

Reasons for the project delays

- a. County revision to flood elevations changed site and building design. Caused redesign of drainage system and re-permitting through the County.
- b. City request for County certification that the plat did not restrict the hotel development.
- c. Redesign and elimination of the drop off area.
- d. City request to have Broward B-cycle provide confirmation on status of sharing station requirement.
- e. City and County didn't want the franchise required building accents included and we went back and forth on that for about 3months
- f. Biggest reason was covid related delays – where the architect and engineer were not able to meet anyone in person at the offices and had a lot of delays because of that.

Permit Status



<input type="checkbox"/>	09/16/2021	BLD-CNC-21090002	Commercial New Construction Permit	Awaiting Client Reply	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	CONSTRUCT 100 ROOM 5 STORY HOTEL	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	MEC-HVNEW-21120011	Mechanical HVAC New Install Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	HVAC FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	ELE-COM-21120080	Electrical Commercial Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	ELECTRIC HIGH VOLTAGE FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	ELE-LV-21120027	Electrical Low Voltage Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	LOW VOLTAGE ELECTRIC FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	FIR-ALARM-21120016	Fire Alarm System Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	FIRE ALARM FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	FIR-SMU-21120002	Sprinkler Main Underground	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	UG FIRE SPRINKLER FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	FIR-SSA-21120012	Sprinkler System Aboveground	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	FIRE SPRINKLER AG FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	PLB-IRR-21120020	Plumbing Irrigation Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	IRRIGATION SPRINKLER SYSTEM FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH

<input type="checkbox"/>	12/21/2021	PLB-COM-21120034	Plumbing Commercial Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	PLUMBING INTERIOR PIPING & FIXTURES FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	PLB-COM-21120035	Plumbing Commercial Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	ONSITE STORM DRAINAGE FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	PLB-GAS-21120037	Plumbing Gas Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	GAS LINES & OUTLETS NAT FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	BLD-ACC-21120017	Accessory Structure Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	DUMPSTER ENCLOSURE CONCRETE FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	LND-INST-21120023	Landscape Installation Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	LANDSCAPE INSTALLATION FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	ENG-LAND-21120024	ROW Landscaping Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	LANDSCAPE IN THE R.O.W. FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	ENG-PAV-21120005	ROW Paving Permit	In Process		HOTEL 301 NW 7 AVE - BLD-CNC-21090002	PAVING IN R.O.W. CONSTRUCT 100 ROOM 5 STORY HOTEL	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	BLD-CPAV-21120010	Commercial Paving Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	PAVING ONSITE FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH
<input type="checkbox"/>	12/21/2021	BLD-CPSF-21120004	Commercial Pool-Spa-Fountain Permit	In Process	Pay Fees Due	HOTEL 301 NW 7 AVE - BLD-CNC-21090002	POOL FOR NEW HOTEL BLD-CNC-21090002	301 NW 7 AVE, FORT LAUDERDALE 33311, 7TH

Project Expenditures	
\$ 50,000.00	Franchise Fees
\$ 190,000.00	Architect Fees
\$ 4,000.00	Survey
\$ 6,000.00	Phase 1 and GeoTech Report
\$ 45,000.00	Civil Engineer Fees
\$ 50,000.00	Legal Fees
\$ 7,500.00	Economic impact study
\$ 13,000.00	Expeditor
\$ 20,000.00	City and County Fees
\$ 13,000.00	Travel / Misc Expenses
\$ 6,500.00	Interior Designer Fee - Coordinate with Franchise
\$ 165,000.00	Land - Paid deposit to Impact Investments and Onyx
\$ 570,000.00	TOTAL to date

Source: Dr Minesh Patel

RESOLUTION NO. 20-225

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING A HEIGHT BONUS FOR A SITE PLAN LEVEL II DEVELOPMENT KNOWN AS "HOTEL d'ARTS" PURSUANT TO SECTION 47-13.52.B. OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS, LOCATED AT 301 N.W. 7TH AVENUE, FORT LAUDERDALE, FLORIDA, IN THE NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST (NWRAC-MUw) ZONING DISTRICT.

WHEREAS, an application for a site plan level II development permit has been submitted to develop a 56-foot 7-inch high, 100-room hotel and 60 parking spaces for the project known as "Hotel d'Arts" located at 301 N.W. 7th Avenue, Fort Lauderdale, Florida, in the Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw) zoning district; and

WHEREAS, the proposed development is subject to site plan level II review by the Development Review Committee ("DRC") pursuant to Section 47-13.31 of the ULDR; and

WHEREAS, the DRC (Case No. R19051) approved the site plan level II development permit on August 27, 2019; and

WHEREAS, the DRC approval is contingent on the City Commission approval of the height bonus pursuant to Sections 47-13.31 and 47-13.52.B of the ULDR; and

WHEREAS, the project's proposed height of 56 feet 7 inches requires the approval of the City Commission of the City of Fort Lauderdale as a height bonus pursuant to the provisions of Section 47-13.31, Table of Dimensional Requirements for the NWRAC-MU District, Note B and Section 47-13.52.B. of the City of Fort Lauderdale, Florida Unified Land Development Regulations (ULDR); and

WHEREAS, the City Commission has reviewed the application for a site plan level II development permit submitted by the applicant for compliance with the performance standards and criteria for additional height bonus as required by the ULDR, and finds that such application conforms with the provisions of the ULDR as provided herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The City Commission finds that the application for a site plan level II development permit meets the criteria of Section 47-13.52.B of the ULDR as enunciated and memorialized in the minutes of its meeting of November 5, 2020.

