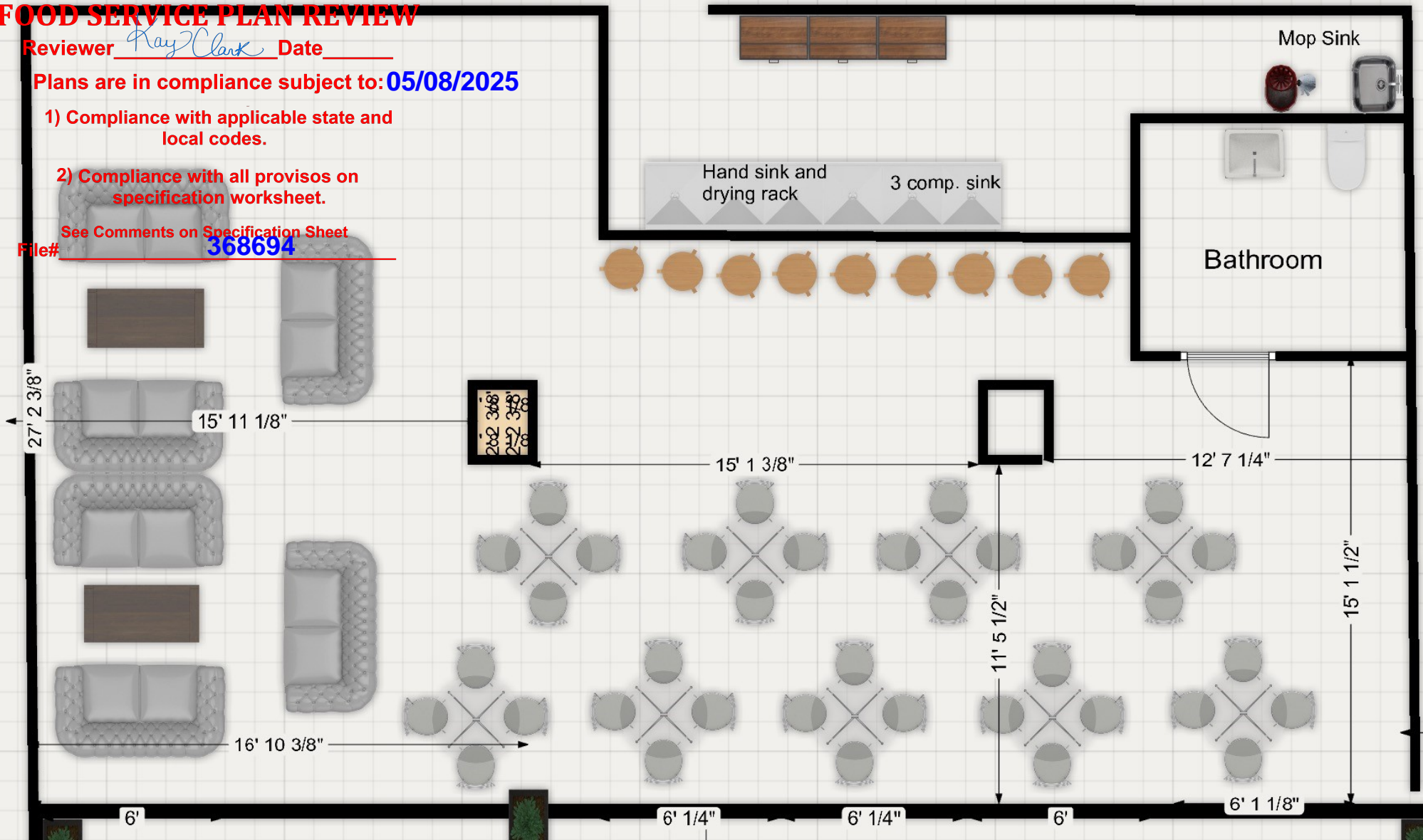
Plans are in compliance subject to: **05/08/2025**

1) Compliance with applicable state and local codes.

2) Compliance with all provisos on specification worksheet.

See Comments on Specification Sheet

File# 368694



14' 4 7/8"

Bar hand wash sink must NOT be recessed under the counter in such a way that the handwashing sink is not readily accessible at all times.

Bar three compartment sink must NOT be recessed under the counter in such a way that the three compartment sink is not readily accessible at all times.

