



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 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			
OWNERSHIP / OPERATOR INFORMATION			
PROPERTY OWNER / OPERATOR	BEACH BLVD OWNER LLC		
PROPERTY OWNER SIGNATURE			
Address, City, State, Zip	233 WACKER DRIVE, SUITE 4700, CHICAGO, IL 60606		
Phone Number / E-mail Address	(561) 757-2362	LDDIO@REVANTAGE.COM	
PROOF OF OWNERSHIP	Warranty Deed	AGENT AUTHORIZATION	Letter Provided
APPLICANT / AGENT'S NAME	GREENSBORO MARDER LLP		
APPLICANT / AGENT'S SIGNATURE			
Address, City, State, Zip	401 BRICKELL AVENUE, SUITE 3600, MIAMI, FLORIDA 33131		
Phone Number / E-mail Address	(305) 789-2733	ADRIENNE.NOTO@GMLAW.COM	
BUSINESS / HOTEL INFORMATION			
BUSINESS / HOTEL NAME	W FORT LAUDERDALE		
BUSINESS / HOTEL ADDRESS	401 N FORT LAUDERDALE BEACH BOULEVARD, FORT LAUDERDALE, FL 33304		
NUMBER OF HOTEL GUEST ROOMS	517	MULTIPLY X \$25	\$ 12,925
			LICENSE FEE

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:	SCOTT TREBILCO, VICE PRESIDENT	LICENSE NUMBER:	
SIGNATURE:		REVIEWED BY:	
DATE:	06.01.2024	DATE:	

THIS INSTRUMENT PREPARED BY:

Michael J. Sullivan, Esq.
Greenberg Traurig, P.A.
450 South Orange Avenue, Suite 650
Orlando, Florida 32801

AFTER RECORDING RETURN TO:

Eric M. Feuerstein, Esq.
Gibson, Dunn & Crutcher LLP
200 Park Avenue
New York, New York 10166

Tax Parcel Nos.: 504201160210; and
504201FA1720

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 26th day of April, 2024, by and between **CAPRI HOTEL, LLC**, a Delaware limited liability company, whose address is 30 Hudson Yards, 72nd Floor, New York, NY 10001 (“**Grantor**”), and **BEACH BLVD OWNER LLC**, a Delaware limited liability company, whose address is c/o Blackstone Real Estate Advisors L.P., 345 Park Avenue, New York, New York 10154 (“**Grantee**”). Whenever used in this Special Warranty Deed, the terms “Grantor” and “Grantee” include the respective heirs, personal representatives, successors and assigns of the parties hereto.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, transfers and confirms unto the Grantee, all of that certain land and the improvements located thereon (the “**Property**”) situated in Broward County, Florida, being more particularly described on **EXHIBIT A** attached hereto and incorporated herein.

TOGETHER WITH all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with and warrant to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor fully warrants title to the Property and will defend the same against the lawful and valid claims of all persons claiming by, through or under Grantor, but against none other.

THE conveyance of the Property made herein, however, is expressly made subject to those matters set forth on **EXHIBIT B** attached hereto and incorporated herein, the reference to which shall not operate to re-impose the same.

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

TRACT 1 (FEE SIMPLE):

PARCEL 1:

Lots 1 and 2, Block 9, BIRCH OCEAN FRONT SUBDIVISION, according to the plat thereof as recorded in Plat Book 19, at Page 26, of the Public Records of Broward County, Florida.

PARCEL 2:

Parcel I: Lot 20, BIRCH ESTATES, according to the plat thereof as recorded in Plat Book 23, at Page 24, of the Public Records of Broward County, Florida.

AND

Parcel II: Lot 3, Block 9, BIRCH OCEAN FRONT SUBDIVISION, according to the plat thereof as recorded in Plat Book 19, at Page 26, of the Public Records of Broward County, Florida.

PARCEL 3:

Lots 22, 23 and 24, BIRCH ESTATES, according to the plat thereof as recorded in Plat Book 23, at Page 24, of the Public Records of Broward County, Florida.

