

RESOLUTION NO. 24-90

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DESIGNATING THE BUILDING COMMONLY KNOWN AS "PIER 66 HOTEL TOWER," LOCATED AT 2301 SE 17TH STREET, FORT LAUDERDALE, FLORIDA, AS A HISTORIC LANDMARK IN ACCORDANCE WITH SECTION 47-24.11.C.7. OF THE CITY OF FORT LAUDERDALE, FLORIDA, UNIFIED LAND DEVELOPMENT REGULATIONS, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 47-24.11.C.7. of the Unified Land Development Regulations of the City of Fort Lauderdale ("ULDR") includes the criteria for the designation of a property as a historic landmark; and

WHEREAS, on July 10, 2018, the City Commission approved a Development Agreement between the City of Fort Lauderdale and Tavistock Development Company, LLC, Pier 66 Parking LLC, Pier 66 Ventures, LLC, and Sails Ventures, for the development of Pier 66 located at 2301 SE 17th Street, Fort Lauderdale, Florida; and

WHEREAS, the Development Agreement was recorded on September 21, 2018, in the Official Records of Broward County, Instrument Number 115338030; and

WHEREAS, the applicant, P66 Land Trust, LLC, submitted an application for the historic designation of the property known as "Pier 66 Hotel Tower" located at 2301 SE 17th Street, Fort Lauderdale, Florida; and

WHEREAS, notice of a public hearing of the Historic Preservation Board, regarding the application, was provided in accordance with Section 47-27.7. of the ULDR, Notice Procedures for Public Hearings; and

WHEREAS, at a public hearing on December 5, 2022, the Historic Preservation Board reviewed the application, allowed public comment, evaluated the testimony heard at the hearing, considered the recommendations in the city staff report, and reviewed the historic designation report; and

WHEREAS, at the public hearing on December 5, 2022, the Historic Preservation Board recommended that the City Commission approve the request for the historic designation of the property as a historic landmark; and

WHEREAS, the applicant, P66 Land Trust, LLC, has provided an updated historic designation application, historic designation report, and signed and sealed sketch and legal description of the "Pier 66 Hotel Tower" specifying historic designation shall only apply to the tower portion of the building and not the entire site upon which the landmark exists; and

WHEREAS, notice of the public hearing of the City Commission was provided in accordance with Section 47-27.7. of the ULDR, Notice Procedures for Public Hearings; and

WHEREAS, the City Commission has considered the application, the recommendation of the Historic Preservation Board, reviewed the historic designation report prepared by city staff, heard public comment, and considered the record and evidence heard and documentation submitted at the public hearing on May 7, 2024; and

WHEREAS, the City Commission has concluded that the building, specifically the tower located at 2301 SE 17th Street, Fort Lauderdale, Florida, meets the criteria provided in Sections 47-24.11.C.7.c. and 47-24.11.C.7.e. of the ULDR for designation as a historic landmark.

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

SECTION 1. That the above recitals are true and correct and incorporated into this Resolution by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, finds that the application for historic designation of the property as a historic landmark meets the criteria provided in Sections 47-24.11.C.7.c. and 47-24.11.C.7.e. of the ULDR, based on the testimony heard at the hearing, the evidence submitted at the public hearing, and the findings of fact specifically articulated on the record at the public hearing on May 7, 2024.

SECTION 3. That the City Commission of the City of Fort Lauderdale, Florida, hereby approves the designation of the building commonly known as "Pier 66 Hotel Tower" located at 2301 SE 17th Street, Fort Lauderdale, Florida, as a historic landmark, in accordance with the criteria in Sections 47-24.11.C.7.c. and 47-24.11.C.7.e. of the ULDR.

SECTION 4. In accordance with Section 8.1. of the Development Agreement recorded on September 21, 2018, in the Official Records of Broward County, Instrument Number 115338030, the historic designation shall apply only to the building, specifically the tower commonly known as "Pier 66 Hotel Tower" and not the site upon which the "Pier 66 Hotel Tower" is on. The legal description of the tower designated is attached hereto and incorporated herein as Exhibit "A."

SECTION 5. The historic designation of the building, specifically the tower "Pier 66 Hotel Tower" located at 2301 SE 17th Street, Fort Lauderdale, Florida, as a historic landmark shall take effect immediately upon adoption of this Resolution.