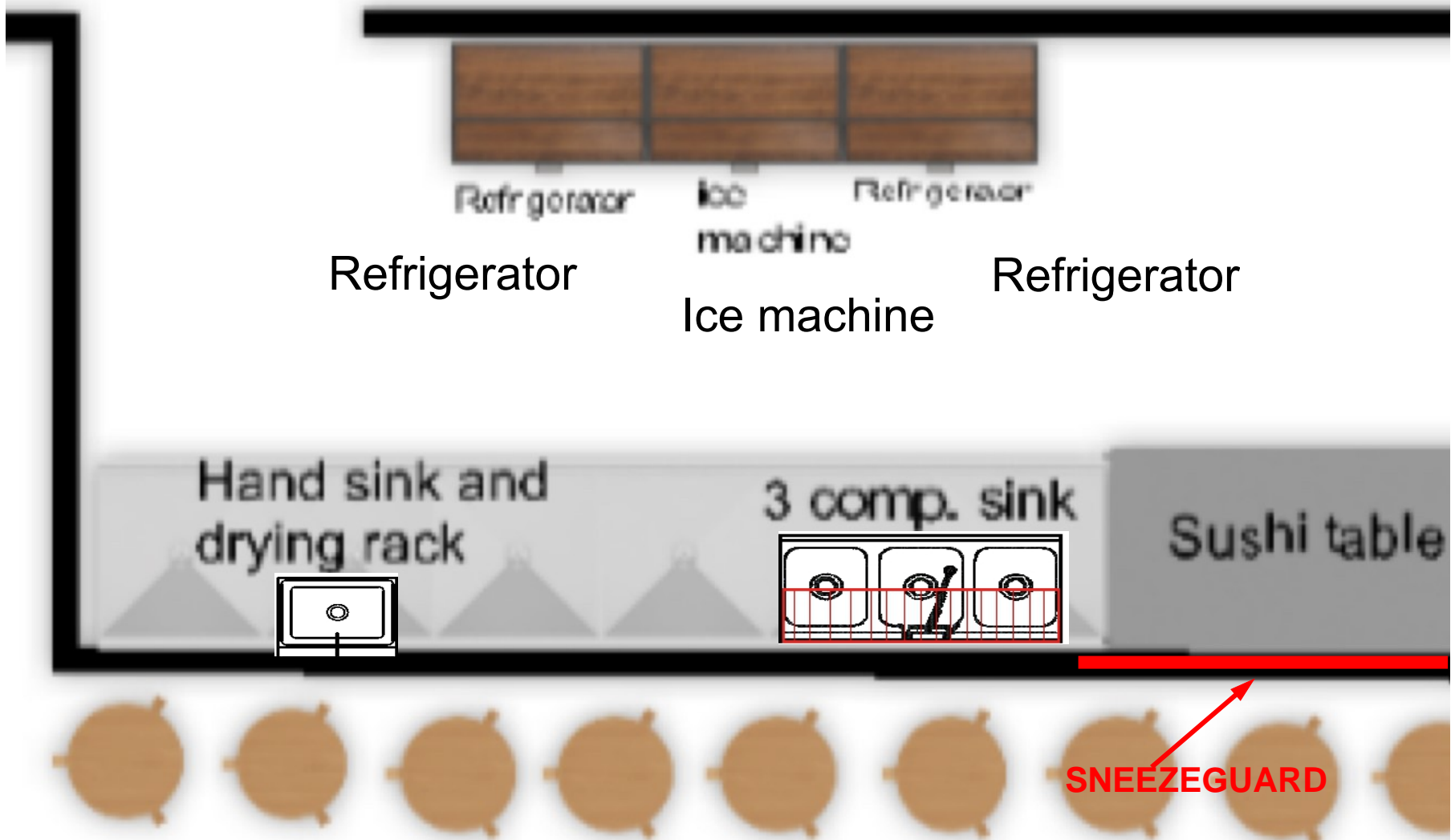
FOOD SERVICE PLAN REVIEW

Reviewer Kay Clark Date 05/08/2025

Plans are in compliance subject to:

- 1) Compliance with applicable state and local codes.
- 2) Compliance with all provisos on specification worksheet.

See Comments on Specification Sheet
File# 368694





PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:

3030 HARBOR DRIVE
FORT LAUDERDALE, FLORIDA 33316

CERTIFY TO:

I. 3030 HARBOR DR HOLDINGS LLLP

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AE / X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NO. 125105-0576-J
DATE OF FIRM INDEX: 07/31/24

POTENTIAL ENCROACHMENTS:

I. NONE VISIBLE.

LEGAL DESCRIPTION:

LOT 25, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, AT PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A = ARC	D.E. = DRAINAGE EASEMENT	P.C. = POINT OF CURVATURE
A/C = AIR CONDITIONER	ELEV. = ELEVATION	P.E. = POOL EQUIPMENT
A.E. = ANCHOR EASEMENT	E.S. = ELECTRIC SERVICE	P.I. = POINT OF INTERSECTION
B.M. = BENCHMARK	F.P. & L. = FLORIDA POWER & LIGHT	P.R.C. = POINT OF REVERSE CURVE
B.C.R. = BROWARD COUNTY RECORDS	L.B. = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE	L.P. = LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT
CHATT. = CHATTAHOOCHEE	M.H. = MANHOLE	P.P. = POWER POLE
C.O. = CLEANOUT	(M) = MEASURED	R = RADIUS
CONC. = CONCRETE	NAVD = NORTH AMERICAN VERTICAL DATUM	R/W = RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
C.L.P. = CONCRETE LIGHT POLE	NO. = NUMBER	(TYP.) = TYPICAL
(C) = CALCULATED	O.H. = OVERHANG	U.E. = UTILITY EASEMENT
C.B. = CATCH BASIN	O.R.B. = OFFICIAL RECORDS BOOK	W.V. = WATER VALVE
C.R. = CABLE RISER	O/S = OFFSET	W.M. = WATER METER
(D) = DEED	(P) = PLAT	Δ = DELTA OR CENTRAL ANGLE
D.B. = DEED BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	ϵ = CENTERLINE
G.A. = GUY ANCHOR	P.B. = PLAT BOOK	ϵ = ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
11. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 83°12'25" EAST ALONG THE NORTHERLY LINE OF LOT 25, OF OCEAN HARBOR, PLAT BOOK 26, PAGE 39, B.C.R.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Jason H. Pinnell, P.S.M.
Digitally signed by Jason H Pinnell, P.S.M.
DN: c=US, o=Unaffiliated, dnQualifier=A01410C000001942E319384001E898
B, cn=Jason H Pinnell, P.S.M.
Date: 2025.10.10 13:59:36 -04'00'

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 25-1723
DATE OF SURVEY: 10/6/25
CHECKED BY: J.P.
FIELD BOOK/PAGE: FILE
SIDE 1 OF 2

