

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE ISSUANCE OF A SITE PLAN LEVEL IV BEACH DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 75-ROOM HOTEL KNOWN AS "42 HOTEL" WITH A REQUEST FOR DIMENSIONAL MODIFICATIONS TO TOWER STEPBACK, TOWER SEPARATION, AN INCREASE IN FLOOR AREA RATIO, IN THE CENTRAL BEACH REGIONAL ACTIVITY CENTER, LOCATED AT 3001 ALHAMBRA STREET, FORT LAUDERDALE, FLORIDA, HAVING A LAND USE DESIGNATION OF CENTRAL BEACH REGIONAL ACTIVITY CENTER IN THE A-1-A BEACHFRONT AREA (ABA) ZONING DISTRICT AND ESTABLISHING A CENTRAL BEACH PARKING FACILITY FEE FOR THE DEVELOPMENT.

WHEREAS, Section 47-12.6 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), provides that no development of property in the Central Beach area of the City shall be permitted without first obtaining a beach development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, Hariohm Realty LLC, submitted an application for a beach development permit for a 15-story, 75-room boutique hotel to be known as "42 Hotel" with a request for dimensional modifications to tower stepback, tower separation, an increase in floor area ratio, and a request to pay the central beach parking facility fee at the Beach Regional Activity Center (Beach RAC), as more fully set forth in Commission Memorandum No. 25-0606, located at 3001 Alhambra Street, Fort Lauderdale, Florida, with an underlying land use designation of Central Beach RAC in the A-1-A Beachfront Area (ABA) zoning district; and

WHEREAS, the Development Review Committee (Case No. UDP-S23035) at its meeting of July 25, 2023, recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the Planning and Zoning Board at its meeting of May 21, 2025, recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the City Commission reviewed the development permit application submitted by the applicant, as required by the ULDR, and finds that the proposed development meets the standards and requirements of the ULDR and criteria for a Site Plan Level IV development within the central beach area;

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 Site Plan Level IV development permit application submitted to construct a 15-story, 75-room hotel known as "42 Hotel", with a request for dimensional modifications to tower stepback, tower separation, an increase in floor area ratio, and a request to pay the central beach parking facility fee at the Beach RAC, located at 3001 Alhambra Street, Fort Lauderdale, Florida, with an underlying land use designation of Central Beach RAC in the ABA zoning district is hereby approved, subject to the modifications and conditions imposed by the Development Review Committee, Planning and Zoning Board, and City Commission; including and not limited to any conditions imposed at the June 30, 2025 City Commission meeting.

SECTION 3. That pursuant to Section 47-12.7 it is hereby established a Central Beach parking facility fee of \$45,678 per parking space for the development approved by this resolution.

SECTION 4. That pursuant to the provisions of the City of Fort Lauderdale, Florida ULDR, the proper City officials are hereby authorized to issue the necessary building and use permits.

SECTION 5. Issuance of a development permit or amendment to 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.

SECTION 7. That this Resolution shall be in full force and effect immediately upon adoption.

ADOPTED this ____ day of _____, 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 _____