20-225

SECTION 2. That the request application for additional height bonus for a site plan level II development permit to develop a 56-foot and 7-inch high 100-room hotel and 60 parking spaces for the project known as "Hotel d'Arts" located at 301 N.W. 7th Avenue, Fort Lauderdale, Florida, in the Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw) zoning district is hereby approved, subject to the conditions imposed by the DRC and City Commission.

SECTION 3. That pursuant to the provisions of the ULDR, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the DRC and City Commission.

SECTION 4. The conditions contained herein are intended to memorialize the conditions expressed in the record of the hearings at which the application for the development permit was reviewed. In the event that the record of the proceedings contradicts or contains additional conditions not reflected in this instrument, the conditions expressed on the record of the proceedings shall prevail and are incorporated herein.

SECTION 5. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 6. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this 5th day of November, 2020.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
JEFFREY A. MODARELLI

20-225

RECEIVED JUL 11 2019 @ 4:00 PM

A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)

Case Number	R19051	Submittal Date	7/11/19	Intake By	MMA
Civic Association	TARPON BEACH ASSOC	City Commission District	09		

B. OWNER/APPLICANT CONTACT INFORMATION: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	IMPACT INVESTMENTS 1 LLC	Signature	<i>Joseph P. ...</i>
Address, City, State, Zip	7800 W OAKLAND PARK BLVD # C306 SUNRISE, FL 33351		
Phone Number	828-585-7239	Email	JOSEPH@IMPACT-REALESTATE.COM
Proof of Ownership	Warrenty Deed		

C. AGENT CONTACT INFORMATION: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Agent's Name	Signature
Address, City, State, Zip	
Phone Number	Email
Letter of Consent Submitted	[] Yes or [] No

D. DEVELOPMENT INFORMATION

Project Name	Hotel d'Arts	
Project Address	(Provide Address Verification Letter) 301 NW 7 AVENUE	
Legal Description	FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOTS 24-25, 25-36 & S 5 OF ABUT VAC ALLEY DESC IN OR 13946/94 BLK A	
Tax ID Folio Numbers	504210120520, 504210120580, 504210120560, 504210120550, 504210120540, and 504210120520	
Description of Project	5-STORY 100 ROOM HOTEL AND PARKING	
Total Estimated Cost of Project	\$16,675,000 (incl costs)	Site Adjacent to Waterway No

E. PROPERTY USE INFORMATION

	Existing	Proposed
Land Use Designation	Northwest Regional Activity Center	Northwest Regional Activity Center
Zoning Designation	NWRAC-MUw	NWRAC-MUw
Use of Property	Vacant	Commercial
Number of Residential Units	0	0
Non-Residential SF (and Type)	0	100 room Hotel
Bldg Sq.Ft. (include structured parking)	0	67,466

F. DIMENSIONAL REQUIREMENTS

	Required Per ULDR		Proposed	
Lot Size (SF / Acreage)	None	None	33,850.3	0.78
Lot Density (Units/Acres)	/		/	
Lot Width	None		140'	
Building Height (Feet / Floors)	65	5	56'-7"	5
Structure Length	None			
Floor Area Ratio (F.A.R.)	None		2	
Lot Coverage	None			
Vehicular Use Area	None			
Parking Spaces	100		63	

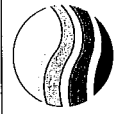
	Required Per ULDR		Proposed	
Setbacks (Indicate direction N,S,E,W)				
Front [E]	5'		5'-3"	
Side [S]	5'		5'-3"	
Side [N]	0'		0'-1"	
Rear [W]	0'		0'-5"	

ID Number: DSD.UDP.SP
 Revision Number: 4
 Revision Date: 5/20/2019
 Page: Page 2 of 6

Approved by: Ella Parker, Urban Design and Planning Manager
 Uncontrolled in hard copy unless otherwise marked

