



# PARKS AND RECREATION DEPARTMENT BEACH FOOD AND ALCOHOLIC BEVERAGES APPLICATION

PRD.BFABA

## LICENSE APPLICATION FOR THE SALE, SERVICE, AND DELIVERY OF FOOD AND ALCOHOLIC BEVERAGES ON CITY BEACHES BY UPLAND HOTELS

**PROCESS:** Pursuant to Section 8-55.4, of the City's Code of Ordinances, the Parks and Recreation Department will review all applications from upland hotels for a license to sell, serve, and deliver food and alcoholic beverages on City beaches. Applicants will be notified via e-mail, if application does not meet the submittal requirements and if changes or additional information is required. Completed applications should be provided to the Parks and Recreation Department no later than November 1 in order to allow time to process the application for approval prior to January 1.

An application for a license to sell, serve, and deliver food and alcoholic beverages on the Public Beach for consumption by an upland hotel guest or any person who rents a beach chair from a city-approved beach concessionaire shall be submitted to the city's Parks and Recreation Department by email to [cbean@fortlauderdale.gov](mailto:cbean@fortlauderdale.gov) on forms provided by the department and shall be subject to the minimum requirements set by the department. The Parks and Recreation Department is responsible for the processing and administration of license applications.


**FEES:** All application fees for the sale, service, and delivery of food and alcoholic beverages on city beaches are calculated at an amount equal to Twenty-Five Dollars (\$25) times the total number of guest rooms at Applicant's upland hotel and shall be due annually on January first of each year, and may be amended from time to time by the City Commission. In addition to the application fee, any additional costs incurred by the City shall be paid by the applicant. Any additional costs, which are unknown at the time of application, are later incurred by the City, shall be paid by the applicant prior to the issuance of the license.

**LICENSE FEE: NUMBER OF HOTEL GUEST ROOMS X \$25.00**




**INSTRUCTIONS:** The following information is required pursuant to Section 8-55.4 of the City's Code. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

SALE, SERVICE, AND DELIVERY OF FOOD AND ALCOHOLIC BEVERAGES ON CITY BEACHES APPLICATION			
<b>OWNERSHIP / OPERATOR INFORMATION</b>			
PROPERTY OWNER / OPERATOR	Atlantic Hotel Group Assets, LLC		
PROPERTY OWNER SIGNATURE			
Address, City, State, Zip	601 N Fort Lauderdale Beach Blvd. Fort Lauderdale FL 33304		
Phone Number / E-mail Address	(514) 781-3481	gchoulas@gmail.com	
PROOF OF OWNERSHIP	Tax Record	AGENT AUTHORIZATION	Letter Provided
APPLICANT / AGENT'S NAME	Andrew Jarrett		
APPLICANT / AGENT'S SIGNATURE			
Address, City, State, Zip	601 N Fort Lauderdale Beach Blvd. Fort Lauderdale FL 33304		
Phone Number / E-mail Address	(954) 567-8020	ajarrett@atlantichotelfl.com	
<b>BUSINESS / HOTEL INFORMATION</b>			
BUSINESS / HOTEL NAME	Atlantic Hotel and Spa		
BUSINESS / HOTEL ADDRESS	601 N Fort Lauderdale Beach Blvd. Fort Lauderdale FL 33304		
NUMBER OF HOTEL GUEST ROOMS	124	MULTIPLY X \$25	\$ 3,100
			<b>LICENSE FEE</b>







## SUBMITTAL REQUIREMENTS:

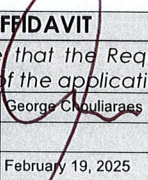
-  **APPLICATION PACKAGE** consisting of the application above and following operational plan set and supporting documentation uploaded to the City of Fort Lauderdale's application webpage.

## OPERATIONAL PLAN SET:

-  **SITE PLAN** depicting a layout of the hotel's property boundary lines and lines representing the extension of side boundary lines east into the Public Beach representing the proposed location for food and any beverage service on the Public Beach, a detailed description and design of a temporary beachfront structure, if any, including the material to be used for the structure. Any temporary beachfront structure plans shall satisfy all applicable permitting requirements of the City Code and shall be reviewed and processed by the City's Development Services Department.
-  **TRAFFIC CONTROL PLAN** with safety guidelines for service providers and hotel guests expected to cross State Road A1A or any other right-of-way in order to access the Public Beach to ensure no undue interference with the passage of the public on State Road A1A. The traffic control plan and personnel necessary to implement said plan shall be furnished at the sole cost and expense of each licensee.
-  **PLAN FOR THE CONTINUOUS CLEANUP** and deposit of all trash and debris in proper receptacles in compliance with sanitary facilities and any safety inspection requirements, as deemed necessary by the Fire-Rescue, Parks and Recreation Department, and Development Services Department;

