



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0454

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: May 6, 2025

TITLE: Quasi-Judicial Resolution Amending a Site Plan Level II Development
Permit for an Alternative Design Deviation Request – Fort Lauderdale 8th
Avenue Hotel LLC – Canopy Hotel – Case No. UDP-A24053 -
(**Commission District 4**)

Recommendation

Staff recommends the City Commission consider adopting a resolution amending a Site Plan Level II development permit for the “Canopy Hotel” formerly the “100 SE 8th Avenue Hotel,” to reduce the number of floors from eleven 11 to 9, add 3 hotel rooms, add 4 parking spaces, and a design deviation request for additional building podium height.

Background

Site Plan Level II development permit (Case No. UDP-S23013) for the original 169-room hotel development was approved on October 14, 2023. The development site has an underlying land use designation of Downtown Regional Activity Center and is zoned Regional Activity Center – East Mixed Use (RAC-EMU) District. A location map is attached as Exhibit 1.

The applicant is proposing to amend the development permit to reduce the number of floors in the hotel from 11 floors to 9 floors, to add 3 hotel rooms, to add 4 parking spaces, and to modify exterior architectural elements. The reduction of floors reduces the height of the building from 114 feet, 8 inches to 99 feet, 4 inches, approximately a 15% reduction. The overall building mass will be reduced from 110,594 square feet to 104,263 square feet, approximately a 6% reduction. The lowering of the height and reduction in mass resulted in design deviations related to the building podium height that requires an approval by the City Commission.

The Administrative Review Committee (ARC) reviewed the application on December 23, 2024. The application and project narratives are attached as Exhibit 2, and the site plan is attached as Exhibit 3. The ARC comment report with applicant responses is attached as Exhibit 4.

The City Commission shall consider the application, the record forwarded by staff, to determine whether the proposed amendment meets ULDR standards and requirements and criteria for a Site Plan Level II Development Permit and whether the alternative design meets the overall intent of the Downtown Master Plan (DMP).

Downtown RAC Review Process and Special Regulations

The project is in the Near Downtown Character Area as defined in the DMP. The Near Downtown Character Area includes a variety of institutional, retail, and office uses, and offers a variety of housing options. The RAC-EMU zoning district is a Downtown Regional Activity Center Transitional Mixed-Use district, which is intended to provide transition areas between the high intensity Regional Activity Center-City Center (RAC-CC) district and the lower intensity residential neighborhoods which abut the RAC. The area permits mixed-use development including high intensity commercial uses, as well as multi-family housing.

Downtown Master Plan

The following is a summary regarding the project's compliance with the DMP design guidelines:

- **Quality of Architecture**
Following a contemporary style of architecture, the entire building is designed with projections and recessions in the building façade, unique veneer cladding, and varying roofline heights. The various setbacks, projections and recessions create a unique form with stepped terraces facing the east building façade. The ground floor contains a significant amount of glass, including glass railings for the patio area and various building cladding types along the street frontage.
- **Streetscape Design**
The project includes minimum seven-foot-wide sidewalks around the development site with street trees along all street frontages. The main pedestrian entrance faces the street. The building façade along SE 8th Avenue is recessed at the drop-off area, with the upper floors cantilevering over the ground floors through the use of square columns. The patio area wraps around SE 2nd Street and has glass railings and storefront glazing. The only vehicular entrance to the parking garage is from SE 8th Avenue, located away from heavier pedestrian traffic along the southern portion of the site. No ground floor parking is provided.

Downtown Master Plan Alternate Design

In accordance with ULDR Section 47-13.20.J.3, in the event the developer of a parcel of land in the Downtown RAC zoning districts desires to deviate from the requirements of Section 47-13.20.B, DMP Standards, the developer may submit the design of the proposed development for review and approval by the City Commission to determine if the alternative design meets the overall intent of the DMP. The applicant is requesting alternate site design solutions for the proposed podium, as follows:

- **Maximum podium height of 7 floors**

To reduce the overall height and massing of the building while fitting the necessary elements of the original approval into a smaller building, the applicant proposes increasing the approved height of the podium by two floors. The building podium is raised from seven floors to nine floors, eliminating the tower portion of the building which increases the podium height two floors over the seven floor DMP standard.

Table 1 provides a summary of the quantitative dimensions in the DMP and those proposed for the project. Specific design solutions, as described in detail above, are categorized by topic and compliance with the requirement is noted accordingly.

Table 1 – Downtown Master Plan Design Guideline Comparison Summary

	Near Downtown	Proposed	Complies or Deviation Request
Maximum Building Height	30 Floors	9 Floors	Complies
Maximum Building Streetwall	300 Feet	236 Feet	Complies
Maximum Tower Floorplate Size (Square Feet)	None for entirety of building up to 9 floors	17,835 floor 5 16,756 floor 6 15,719 floor 7 14,665 floor 8 10,205 floor 9	Complies
Maximum Building Podium Height	7 Floors	9 Floors	<i>Deviation Request</i>
Minimum Building Tower Stepback	15 feet	N/A	Complies
Minimum Tower Separation	30 Feet (to side and rear lot) lines)	N/A	Complies

Transportation and Parking Analysis

Pursuant the ULDR Section 47-20, Parking and Loading Requirements, the project is required to have 104 parking spaces, and 106 are being provided. All loading and service facilities are internalized and will not be visible from neighboring properties; however, the applicant proffered conditions with the original development permit approval regarding the maintenance of the loading area, which is attached as Exhibit 5 and included in the Conditions section below.