Comfort Suites

NW 7th Avenue & 3rd Street Ft Lauderdale, FL

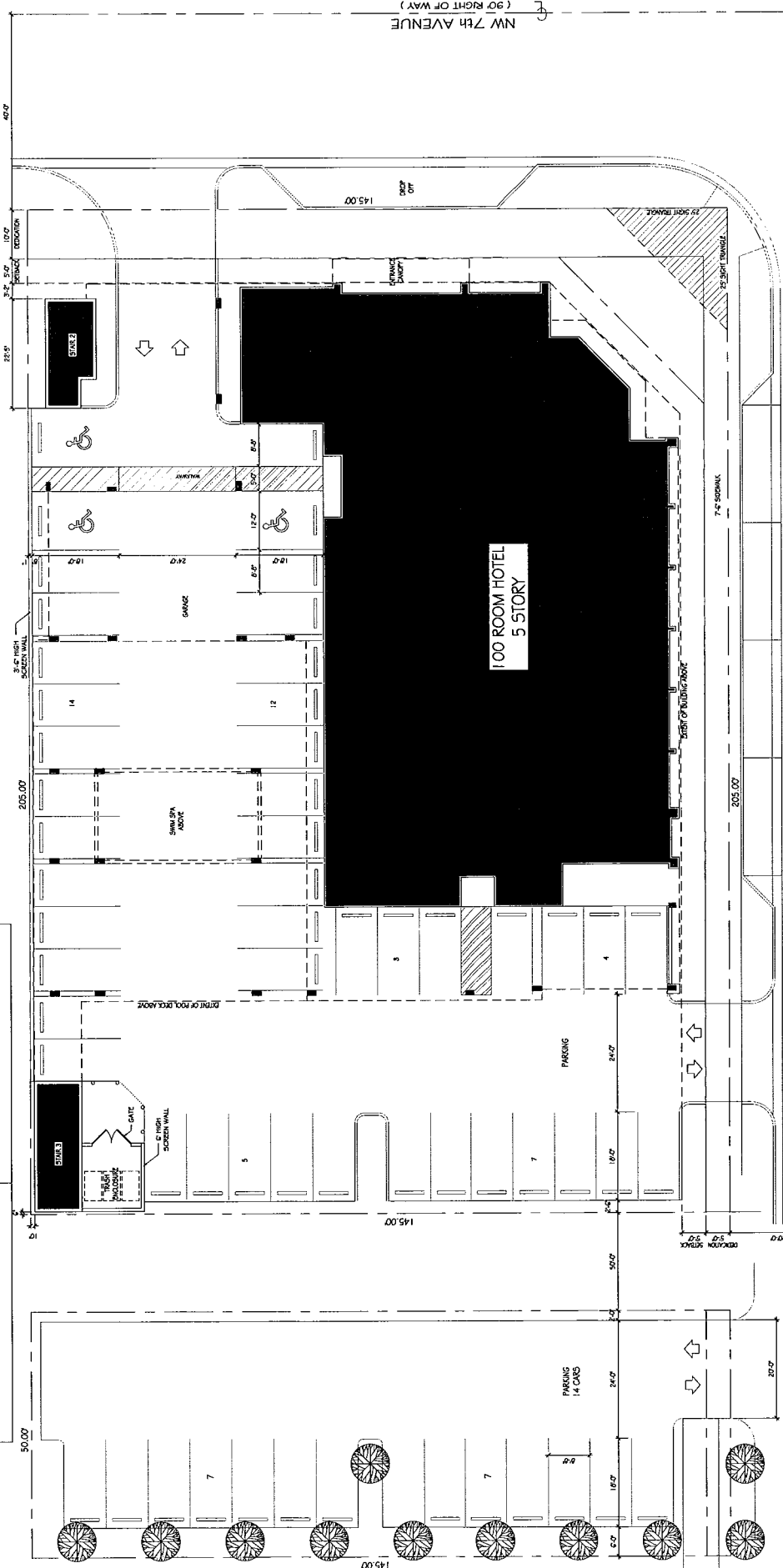


PRODUCT DATA	
CURRENT USE OF PROPERTY: VACANT	PROPOSED USE OF PROPERTY: 100 ROOM SUITES HOTEL
ZONING DESIGNATION: NW30-A10	NORTH WEST REGIONAL ACTIVITY CENTER MEDIUM USE WEST
LOT AREA: 28,725 SF OR 0.6624 ACRES	WEST PARCEL: 26,690 SF OR 0.6104 ACRES (AFTER REDUCTION)
WEST PARCEL: 7,250 SF OR 0.1664 ACRES	TOTAL HOTEL GUEST ROOMS PROPOSED: 100
BUILDING HEIGHT: 56'-7"	PROPOSED HEIGHT: 65 FT
SETBACKS:	REQUIRED:
FRONT - NW 7th AVENUE	5 FT
SIDE - NORTH	10'
SIDE - WEST	NONE
	6'

PARKING REQUIRED: 8'-0" x 18'-0"		HOTEL: 1.00 SPACES / ROOM = 100 x 1.00 = 100 SPACES	
ACCESSIBLE PARKING REQUIRED: 12'-0" x 18'-0" = 3 SPACES		ON SITE: 42	
PARKING PROVIDED:		REGULAR	ADA
ON SITE	42	3	45
WEST PARCEL	14	0	14
TOTAL PARKING PROVIDED:	60	3	63

HOTEL ROOMS:	14	26	34	46	56	TOTAL
STUDIO	0	12	13	13	12	50
QUEEN/STUDIO	14	13	13	13	13	56
ACCESSIBLE	2	1	1	1	1	5
TOTAL:	16	26	27	27	26	100

