

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING AN AMENDMENT TO A SITE PLAN LEVEL II DEVELOPMENT PERMIT TO AMEND THE GARAGE PARKING PODIUM SCREENING FOR THE PROJECT KNOWN AS "SOCIETY", FORMERLY KNOWN AS "X LAS OLAS", LOCATED AT 221 SOUTHWEST 1ST AVENUE, FORT LAUDERDALE, FLORIDA, IN THE REGIONAL ACTIVITY CENTER – CITY CENTER (RAC-CC) DISTRICT, HAVING AN UNDERLYING LAND USE DESIGNATION OF DOWNTOWN REGIONAL ACTIVITY CENTER, PROVIDING FOR SEVERABILITY AND PROVIDING FOR CONFLICTS.

WHEREAS, Section 47-24.1 of the City of Fort Lauderdale, Florida, Unified Land Development Regulations (hereinafter "ULDR") provides that no development of property in the City shall be permitted without first obtaining a development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, the applicant has submitted an application to amend a Site Plan Level II development permit to amend the garage parking podium screening for the mixed-use project currently known as "Society", formerly known as "X Las Olas", located at 221 Southwest 1st Avenue, Fort Lauderdale, Florida, which is located in the Regional Activity Center – City Center ("RAC-CC") zoning district and having an underlying land use designation of Downtown Regional Activity Center ("Downtown RAC"); and

WHEREAS, the original site plan was approved by the City Commission on April 19, 2017, and administratively amended on February 3, 2020 (Case No. UDP-R16049D3) to allow applicant to change the required garage screening from metal louver garage screening system to a flexible mesh fabric on the condition that the material would last a decade and the art pieces would be replaced every five to seven years; and

WHEREAS, in March 2020, the applicant installed flexible mesh garage screening, however, by February 2021 the screening failed to meet the conditions of approval; and

WHEREAS, the applicant submitted application on July 26, 2024 (Case No. UDP-A24036) to amend the site plan to another flexible mesh fabric screening; and

WHEREAS, based on City staff's analysis of the application submitted on July 26, 2024 (Case No. UDP-A24036), as more fully set forth in Commission Agenda Memorandum No. 25-0846, staff made the determination that applicant has failed to meet the requirements of

Section 47-13.20 of the ULDR, Downtown RAC Review and Special Regulations, and therefore denied the application; and

WHEREAS, the City Commission at its meeting of June 30, 2025, voted to hold a de novo hearing at the City Commission meeting within 60 days to review the application; and

WHEREAS, the City Commission at its meeting of August 19, 2025, deferred this matter to the September 3, 2025 City Commission meeting; and

WHEREAS, the City Commission held a de novo hearing on September 3, 2025, reviewed the application for an amendment to a Site Plan Level II development permit submitted by the applicant, and finds that the application fails to meet the standards and requirements of the ULDR;

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

SECTION 1. That each WHEREAS clause set forth above is true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission finds that the Site Plan Level II application to amend a development permit submitted by the applicant fails to meet the criteria of Sections 47-13.20, 47-23.11.A.2. and 47-23.11.A.3 of the ULDR, as enunciated and memorialized in the minutes of its meeting of September 3, 2025, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

SECTION 3. That the application to amend a Site Plan Level II development permit submitted by the applicant to amend the garage parking podium screening for the mixed-use project currently known as "Society", formerly known as "X Las Olas", located at 221 Southwest 1st Avenue, Fort Lauderdale, Florida, which is located in the Regional Activity Center – City Center ("RAC-CC") zoning district and having an underlying land use designation of Downtown Regional Activity Center ("Downtown RAC"); is hereby denied.

SECTION 4. That the City Commission further acknowledges and reaffirms the administrative denial of the requested amendment as a revocation of the prior administrative approval pursuant to Section 47-24.1.O of the ULDR for failure to meet the conditions of approval.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity or other provisions of this Resolution.

SECTION 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

ADOPTED this ____ day of September, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis	_____
John C. Herbst	_____
Steven Glassman	_____
Pamela Beasley-Pittman	_____
Ben Sorensen	_____