## SUPPORTING DOCUMENTATION:

-  **APPLICATION** completed (all pages filled out as applicable)
-  **PROOF OF OWNERSHIP** (warranty deed or tax record), including corporation documents if applicable
-  **PROPERTY OWNERS SIGNATURE** and/or Agent Authorization Letter Signed by Property Owner
-  **CODE OF ORDINANCE NARRATIVES** providing point-by-point responses, on upland hotel's letterhead, dated, and signed by the upland hotel's owner/operator or authorized agent, referencing all applicable sections of the Code and indicating how the submittal complies with the criteria.
- o Food and/or beverages to be served, sold or delivered
  - o Policy to ensure that hotel guests and other customers consuming alcoholic beverages and all employees serving or otherwise handling alcoholic beverages are 21 years of age or older
  - o Policy to ensure service providers wear uniforms and name tags that identify the upland hotel as the employer, as more specifically set forth in the license application
  - o Describe the Mobile Point-of-Sale (POS) system that will be used and is compatible with other credit card processing software and necessary electronic equipment to facilitate and manage the food and beverage sale transactions to customers sitting in a city-approved beach concessionaire chair
  - o Statement of Commitment to the exclusive use of recyclable or reusable food and beverage containers, cutlery, and condiment packaging, that all clearly identify the upland hotel as the service provider
  - o Applicant's Hours of Operation on the Public Beach shall be limited to seven (7) days per week, between the hours of 10:00 a.m. through 6:00 p.m. for the months of October, November, December, January, February, March, April and May, and between the hours of 10:00 a.m. through 7:00 p.m. for the months of June, July, August, and September. Any change or deviation to these operating hours requires prior City Commission approval
  - o Statement of Compliance with all applicable federal, state and local laws.
-  **FOOD SERVICE LICENSE** that is current and active with the State of Florida,
-  **LIQUOR LICENSE** that is current and active with the State of Florida.

APPLICANT AFFIDAVIT		STAFF INTAKE REVIEW	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Staff use only:	
PRINT NAME:	George Chouliaras	LICENSE NUMBER:	
SIGNATURE:		REVIEWED BY:	
DATE:	February 19, 2025	DATE:	



Atlantic Hotel & Spa  
601 North Fort Lauderdale Beach Blvd.  
Fort Lauderdale, Florida 33304  
February 19, 2025

City of Fort Lauderdale  
Parks and Recreation Department  
Beach Food and Alcoholic Beverage Division  
Fort Lauderdale, FL 33316

RE: Atlantic Hotel Group Asset, LLC; DBA Atlantic Hotel & Spa - 601 N Fort Lauderdale Beach Blvd. Fort Lauderdale FL 33304.

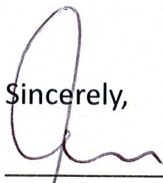
Dear Sirs and Madams,

We are the Owner of Unit CU-1, the Hotel Unit, at the Atlantic Hotel & Spa located at the address referenced above. A copy of our warranty deed is attached for your convenience.

By this letter, we do hereby authorize Mr. Andrew Jarrett, the Managing Director of the Atlantic Hotel & Spa, Atlantic Hotel Group Assets LLC on all matters relating to our attached license application for the Sale, Service, and Delivery of Food and Alcoholic Beverages on City Beaches by Upland Hotels. A copy of our signed application is attached.

Should you have any questions or require anything further, please let Mr. Jarrett know at your earliest convenience. My direct number is 514-781-3481 and Mr. Jarrett's direct phone number is 954-567-8038 and his email is [ajarratt@atlantichotelfl.com](mailto:ajarratt@atlantichotelfl.com).

Sincerely,

  
\_\_\_\_\_  
George Chouliareas  
LLC Manager

cc: Andrew Jarrett



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DIV OF ALCOHOLIC BEVERAGES & TOBACCO**

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 561, FLORIDA STATUTES  
SERIES: 4COP TYPE: S DUAL LICENSE

**ATLANTIC HOTEL GROUP ASSETS LLC**

ATLANTIC HOTEL GROUP ASSETS LLC  
601 N FORT LAUDERDALE BEACH BLVD  
FORT LAUDERDALE FL 33304

**LICENSE NUMBER: BEV1620625**

**EXPIRATION DATE: MARCH 31, 2025**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 02/19/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

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ATLANTIC HOTEL GROUP ASSETS LLC  
601 N FORT LAUDERDALE BEACH BLVD  
FORT LAUDERDALE FL 33304

**LICENSE NUMBER: BEV1620625**

**EXPIRATION DATE: MARCH 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 03/19/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS &  
PROFESSIONAL REGULATION



Department of Business  
& Professional Regulation

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## ONLINE SERVICES

[Apply for a License](#)