PARCEL 4:

Lot 21, BIRCH ESTATES, according to the plat thereof as recorded in Plat Book 23, at Page 24, of the Public Records of Broward County, Florida.

PARCEL 5:

Lot 19, BIRCH ESTATES, according to the plat thereof as recorded in Plat Book 23, at Page 24, of the Public Records of Broward County, Florida.

PARCEL 6:

Parcel I: The North Fifty Feet (N-50') of Lot 18, BIRCH ESTATES, according to the plat thereof as recorded in Plat Book 23, at Page 24, of the Public Records of Broward County, Florida.

AND

Parcel II: The South Sixty-Five Feet (S-65') of Lot 18, BIRCH ESTATES, according to the plat thereof as recorded in Plat Book 23, at Page 24, of the Public Records of Broward County, Florida.

PARCEL 7:

The South Fifty Feet (S-50') of the North One Hundred Feet (N-100') of Lot 18, BIRCH ESTATES, according to the plat thereof as recorded in Plat Book 23, at Page 24, of the Public Records of Broward County, Florida.

PARCELS 1 THROUGH 7 CONSTITUTE A SINGLE TRACT OF LAND MORE FULLY DESCRIBED AS FOLLOWS:

A portion of Lot 1 and all of Lots 2 and 3, Block 9, BIRCH OCEAN FRONT SUBDIVISION, according to the plat thereof as recorded in Plat Book 19, at Page 26, of the Public Records of Broward County, Florida; AND All of Lots 18, 19, 20, 21 and 22 and a portion of Lots 23 and 24, BIRCH ESTATES, according to the plat thereof as recorded in Plat Book 23, at Page 24, of the Public Records of Broward County, Florida, all more fully described as follows:

Beginning at the Northwest corner of said Lot 3; thence South 01°04'16" East, a distance of 150.00 feet to the Southwest corner of said Lot 3; thence South 88°55'44" West, on the North line of said Lots 19 and 18, a distance of 200.00 feet to the Northwest corner of said lot 18; thence South 01°04'16" East, on the West line of said Lot 18, being the East right-of-way line of Birch Road (60 feet right-of-way), a distance of 140.00 feet to a point of curve; thence Southerly and Easterly on said curve to the left, with a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet to a point of tangency; thence North 88°55'44" East, on the South line of Lots 18, 19, 20, 21, 22 and 23, being the North right-of-way line of Bayshore Drive (70 feet right-of-way), a distance of 666.95 feet to a point of curve; thence Easterly and Northerly on said curve to the left, with a radius of 25.00 feet, a central angle 85°35'41", arc distance of 37.35 feet to a point of tangency; thence North 03°20'03" East, on the West right-of-way line of North Atlantic Boulevard (State Road A-1-A), a distance of 24.97 feet; thence North 02°08'43" East, on said West right-of-way line, a distance of 117.21 feet; thence North 02°09'11" East, on said West right-of-way line, a distance of 123.79 feet to a Point of curve; thence Northerly and Westerly on said curve to the left, with a radius of 25.00 feet, a central angle of 93°13'27", an arc distance of 40.68 feet to a point of tangency; thence South 88°55'44" West, on the North line of said Lots 1, 2 and 3, being the South right-of-way line of Riomar Street (60 foot right-of-way), a distance of 507.38 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 197,938 square feet or 4.5440 acres more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