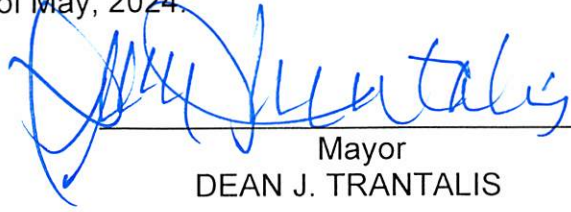
SECTION 6. The City Clerk is hereby directed to provide a certified copy of this Resolution to the applicant within thirty (30) days of the adoption of this Resolution, and to record a copy of this Resolution in the Public Records of Broward County, Florida.

SECTION 7. That any resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. That if any clause, section or other part of this Resolution shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Resolution shall not be affected thereby, but shall remain in full force and effect.


SECTION 9. This Resolution shall be in full force and effect immediately upon final passage and adoption.

ADOPTED this 7th day of May, 2024.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

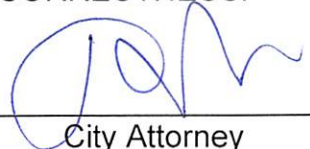
Dean J. Trantalis Yea

John C. Herbst Yea

APPROVED AS TO FORM
AND CORRECTNESS:

Steven Glassman Yea

Pamela Beasley-Pittman Yea



City Attorney
THOMAS J. ANSBRO

Warren Sturman Yea

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

2301 SE 17TH ST, FORT LAUDERDALE, FL 33316

**EXISTING HOTEL
TOWER PARCEL**



SURVEYORS
ENGINEERS
PLANNERS
• SINCE 1898 •

529 W. FLAGLER ST, MIAMI, FL 33130
TEL. (305) 324-7671

ORDER #
03-87335

DATE:
03/25/24

SHEET
1 OF 5

E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

2301 SE 17TH ST, FORT LAUDERDALE, FL 33316

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN (NOT PLAT BOOK 130 PAGE 1) AND ARE REFERENCED TO THE NORTH LINE OF S.E. 17TH STREET CAUSEWAY, HAVING A BEARING OF S88°07'30"W.
2. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR EASEMENTS OR OTHER MATTERS OF RECORD.
3. THE SUBJECT PROPERTY DOES NOT HAVE DIRECT VEHICULAR ACCESS TO A PUBLIC ROAD. ACCESS MUST BE GAINED THROUGH THE REMAINDER OF TRACT "A" (P.B. 130, PG. 1)
4. SITE PLAN PREPARED BY EDSA AND PROVIDED BY CLIENT.
5. THIS MAP IS NOT A SURVEY.

SYMBOLS AND ABBREVIATIONS:

- B.E.C. = BISCAYNE ENGINEERING COMPANY
- (C) = CALCULATED
- LXX = LINE NUMBER
- CXX = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- PC = POINT OF CURVATURE
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PL = PROPERTY LINE
- R/W = RIGHT-OF-WAY
- T.O.S. = PROPOSED TOP OF SLAB (PER PLANS PROVIDED)
- ⊙ = CENTER LINE
- ⊔ = BASE LINE
- ⊥ = MONUMENT LINE
- /// = NON-VEHICULAR ACCESS LINE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

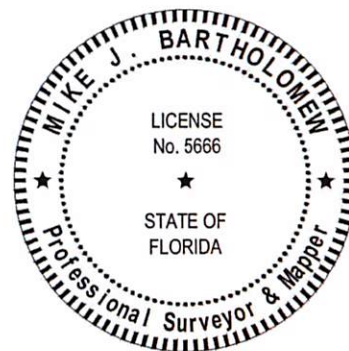


Michael J Bartholomew
2024.03.25 13:21:34 -04'00'

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
CERTIFICATE OF AUTHORIZATION LB-0000129
SURVEYOR OF RECORD:
MIKE J. BARTHOLOMEW, PRESIDENT, PSM FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5666
STATE OF FLORIDA