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[View Food & Lodging Inspections](#)

[File a Complaint](#)

[Continuing Education Course  
Search](#)

[View Application Status](#)

[Find Exam Information](#)

[Unlicensed Activity Search](#)

## LICENSEE DETAILS

11:07:24 AM 3/18/2025

### Licensee Information

Name:	<b>ATLANTIC HOTEL GROUP ASSETS LLC (Primary Name)</b>
	<b>ATLANTIC HOTEL &amp; SPA - WILD THYME (DBA Name)</b>
Main Address:	<b>601 N FORT LAUDERDALE BEACH BLVD FORT LAUDERDALE Florida 33304</b>
County:	<b>BROWARD</b>
License Mailing:	<b>601 N FORT LAUDERDALE BEACH BLVD FORT LAUDERDALE FL 33304</b>
County:	<b>BROWARD</b>

License Location:	601 N FORT LAUDERDALE BEACH BLVD FORT LAUDERDALE FL 33304
County:	BROWARD

License Information

License Type:	Permanent Food Service
Rank:	Seating
License Number:	SEA1621169
Status:	Current,Active
Licensure Date:	07/05/2016
Expires:	12/01/2025

Special Qualifications	Qualification Effective
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No Plan Review	07/05/2016
Broward DEC	
150-249 SEATS	
Risk Level 2	01/22/2025

Alternate Names

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[View License Complaint](#)

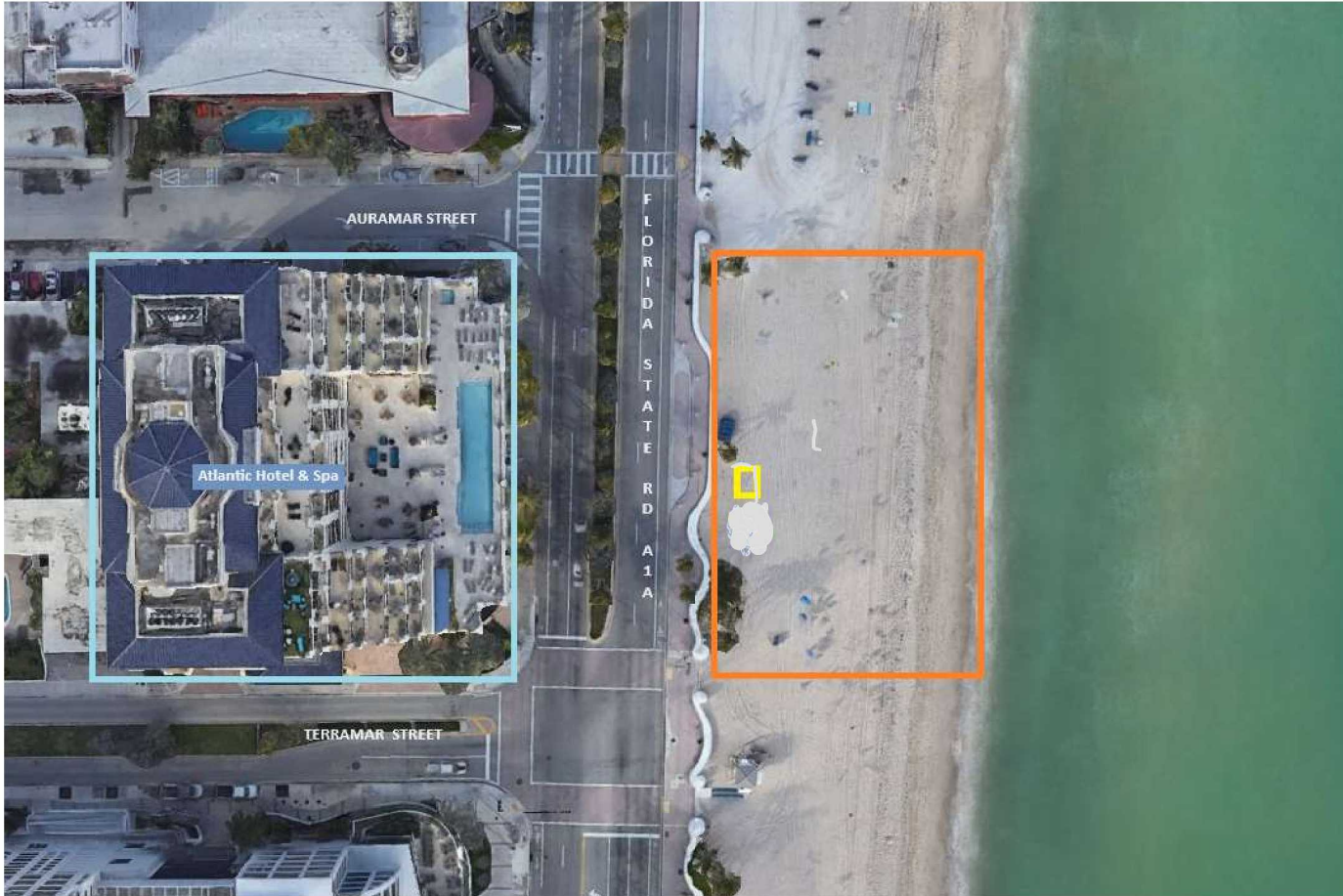
[View Recent Inspections](#)