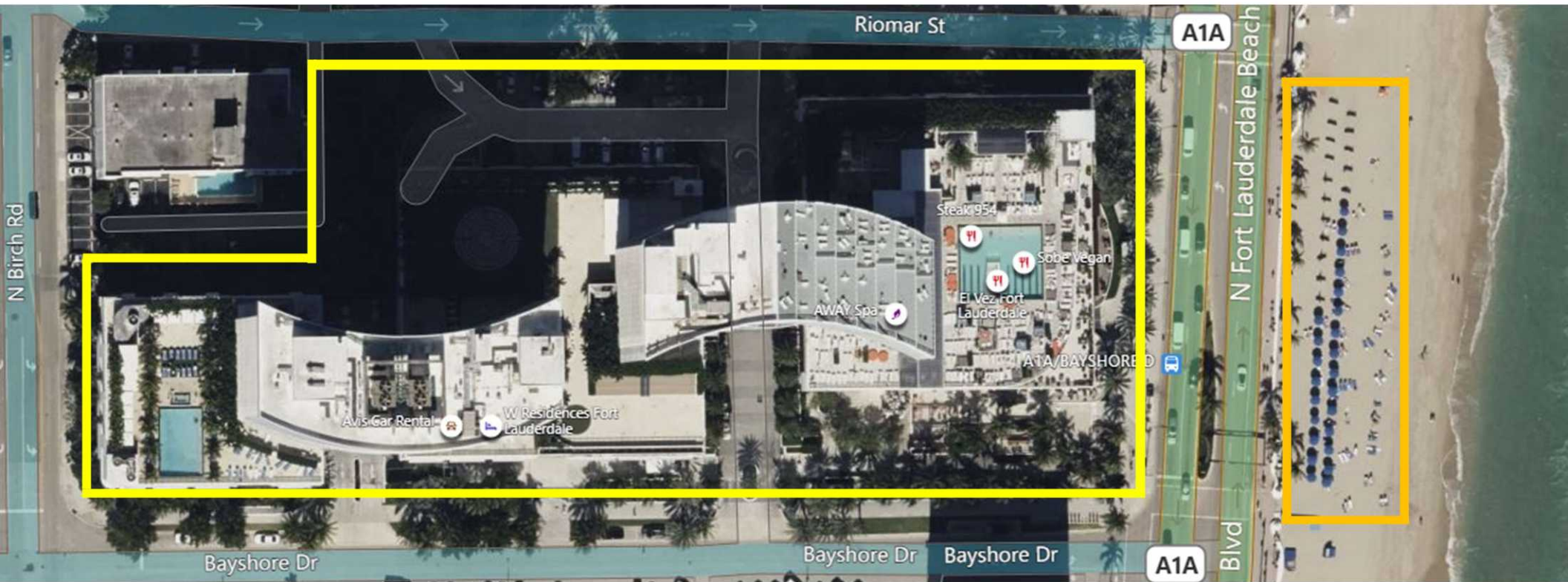
The Condominium Property, as defined in that certain Declaration of Condominium of Fort Lauderdale Residences, a Hotel Condominium, as recorded in Official Records Book 47772, Page 1826 of the Public Records of Broward County, Florida, and any amendments thereto.

TRACT 2 (FEE SIMPLE):

The Shared Facilities Unit, as defined in that certain Declaration of Condominium of Fort Lauderdale Residences, a Hotel Condominium, as recorded on March 9, 2011 in Official Records Book 47772, Page 1826 of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

EXHIBIT B TO SPECIAL WARRANTY DEED

1. Real estate taxes for the year 2024 and subsequent years, which are not yet due and payable; and
2. Covenants, conditions, restrictions, easements, rights of way and other matters of record.



- Yellow line: W Fort Lauderdale boundary lines
- Orange line: Lines representing the extension of side boundary lines east into the public beach representing the proposed location for food and beverage service on the public beach

Code of Ordinances Narratives

- Food and/or beverages to be served, sold or delivered
 - 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
 - Disclosure on menu stating 21+.
 - 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 and name tags that identify the upland hotel as the employer, as more specifically set forth in the license application
 - All service staff to be in proper uniform to include a polo shirt with the W logo and the W pin identifying staff member 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
 - Server will accept credit cards and room charges as methods of payment through the resort existing POS system.