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

FORT LAUDERDALE, FLORIDA EXISTING HOTEL TOWER PARCEL PARCEL DETAIL

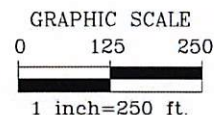
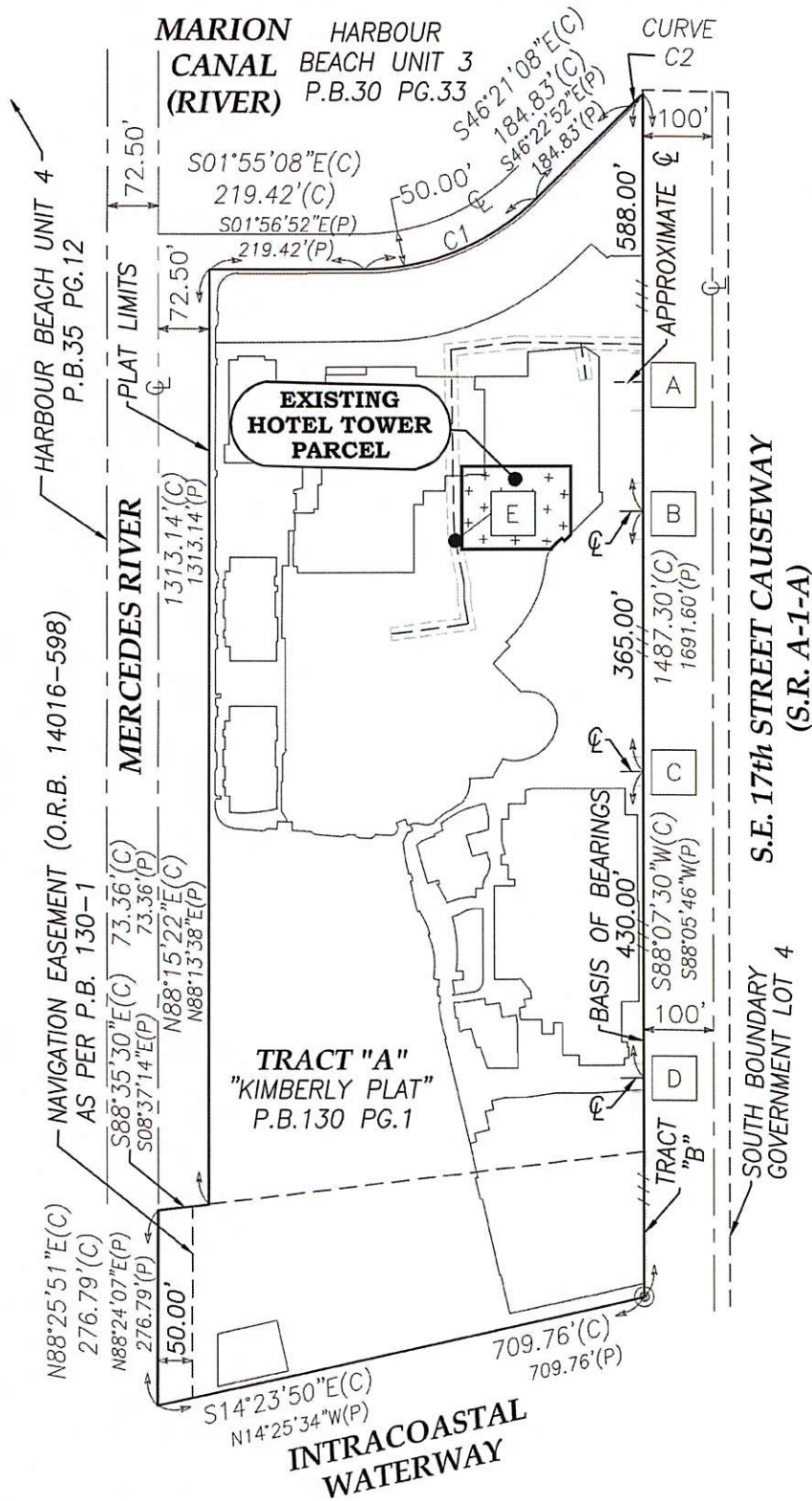
EXISTING HOTEL TOWER PARCEL

AN AIRSPACE PARCEL BEING A PORTION OF TRACT "A", KIMBERLY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING AS ITS UPPER BOUNDARY A HORIZONTAL PLANE AT ELEVATION 259.58 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), HAVING AS ITS LOWER BOUNDARY A HORIZONTAL PLANE AT ELEVATION 6.00 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), THE PERIMETRICAL BOUNDARIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 88°07'30" EAST (AS A BASIS OF BEARINGS), ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1071.73 FEET; THENCE NORTH 01°52'30" WEST, A DISTANCE OF 102.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 46°52'17" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 43°07'12" EAST, A DISTANCE OF 5.66 FEET; THENCE NORTH 46°51'42" WEST, A DISTANCE OF 18.34 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 32.50 FEET AND A CENTRAL ANGLE OF 06°13'55"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 3.53 FEET; THENCE NORTH 01°52'48" WEST, A DISTANCE OF 126.42 FEET; THENCE NORTH 88°07'12" EAST, A DISTANCE OF 117.13 FEET; THENCE SOUTH 01°52'48" EAST, A DISTANCE OF 154.77 FEET; THENCE SOUTH 88°07'12" WEST, A DISTANCE OF 96.52 FEET TO THE POINT OF BEGINNING.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**FORT LAUDERDALE,
FLORIDA**