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**2601 Blair Stone Road, Tallahassee FL 32399** :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. [Privacy Statement](#)

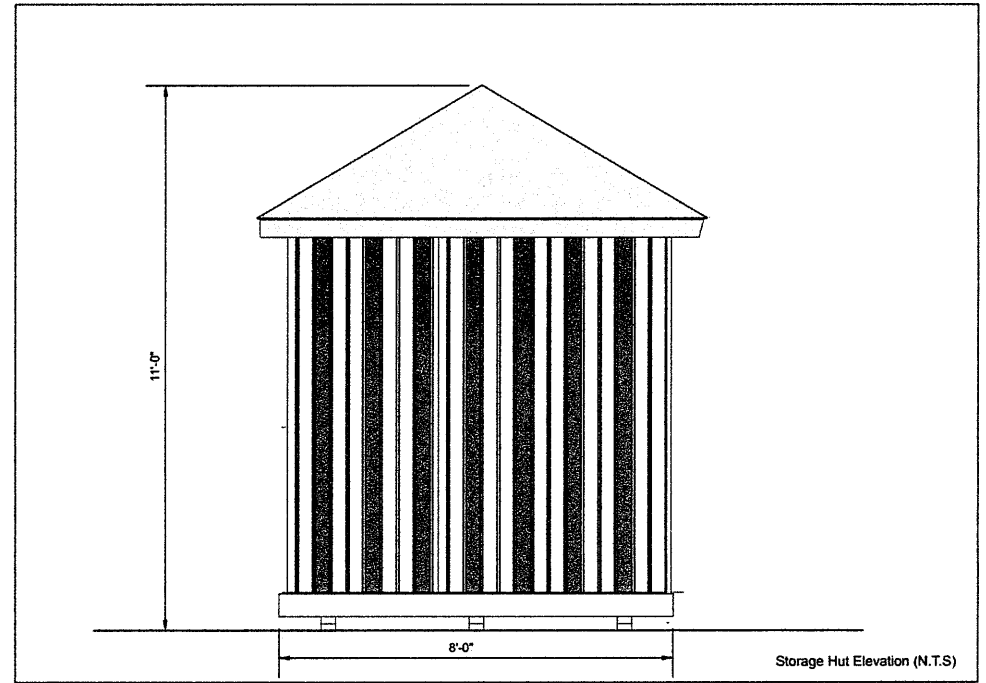
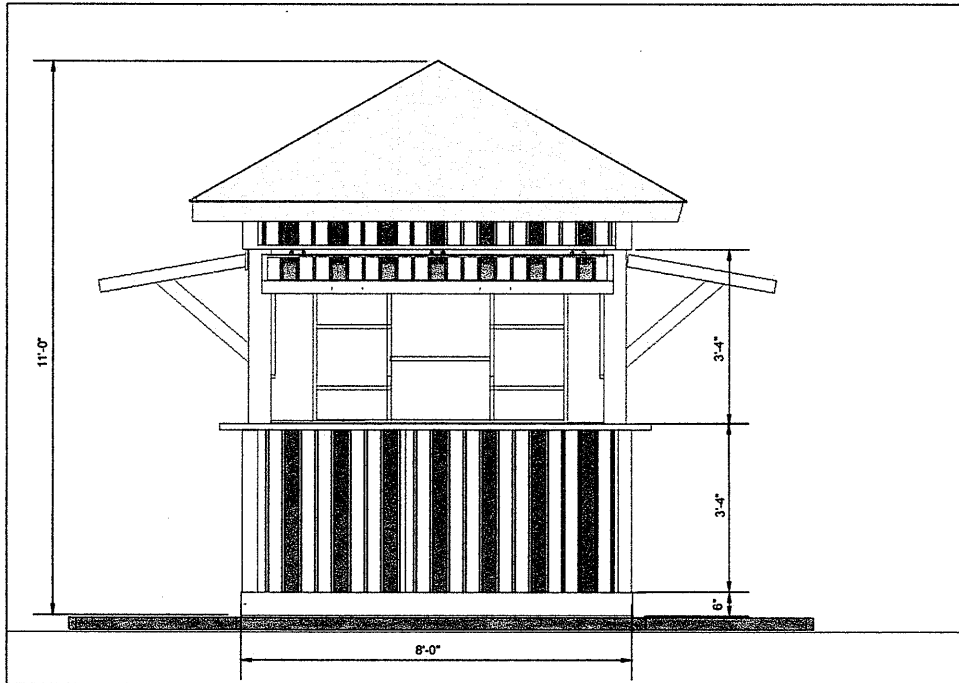
Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.