The applicant provided an updated Traffic Generation Statement prepared by the applicant's traffic consultant, Kimley-Horn and Associates, Inc., dated September 26, 2024. The proposed amendment to the site plan is expected to produce 468 daily trips, 29 AM peak hour trips (15 inbound, 14 outbound), and 33 PM peak hour trips (22 inbound,

11 outbound). Based on the trip generation statement, a full Traffic Impact Analysis is not required pursuant to ULDR Section 47-25.2.M.4 because the net new vehicle trip generation resulting from the site development is under 1,000 vehicle trips. The updated Traffic Generation Statement is attached as Exhibit 6.

Adequacy

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater is serviced by the City of Fort Lauderdale. A water and wastewater capacity letter dated March 3, 2025, and issued by the City's Public Works Department identified the plant facilities, pump station and associated infrastructure servicing this project and the project's impact on capacity. The letter indicates that the existing water infrastructure has the capacity to support the proposed development; however, the sewer infrastructure requires improvement to meet the increased demands of the proposed project. The letter recommends upsizing approximately 620 linear feet of existing 18-inch gravity sewer to 24 inches. The capacity letter is attached as Exhibit 7.

Conditions

Should the City Commission approve the amendment to the development permit, all previous conditions still apply and are the following:

1. Prior to issuance of building permit, the applicant will be required to pay Park Impact Fees for the proposed hotel units in accordance with ULDR Section 47-38A, Park Impact Fees.
2. In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department, the existing sewer distribution system requires improvements to accommodate flow increase from the proposed development. Prior to any Certificate of Occupancy, all necessary improvements stated in the latest Water and Wastewater Capacity Availability letter shall be constructed, certified and in operation per ULDR section 47-25.2.
3. Prior to issuance of Final Certificate of Occupancy, the applicant shall dedicate a public right-of-way easement along the north side of SE 2nd Street, consisting of seven and a half (7.5) feet to complete the respective minimum fifty (50) foot right-of-way section as approved by the City Engineer.
4. Prior to issuance of Final Certificate of Occupancy, the applicant shall dedicate and record a pedestrian sidewalk access easement along the east side of SE 8th Avenue, to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way as approved by the City Engineer.
5. Prior to issuance of Final Certificate of Occupancy, the applicant shall dedicate and record a pedestrian sidewalk access easement along the north side of SE 2nd Street, to accommodate a portion of the respective required pedestrian clear path located

outside of existing right-of-way and proposed right-of-way easements as approved by the City Engineer.

6. Prior to issuance of Final Certificate of Occupancy, the applicant shall dedicate a minimum seven (7) foot by fifteen (15) foot water exclusive easement for the proposed water meter vault located within the proposed development and outside of existing right-of-way and proposed right-of-way easements to facilitate City maintenance access as approved by the City Engineer.
7. Prior to issuance of Final Certificate of Occupancy, the applicant shall coordinate and provide a Maintenance Agreement with the City (for property frontage along SE 8th Avenue and SE 2nd Street). Proposed improvements within adjacent City right-of-way include specialty paving, asphalt, concrete curb & gutter, drainage pipes, lighting and landscaping including structural soil and irrigation. Please be advised that applicant will be responsible for maintenance of proposed storm drain infrastructure improvements located within adjacent City Right-of-Way during a one (1)-year warranty period, until accepted by the City's Public Works Department.
8. Applicant Proffered Conditions:
 - a. The project shall include a sealed compacter system in the service area for trash storage and pick up;
 - b. The garage door to the service drive shown on the site plan shall be closed when not in active use by vehicles. Further, the door shall be redesigned to be aesthetically pleasing with metal panels and opaque glass consistent with the exhibit attached to the letter attached. The specification for the revised door is included in the Final DRC approval and will be subject to permitting; and
 - c. Commercial pick up of garbage shall be limited to the hours of 9am to 5pm.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Area.
- Goal 6: Build a diverse and attractive economy.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Urban Design Element
- Goal 2: Encourage urban design which responds to the climate and character of

Fort Lauderdale, is pedestrian friendly, human-scaled and contains the infrastructure and amenities to create a vibrant public realm.

- The Business Development Focus Area
- Economic Development Element
- Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of the local workforce.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application and Narrative Responses to ULDR Criteria

Exhibit 3 – Site Plan Set

Exhibit 4 – January 10, 2025, Administrative Review Committee Comment Report with Applicant Responses

Exhibit 5 – September 23, 2023, Applicant's Voluntary Condition of Approval Letter

Exhibit 6 – September 26, 2024, Traffic Generation Statement, Kimley-Horn

Exhibit 7 – March 3, 2025, Water and Sewer Capacity Letter, Public Works Department

Exhibit 8 – Resolution Approving

Exhibit 9 – Resolution Denying

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