EXISTING HOTEL TOWER PARCEL PARCEL KEY MAP

CURVE TABLE			
NAME	LENGTH	RADIUS	DELTA
C1	271.43'	350.00'	44°26'00"
C2	25.77'	250.00'	5°54'22"

LEGEND:

- A** 80' ACCESS OPENING
RIGHT TURNS ONLY
- B** 80' ACCESS OPENING
- C** 40' ACCESS OPENING
- D** 40' ACCESS OPENING
- E** 18' F.P.&L. UTILITY
EASEMENT (O.R.B. 10595
PG. 262)

NOTES:

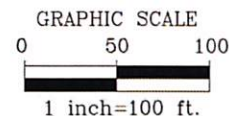
1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN (NOT ON PLAT BOOK 130, PAGE 1) AND ARE REFERENCED TO THE NORTH LINE OF S.E. 17TH STREET CAUSEWAY, HAVING A BEARING OF S88°07'30"W, UNLESS OTHERWISE SPECIFIED.
2. ITEMS A-E ARE AS SHOWN ON PLAT 130, PAGE 1.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

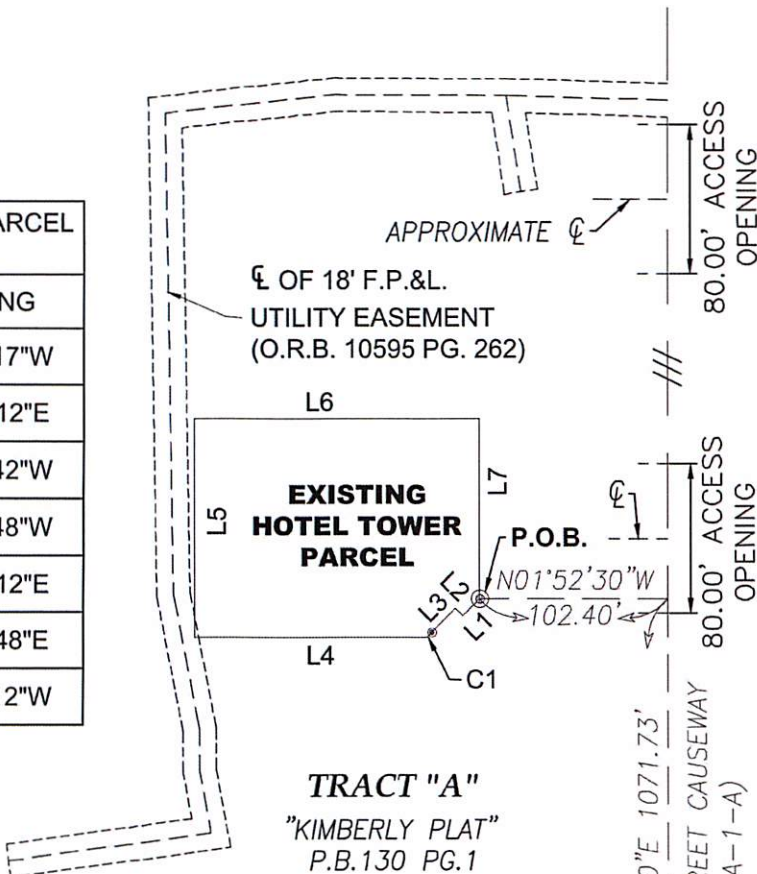
FORT LAUDERDALE, FLORIDA EXISTING HOTEL TOWER PARCEL PARCEL DETAIL



**VERTICAL LIMITS:
6.00' - 259.58' NAVD88**



EXISTING HOTEL TOWER PARCEL LINE TABLE		
NO.	LENGTH	BEARING
L1	12.75'	N46°52'17"W
L2	5.66'	N43°07'12"E
L3	18.34'	N46°51'42"W
L4	126.42'	N01°52'48"W
L5	117.13'	N88°07'12"E
L6	154.77'	S01°52'48"E
L7	96.52'	S88°07'12"W



EXISTING HOTEL TOWER PARCEL CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C1	3.53'	32.50'	06°13'55"