- Atlantic Hotel & Spa Site Boundary Lines
- Beach Boundary lines representing the extension of the site east into the public beach for proposed location for food & beverage service on the public beach.
- Proposed Location of Beachfront Structure

## The Atlantic Hotel & Spa Site Plan for Beach Service

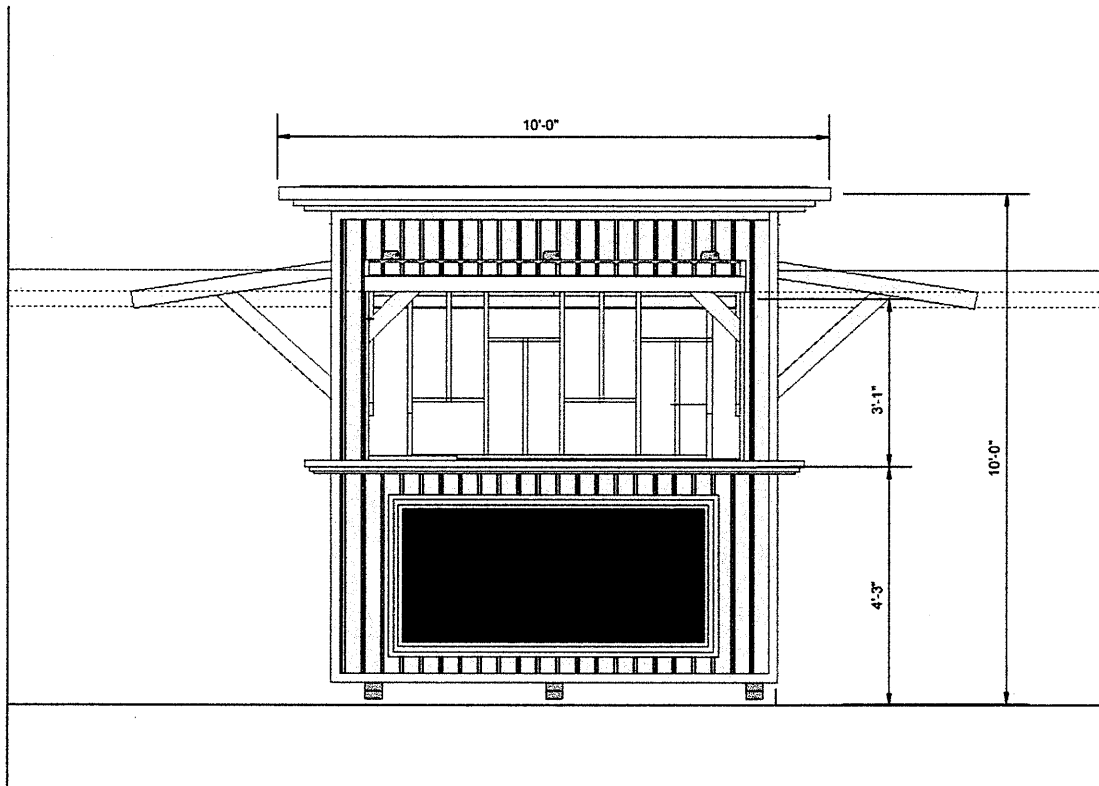
Beachfront Structure Slanted Roof both service and storage options



Description

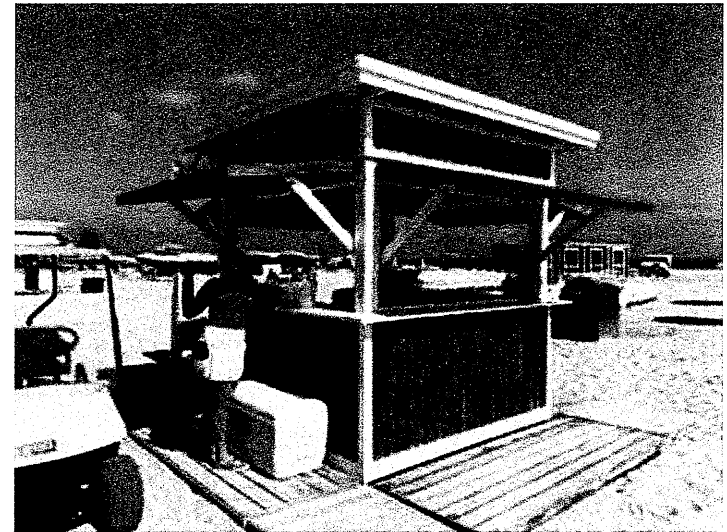
- Teak wood finish recommended due to its durability
- Slanted roof generates partial sun exposure
- Shown 2 variations (Service & Storage)