- 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

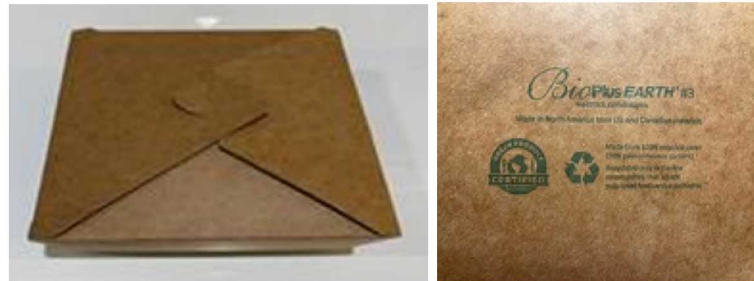
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FORT LAUDERDALE

- 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
 - Service to mirror hours of operation of the beach chairs in front of the hotel with overall service hours not to exceed 10am – 6pm.

A handwritten signature in black ink, appearing to read 'Anna MacDiarmid', with a large, sweeping flourish underneath.

Anna MacDiarmid

General Manager

W Fort Lauderdale

August 20th , 2024

EXHIBIT "A"
SERVICE OPERATING HOURS
[Applicable seven (7) days per week]

General Hours:

10:00 a.m – 6:00 p.m. - October, November, December, January, February,
March, April and May

10:00 a.m – 7:00 p.m. - June, July, August, and September

Legal Description

Shared Facilities Unit of PORT LAUDERDALE RESIDENCES, A HOTEL CONDOMINIUM, according to the Declaration of Condominium thereof as recorded in Official Records Book 47772, Page 1826 of the Public Records of Broward County, Florida.

{29026454;4}

Plan For The Continuous Cleanup

- All food and beverage items will be presented in with fully compostable and biodegradable containers with compostable lids and straws. All items will be transported with a tote bag.
- 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 resort to be properly disposed in recycling and composting bins.
- Manager at the end of shift will do a walkthrough of the beach to ensure no items were left behind.

EXHIBIT "D"
MAINTENANCE OF TRAFFIC PLAN

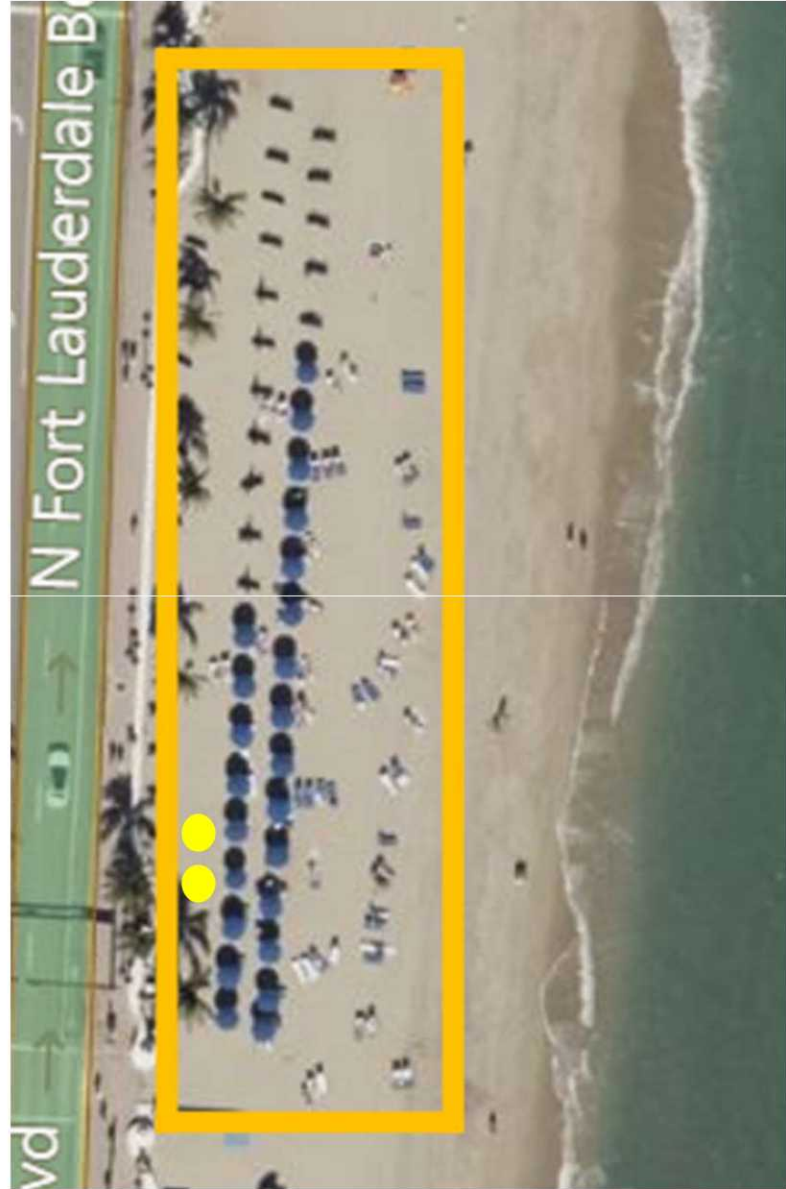
[MOT not applicable – Event on the sand. Applicant will monitor and secure crosswalk for public to access the beach]