BUILDING AREA:	9,278 SF
FIRST FLOOR: HOTEL USE:	9,278 SF
COVERED VEHICULAR & PEDESTRIAN USE:	5,017 SF
FIRST FLOOR FOOTPRINT:	14,295 SF
SECOND FLOOR FOOTPRINT:	14,547 SF
POOL DECK & STAIR 3:	4,545 SF
TYPICAL FLOOR: 3RD, 4TH & 5TH:	14,547 SF



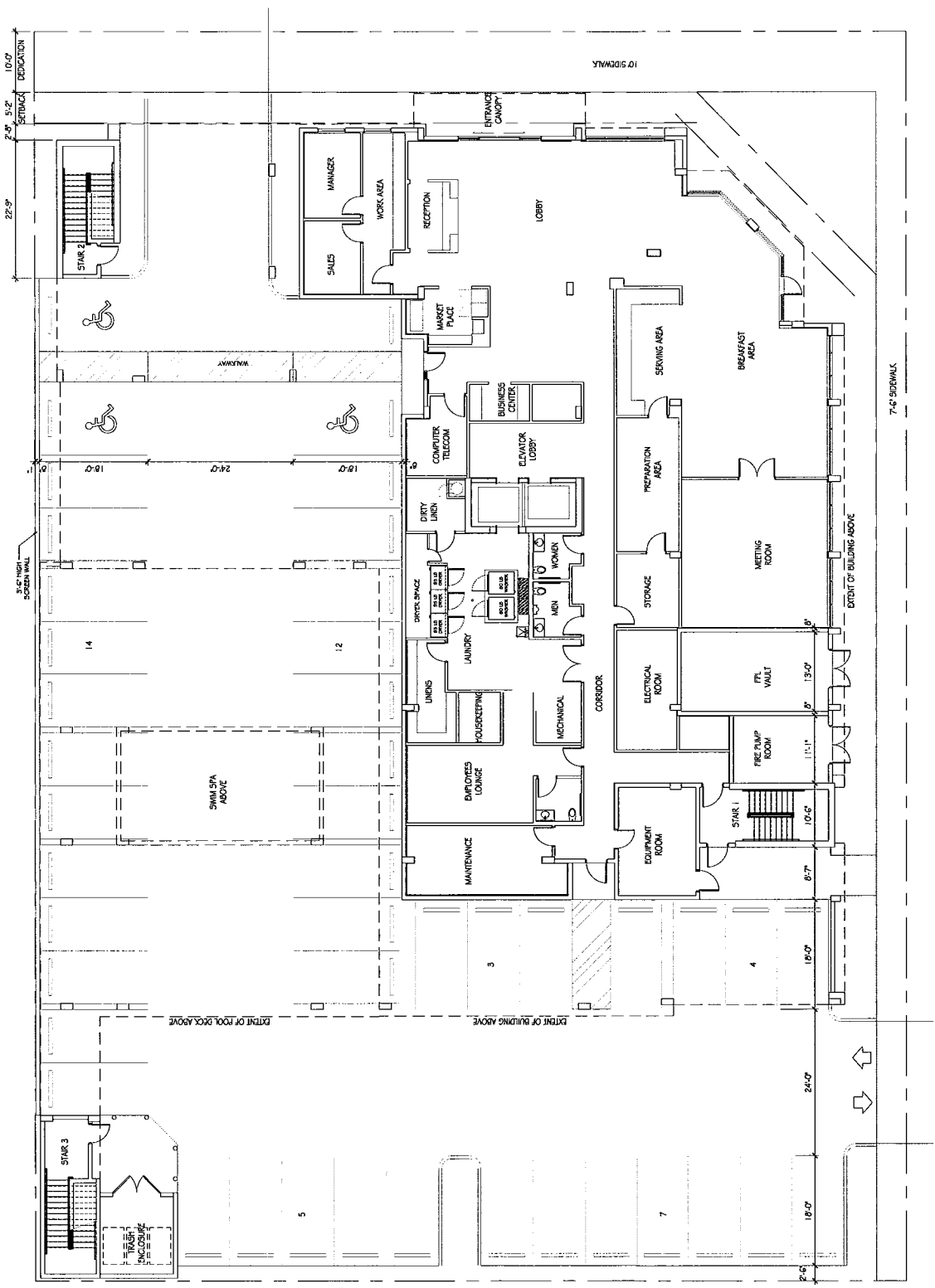
WEST PARCEL - PARKING
1" = 10'