## Beachfront Structure For Service

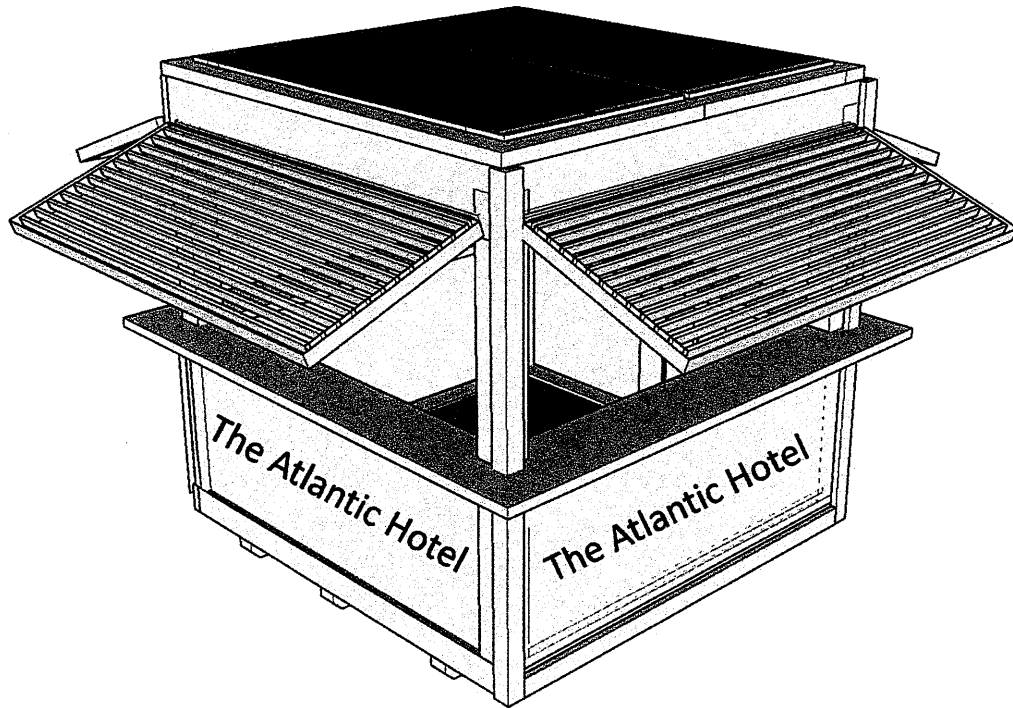


### Description

- Teak wood finish recommended due to its durability
- Shown Service Unit



Beachfront Structure showing option of solar panel & branding



Description

- Teak wood finish recommended due to its durability
- Flat roof solar panel generates maximum sun exposure

# The Atlantic Hotel & Spa

## FORT LAUDERDALE BEACH

### Code of Ordinances Narratives

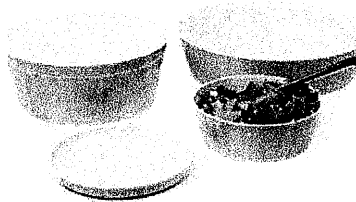
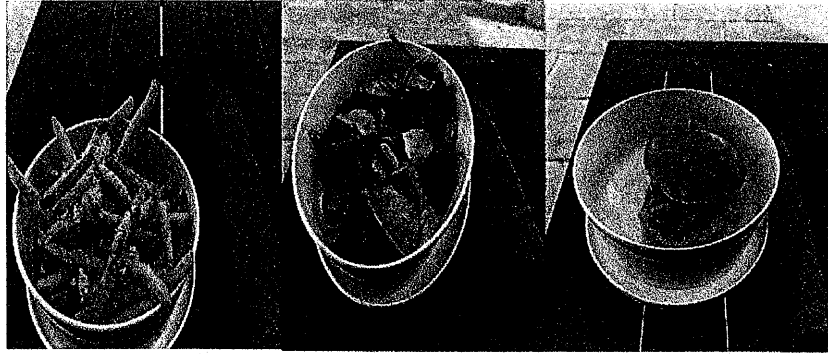
- Food and/or beverages to be served, sold or delivered.
  - o Food and beverage strictly will be served only to the guests in the concessioner provided beach chairs directly across from the resort. Full service food and beverage experience; taking orders, preparing items and deliver them to the guest.
- Policy to ensure that hotel guests and other customers consuming alcoholic beverages and all employees serving or otherwise handling alcoholic beverages are 21 years of age or older.
  - o Disclosure on menu stating 21+.
  - o All service staff are certified in Food Safety and Tips Training certified by the Florida DPBR. This is to ensure proper service of food and beverage including alcohol.
- Policy to ensure service providers wear uniforms that identify the upland hotel as the employer, as more specifically set forth in the license application.
  - o All service staff to be in proper uniform to include a Polo shirt with Atlantic logo identifying staff member's place of work.