Traffic Control Plan

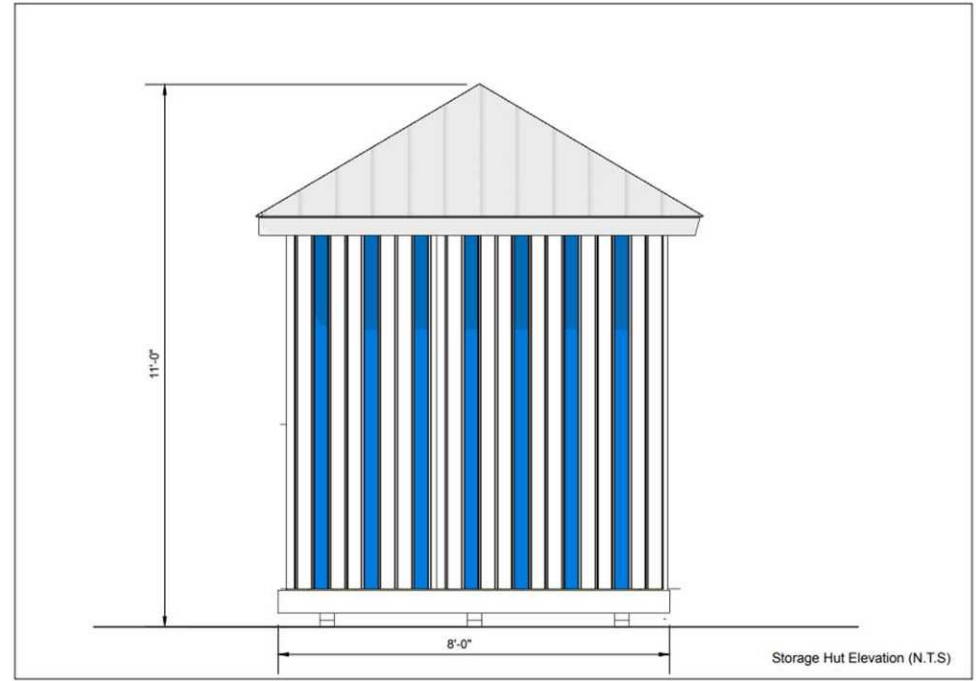
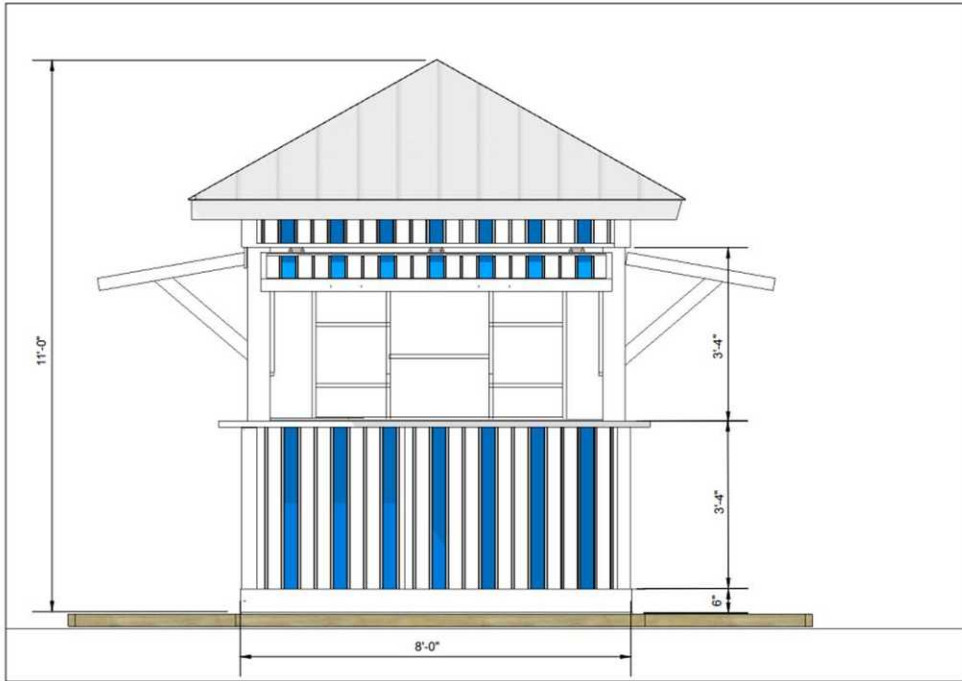
- Riomar St and Bayshore Dr will be the 2 routes designated for service staff to cross to and from the beach. Staff will cross A1A only when given visual authority of the green light in the crosswalk.
- Food and Beverage offerings will be from the In Room Dining kitchen. All menu items will be curated based on 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, this will alleviate need to cross A1A for beverage orders as most beverage orders will be completed with items on hand in the Shack.