100 ROOM HOTEL
5 STORY

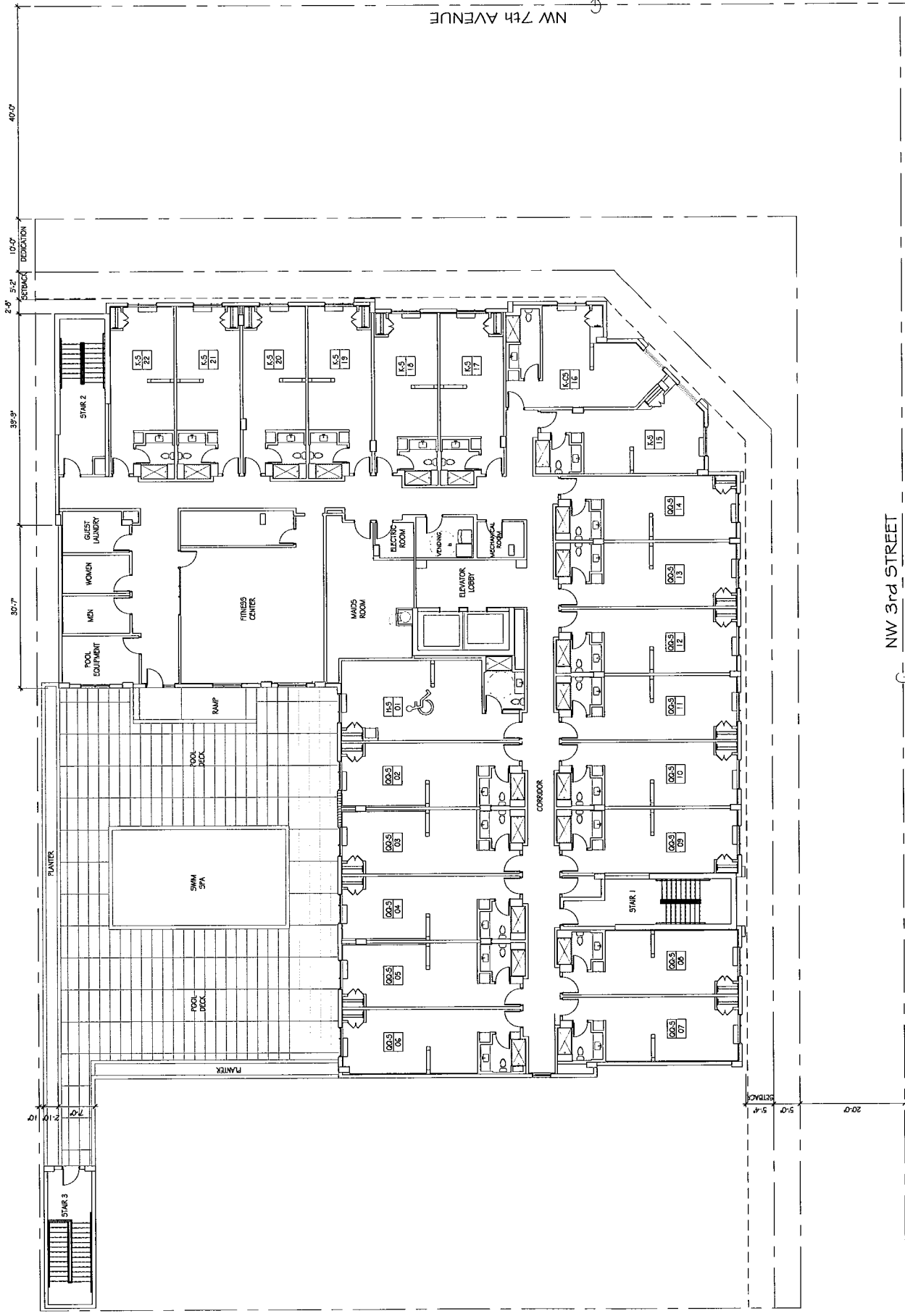
1" = 10'
SITE DEVELOPMENT PLAN

NW 3rd STREET
(40' RIGHT OF WAY)
18' ASPHALT PAVEMENT

NW 7th AVENUE
(90' RIGHT OF WAY)
59' ASPHALT PAVEMENT



FIRST FLOOR PLAN 1/8" = 1'-0"



NW 3rd STREET
 SECOND FLOOR PLAN 1/8" = 1'-0"