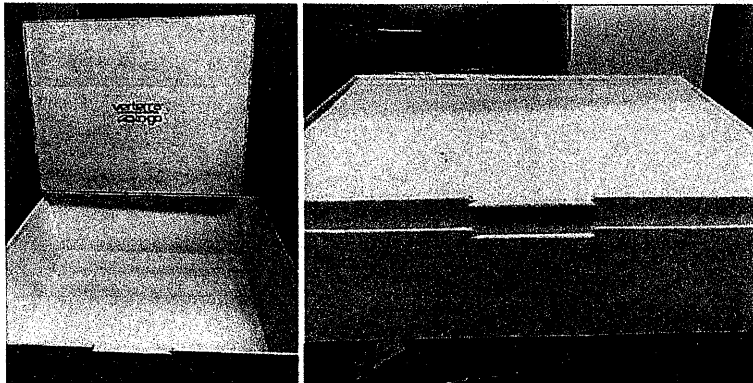
- Describe the Mobile Point-of Sale (POS) system that will be used and is compatible with other credit card processing software and necessary electronic equipment to facilitate and manage the food and beverage sales transactions to customers sitting in a city-approved beach concessionaire chair
  - o Server will accept credit cards and room charges as methods of payment through the hotels existing POS system.

The Atlantic Hotel & Spa  
FORT LAUDERDALE BEACH

- Statement of Commitment to the exclusive use of recyclable or reusable food and beverage containers, cutlery, and condiment packaging, that all clearly identify the upland hotel as the service provider



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**The Atlantic Hotel & Spa**  
FORT LAUDERDALE BEACH

- Applicant's Hours of Operation on the public beach shall be limited to seven (7) days per week, between the hours of 10:00 a.m. through 6:00 p.m. for the months of October, November, December, January, February, March, April and May, and between the hours of 10:00 a.m. through 7:00 p.m. for the months of June, July, August, and September.
- Any change or deviation to these operating hours requires prior City Commission approval.
  - o Service to mirror hours of operation of the beach chairs in front of the Hotel with overall service hours not to exceed 10am - 6pm.

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Atlantic Hotel & Spa

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Date

## Continuous Cleanup Plan

- All food and beverage items will be presented in Melamine reusable containers to minimize the amount of refuse created along with fully compostable and biodegradable containers with compostable lids and straws.
- Beach Runner will bring all items to the guest and will collect finished containers to be brought back to the hotel to be washed.
- Beach Runner will be responsible for doing 15min area checks of all beach areas for any trash and will collect for disposal.
- All used items will be collected and brought back to the hotel to be properly disposed in recycling and composting bins.

## Traffic Control Plan

- All service staff will cross A1A only at the designated corner nearest the Hotel and only when given visual authority of the green light in the crosswalk.
- Food and Beverage offerings will be from the first-floor oceanfront restaurant. It is the outlet closest to the Entrance and Exit facing the beach.
- All menu items will be selected because of their ability to travel well and ease of consumption on the beach. Hot and cold items will be offered.
- Beach Shack will be built to house POS system along with significant portion of beverage offerings, and service items to support food service. The intent is to alleviate need to cross A1A for beverage orders as most beverage orders will be completed with items on hand in the shack.



**MARTY KIAR**  
**BROWARD**  
COUNTY  
**PROPERTY APPRAISER**

Site Address	601 N FT LAUDERDALE BEACH BOULEVARD #HOTEL, FORT LAUDERDALE FL 33304	ID #	5042 01 AX 0010
Property Owner	ATLANTIC HOTEL GROUP ASSETS LLC	Millage	0312
Mailing Address	601 N FORT LAUDERDALE BEACH BLVD FORT LAUDERDALE FL 33304	Use	39
Abbr Legal Description	THE ATLANTIC HOTEL CONDO HOTEL UNIT PER CDO BK/PG: 37405/1483		

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

* 2024 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2024	\$5,000	\$45,000	\$50,000	\$50,000		
2023	\$5,000	\$45,000	\$50,000	\$50,000	\$55,608.48	
2022	\$5,000	\$45,000	\$50,000	\$50,000	\$52,804.05	
2024 Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$50,000	\$50,000	\$50,000	\$50,000		
Portability	0	0	0	0		
Assessed/SOH	\$50,000	\$50,000	\$50,000	\$50,000		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$50,000	\$50,000	\$50,000	\$50,000		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/12/2016	SW*-D	\$1,320,000	113625590			
11/21/2012	SW*-D	\$6,750,000	49339 / 1369			
4/26/2010	SW*-D	\$750,000	47209 / 1596			
				Adj. Bldg. S.F.		167844
				Units		1
				Eff./Act. Year Built:		2005/2004
* Denotes Multi-Parcel Sale (See Deed)						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		FB
C								
167844						22493		\$42.63