Proposed location for beachfront structure



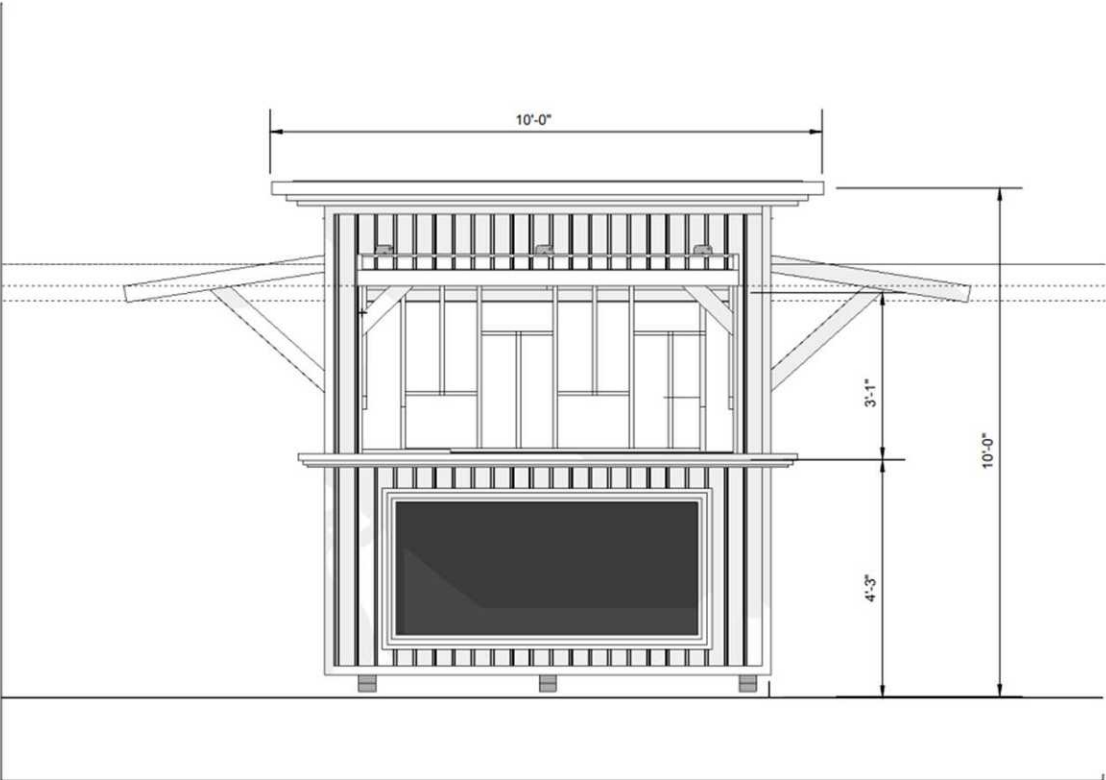
Beachfront Structure Option 1



Description

- Teak wood finish recommended due to its durability
- Slanted roof generates partial sun exposure

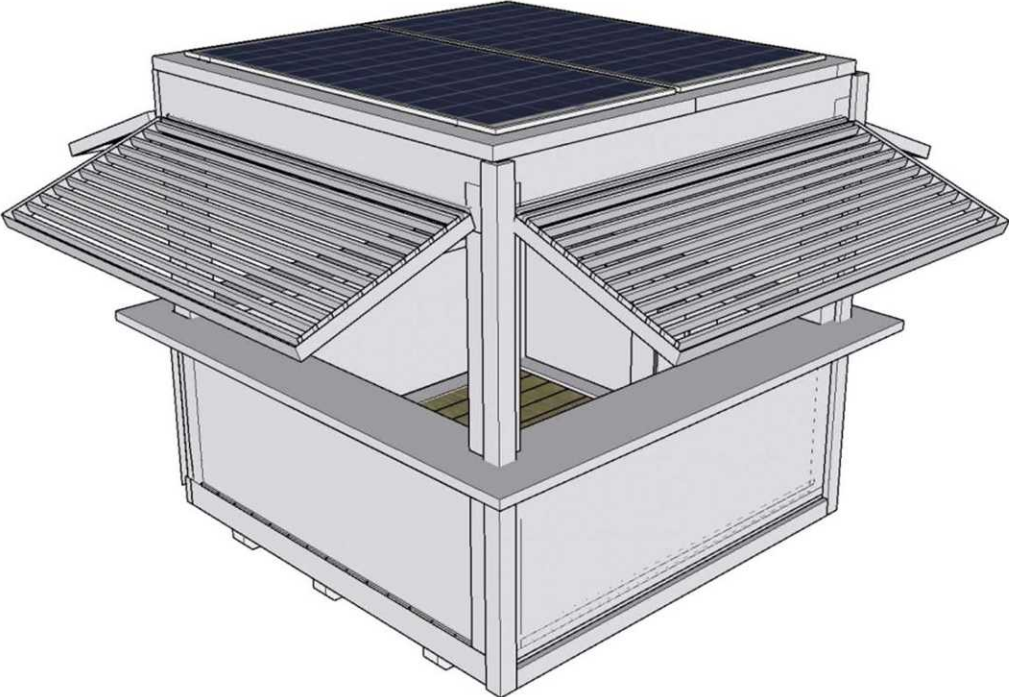
Beachfront Structure Option 2



Description

- Teak wood finish recommended due to its durability

Beachfront Structure Option 3 – Operators preferred option



Description

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



Department of Business & Professional Regulation

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LICENSEE DETAILS

1:43:45 PM 9/11/2024

Licensee Information

Name:	BEACH BLVD OWNER LLC (Primary Name) W FORT LAUDERDALE/LIVING ROOM/STEAK 954/EL VEZ (DBA Name)
Main Address:	233 S WACKER DRIVE SUITE 4700 CHICAGO Illinois 60606
County:	OUT OF STATE
License Location:	401 NORTH FORT LAUDERDALE BEACH BOULEVARD FORT LAUDERDALE FL 33304
County:	BROWARD