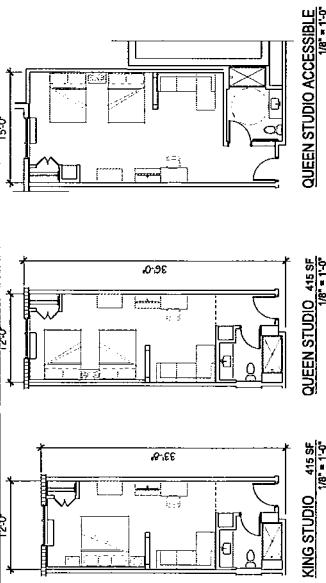


NW 7th AVENUE

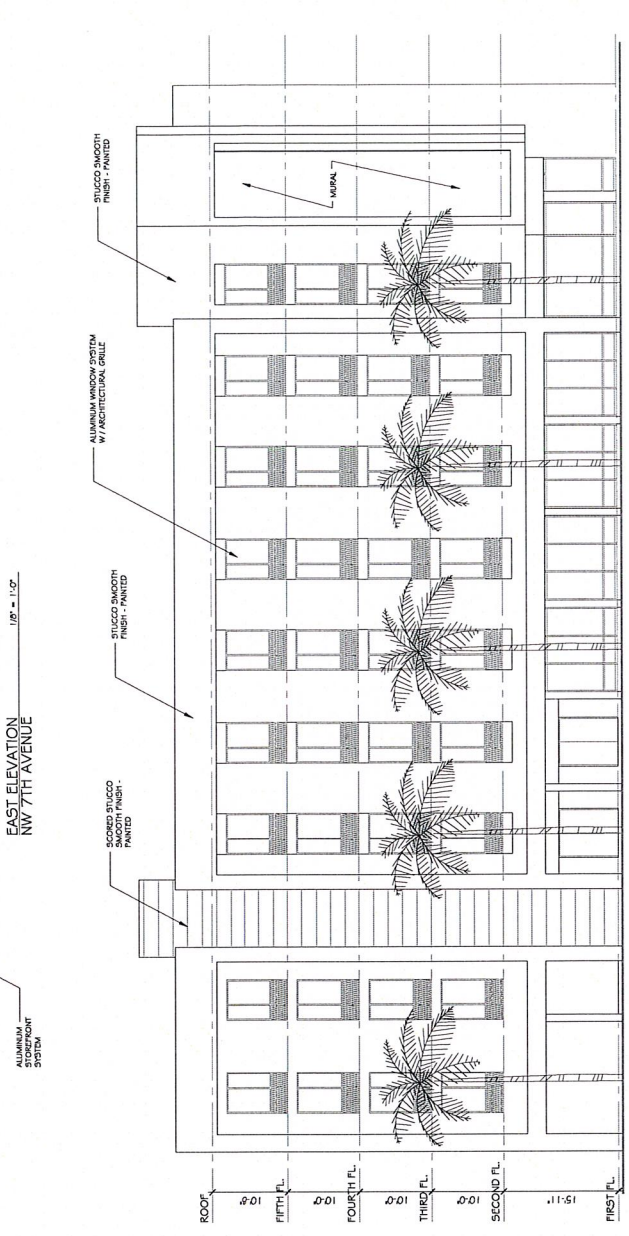
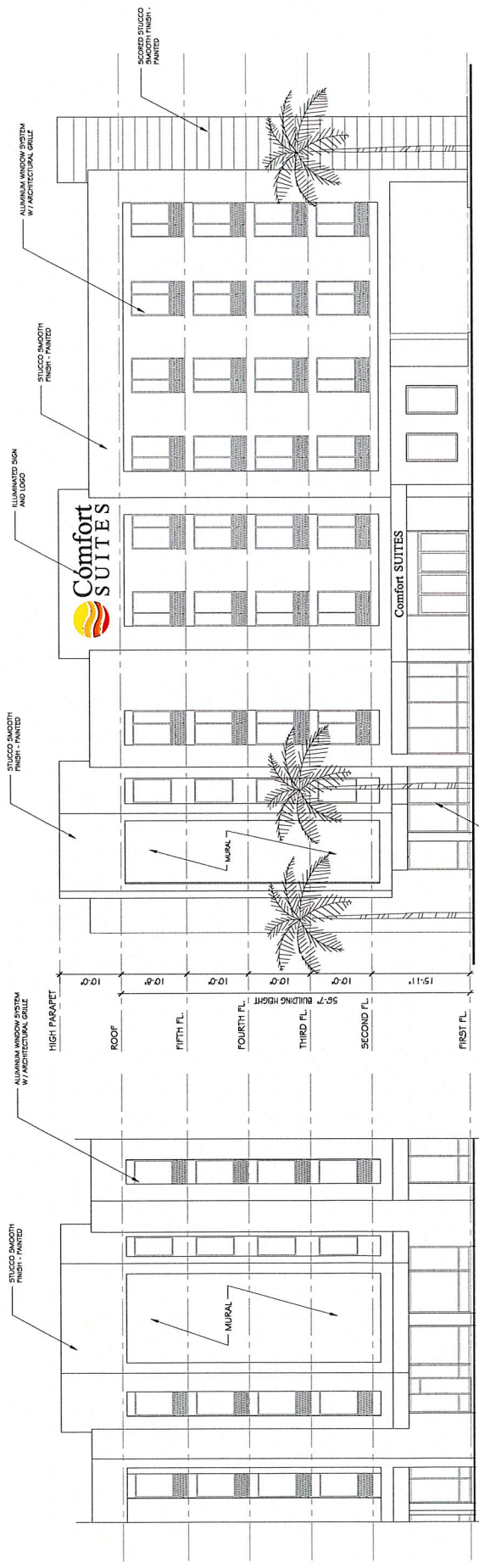
NW 3rd STREET