**RECORD AND RETURN TO:**

Law Office of Steven B. Katz, PA  
7154 N. University Drive, #319  
Tamarac, FL 33321  
(954) 726-0805

PROP. ID NUMBERS: 504201AX0010

504201AW0010

504201AW0020

504201AW0030

504201AW0040

504201AS0010

504201AS1240

**SPECIAL WARRANTY DEED**

**THIS WARRANTY DEED**, dated March 31, 2016, between **OPP ATLANTIC, LLC**, a Delaware limited liability company (the "**Grantor**"), and **ATLANTIC HOTEL GROUP ASSETS, LLC**, a Florida limited liability company ("**Grantee**"), whose legal address is 601 N. Fort Lauderdale Beach Blvd., Fort Lauderdale, FL 33304.

**WITNESS**, that the Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Broward and State of Florida, described as follows:

Unit 501, Unit 1602, Hotel Unit, Unit CU-1, Unit CU-2, Unit CU-3 and Unit CU-4 of the Atlantic Hotel Condominium, according to the Declaration of Condominium recorded in Official Records Book 37405, Page(s) 1483, as amended in Official Records Book 37571, at Page 1864, and further amended in Official Records Book 44985, Page 1427, together with its undivided share in the common elements, in the Public Records of Broward County, Florida, together with all its appurtenances according to said Declaration of Condominium; and together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Subject to all real estate taxes, outstanding and unpaid condominium assessments and those Permitted Exceptions set forth in Exhibit "A" attached hereto and made a part hereof.

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever; subject to zoning and use restrictions in effect or which may hereafter come into existence due to government action and those permitted exceptions shown on Exhibit "A" attached hereto and made a part hereof. The inclusion of any exceptions to title in this Deed shall not re-impose same.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

Signed, sealed and delivered in our presence:

Witness #1:

Print Name: Danielle Schechner

OPP ATLANTIC, LLC

By:

Its:

Wayne Heicklen

Authorized Signatory

Witness #2:

Print Name:

Brian Helwell

STATE OF NEW YORK

COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 12 day of April, 2016 by Wayne Heicklen, as the Authorized Signatory of OPP ATLANTIC, LLC, who is personally known to me or produced a

as identification.

Maria E. Rappa

Typed printed or stamped name of notary

COMMISSION # 10-31-2018

My Commission Expires:

(SEAL)

MARIA E. RAPPA  
Notary Public, State of New York  
No. 41-4724689  
Qualified in Queens County  
Commission Expires Oct. 31, 2018

# Atlantic

HOTEL & SPA

Atlantic Hotel & Spa

601 North Fort Lauderdale Beach Blvd.

Fort Lauderdale, Florida 33304

February 14, 2024

City of Fort Lauderdale  
Parks and Recreation Department  
Beach Food and Alcoholic Beverage Division  
Fort Lauderdale, FL 33316

RE: Atlantic Hotel Group Asset, LLC; DBA Atlantic Hotel & Spa - 601 N Fort Lauderdale Beach Blvd. Fort Lauderdale FL 33304.


Dear Sirs and Madams,

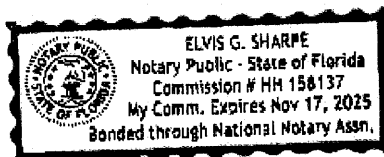
We are the Owner of Unit CU-1, the Hotel Unit, at the Atlantic Hotel & Spa located at the address referenced above. A copy of our warranty deed is attached for your convenience.

By this letter, we do hereby authorize Mr. Andrew Jarrett, the General Manager of the Atlantic Hotel & Spa, Atlantic Hotel Group Assets LLC on all matters relating to our attached license application for the Sale, Service, and Delivery of Food and Alcoholic Beverages on City Beaches by Upland Hotels. A copy of our signed application is attached.

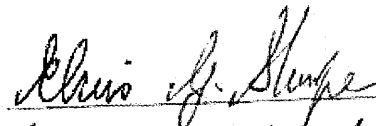
Should you have any questions or require anything further, please let Mr. Jarrett know at your earliest convenience. My direct number is 508-527-0485 and Mr. Jarrett's direct phone number is 954-567-8038 and his email is [ajarratt@atlantichotelfl.com](mailto:ajarratt@atlantichotelfl.com).

Sincerely,

  
David Gusmini  
LLC Manager



cc: Andrew Jarrett

  
FEBRUARY 15, 2024