License Information

License Type:	Retail Beverage
Rank:	4COP
License Number:	BEV1619073
Status:	Current,Active
Licensure Date:	04/26/2024
Expires:	03/31/2025

Special Qualifications Qualification Effective

Invoice Sent	05/07/2024
Multiple Locations	04/26/2024
Dual Beverage and Tobacco License	04/26/2024
Hotel/Motel - COP & Package	04/26/2024
Over the Counter	04/26/2024

Alternate Names

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LICENSEE DETAILS

1:45:25 PM 9/11/2024

Licensee Information

Name:	BEACH BLVD OWNER LLC (Primary Name) EL VEZ - W FORT LAUDERDALE (DBA Name)
Main Address:	600 BRICKELL AVE STE 3600 MIAMI Florida 33131
County:	DADE
License Mailing:	600 BRICKELL AVE STE 3600 MIAMI FL 33131
County:	DADE
License Location:	401 N FORT LAUDERDALE BEACH BLVD FORT LAUDERDALE FL 33304
County:	BROWARD

License Information

License Type:	Permanent Food Service
Rank:	Seating
License Number:	SEA1624550
Status:	Current,Active
Licensure Date:	04/30/2024
Expires:	12/01/2024

Special Qualifications

Special Qualifications	Qualification Effective
No Plan Review	04/30/2024
Broward DEC	
250-349 SEATS	
Risk Level 1	04/30/2024

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LICENSEE DETAILS

1:45:51 PM 9/11/2024

Licensee Information

Name:	BEACH BLVD OWNER LLC (Primary Name)
	STEAK 954 (DBA Name)
Main Address:	600 BRICKELL AVENUE SUITE 3600 MIAMI Florida 33131
County:	DADE
License Mailing:	600 BRICKELL AVENUE SUITE 3600 MIAMI FL 33131
County:	DADE
License Location:	3101 BAYSHORE DR FORT LAUDERDALE FL 33304
County:	BROWARD

License Information

License Type:	Permanent Food Service
Rank:	Seating
License Number:	SEA1622002
Status:	Current,Active
Licensure Date:	05/03/2024
Expires:	12/01/2024

Special Qualifications **Qualification Effective**

No Plan Review	05/03/2024
Broward DEC	
250-349 SEATS	
Risk Level 1	05/03/2024

Alternate Names

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BEACH BLVD OWNER LLC

DBA W Fort Lauderdale
c/o Revantage Legal Dept
233 S. Wacker Drive, Ste 4700
Chicago, IL 60606

June 01, 2024

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Re: Agent Authorization – Beach Blvd Owner LLC d/b/a W Fort Lauderdale at 401 N Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida 33304

To Whom It May Concern:

This correspondence shall serve as the authorization for Adrienne Noto, Esq. and Joshua Remedios, Esq. with the law firm of Greenspoon Marder LLP to represent Beach Blvd Owner LLC in regards to the License Application for the Sale, Service, and Delivery of Food and Alcoholic Beverages on City Beaches by Upland Hotels and any and all other land use, zoning, and licensure issues related to the above referenced property.

In the event you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,




Scott Trebilco
Managing Director & Vice President of
Beach Blvd Owner LLC



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Detail by Entity Name

Foreign Limited Liability Company
BEACH BLVD OWNER LLC

Filing Information

Document Number M24000003607
FEI/EIN Number NONE
Date Filed 03/20/2024
State DE
Status ACTIVE

Principal Address

233 S. WACKER DR., STE. 4700
CHICAGO, IL 60606

Mailing Address

233 S. WACKER DR., STE. 4700
CHICAGO, IL 60606

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title SMD

STEIN, WILLIAM J
345 PARK AVE.
NEW YORK, NY 10154

Title VP

STEIN, WILLIAM J
345 PARK AVE.
NEW YORK, NY 10154

Title SMD

TREBILCO, SCOTT
345 PARK AVE.
NEW YORK, NY 10154

Title VP

TREBILCO, SCOTT
345 PARK AVE.
NEW YORK, NY 10154

Annual Reports

No Annual Reports Filed

Document Images

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