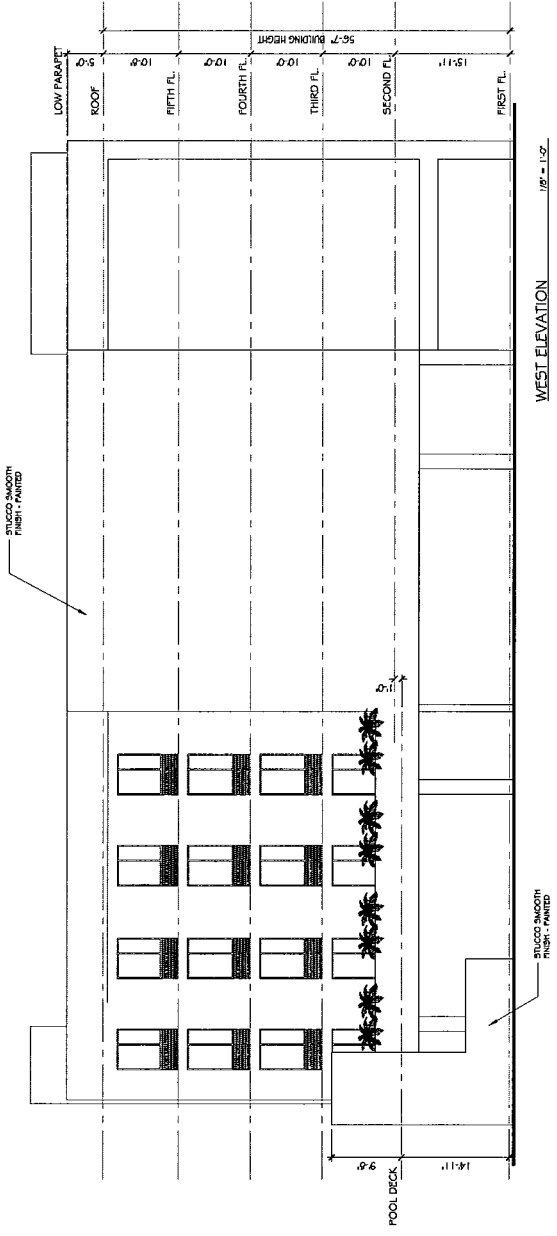
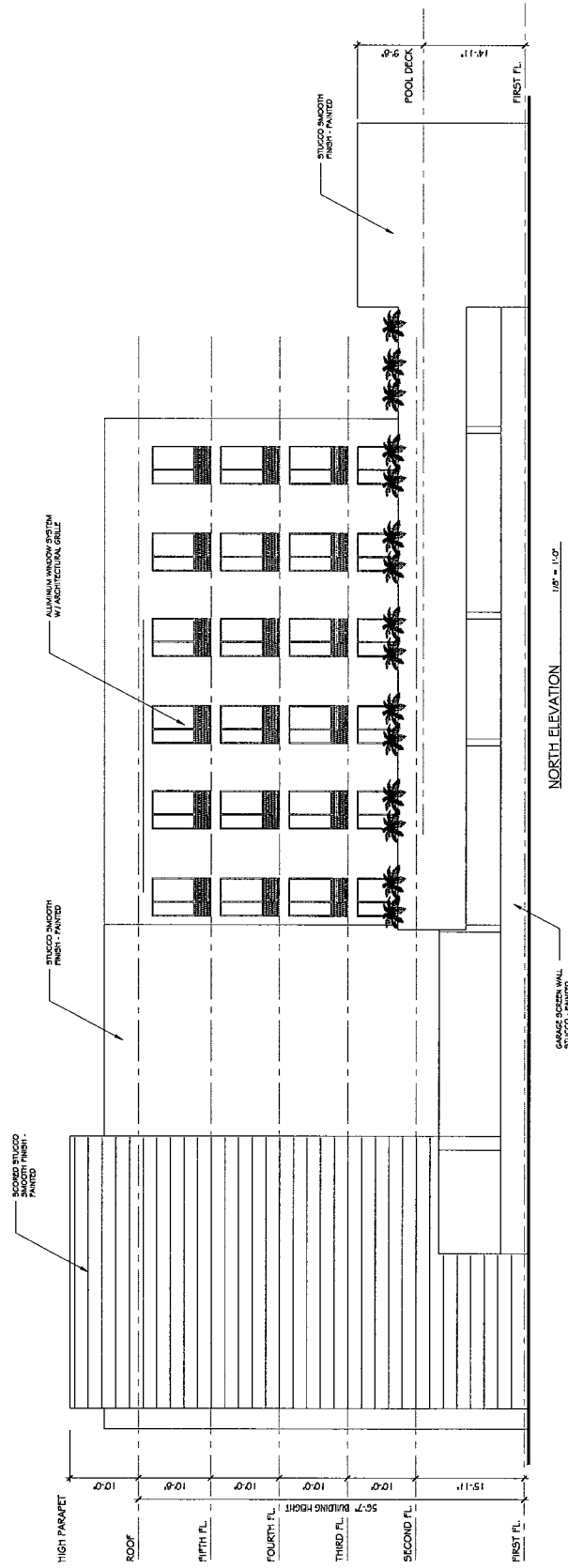
TYPICAL FLOOR PLAN
3RD, 4TH & 5TH FLOORS
1/8" = 1'-0"

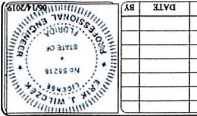
110'-0"
10'-0"
5'-2"
REAR PORCH



20'-0"
5'-0"
5'-4"
STAIR







NO.	REVISIONS	DATE

PROJECT #	038-01
DATE	06-14-2019
SCALE AS NOTED	AS SHOWN
DESIGNED BY	EV
DRAWN BY	EV
CHECKED BY	EV

301 NW 7 AVENUE
 BROWARD COUNTY, FL
 PORT LAUDERDALE



SITE PLAN

SHEET NUMBER
C-102

This has been digitally signed and sealed by Erik Witzler, P.E. on the date adjacent to the seal. Printed copies of this document are considered legal and valid and the signatures must be verified on any electronic copies.

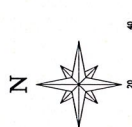
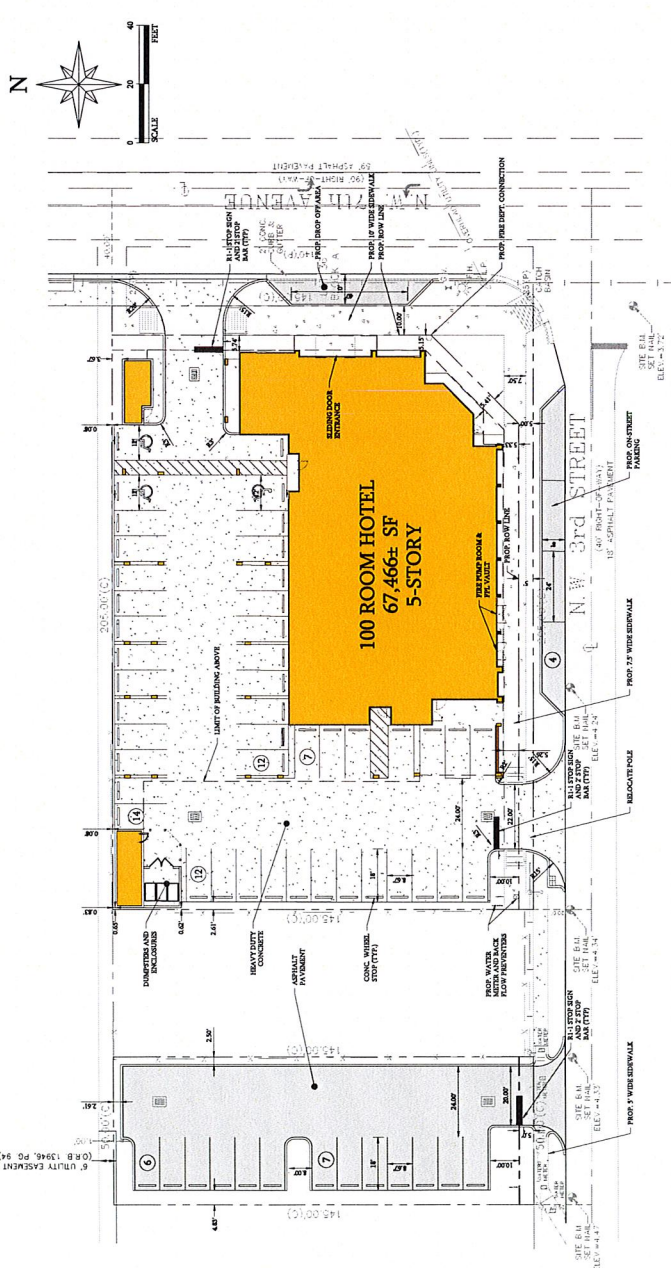
LAND USE DATA	
SITE AREA	33,893.3 SF (0.78 AC)
EXISTING USE	VACANT
PROPOSED USE	100 ROOM HOTEL (07 4666 SF)
ZONING	NYPAC-NEW PROFESSIONAL ACTIVITY CENTER MIXED USE WEST
PARCEL ID #	5942102854, 5942102866, 5942102840
P.L.M. ZONE (IF FOOD PLAIN DESIGNATION)	X

CODE COMPLIANCE	
BUILDING SETBACK	REQUIRED
Front	5
Side (Rearch)	5.3
Side (Rearch)	0
Rear	0
LANDSCAPE BUFFER	REQUIRED
Front	15' TO 50'
Side (Rearch)	15' TO 50'
Side (Rearch)	2.5' TO 50'
Rear	2.5' TO 50'
BUILDING HEIGHT	45' MAX
BUILDING COVERAGE	NONE
OPEN SPACE	20% MIN. VUA
TOTAL VEHICLE PARKING	1 / Room = 100
HANDICAP PARKING	3

GENERAL NOTES
 1. SIGNAGE UNDER SEPARATE SUBMITTAL
 2. THE "NET AREA" REFERS TO THE PARCEL AREA AFTER THE PROPOSED ROW DEDICATION.

LEGEND
 PROPOSED ASPHALT PAVEMENT
 PROPOSED CONCRETE

ALL CONSTRUCTION IN COUNTY ROW SHALL CONFORM TO THE COUNTY DESIGN STANDARDS (LATEST EDITION)



This document, whether with or without the proposed plans, is not to be construed as a contract. It is intended only for the specific project and shall be void if any portion of the project is not as shown on the drawings. The user shall be solely responsible for the accuracy of the information provided. The user shall be solely responsible for the accuracy of the information provided. The user shall be solely responsible for the accuracy of the information provided.