



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0606

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

FROM: Rickelle Williams, City Manager

DATE: June 30, 2025

TITLE: Quasi-Judicial Resolution Approving a Site Plan Level IV Development Permit for “42 Hotel,” a 75-Room Hotel, with Dimensional Modifications to Tower Stepback, Tower Separation, Increase in Floor Area Ratio in Central Beach Regional Activity Center and Establishing the Central Beach Parking Facility Fee for the Proposed Development – Hariohm Realty, LLC – Case No. UDP-S23035 - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider a resolution approving a Site Plan Level IV development permit for “42 Hotel,” a 75-room hotel proposed at 3001 Alhambra Street, with dimensional modifications to tower stepback, tower separation, an increase in floor area ratio, and a request to pay the Central Beach parking facility fee in the Central Beach Regional Activity Center.

Background

The applicant, Hariohm Realty LLC, is proposing to develop a 15-story boutique hotel with 75-rooms at the property located at 3001 Alhambra Street. The property is located at the northeast corner of North Birch Road and Alhambra Street. The subject site has an underlying land use designation of Central Beach Regional Activity Center (Central Beach RAC) and is zoned A-1-A Beachfront Area (ABA) District. A three-story, three-unit multifamily residential development currently exists on the subject site. A location map is attached as Exhibit 1.

The proposed project was reviewed by the Development Review Committee (DRC) on July 25, 2023. All comments have been addressed. On May 21, 2025, the Planning and Zoning Board (PZB) reviewed the project and recommended approval (8-0), subject to the following conditions:

1. Prior to issuance of building permit, the applicant shall pay the Central Beach parking facility in-lieu-of fee of \$137,034 for three (3) parking spaces (\$45,678 per parking space) to the City of Fort Lauderdale’s Transportation and Mobility Department.

2. At time of Final DRC approval, a condition will be included to provide the Phase I archaeological survey/monitoring plan; however, the applicant is encouraged to submit the survey as soon as possible to avoid delays at the time of building permitting.
3. Provide a permanent sidewalk easement as appropriate along the east side of N. Birch Road to accommodate a portion of pedestrian clear path that may be located beyond public right-of-way; show / label delineation in the plans.
4. Provide a permanent sidewalk easement as appropriate along north side of Alhambra Street to accommodate a portion of pedestrian clear path that may be located beyond public right-of-way; show / label delineation in the plans.
5. Prior to the issuance of the Certificate of Occupancy, applicant shall coordinate and provide a Maintenance Agreement with the City for property frontage along N. Birch Road and Alhambra Street. Proposed improvements within adjacent City right-of-way include a concrete driveway, concrete curb & gutter, drainage pipes and landscaping including structural soil and irrigation. Please be advised that the 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.

Pursuant to ULDR Section 47-12.7, Central Beach parking facility fee, an applicant seeking a Central Beach development permit which includes a requirement for the provision of parking may, as an alternative to providing all or a portion of the required parking, pay a Central Beach parking facility fee. The project requires 50 parking spaces. A total of 47 parking spaces will be provided and the Central Beach parking facility fee will be paid in lieu of providing three (3) parking spaces. The Central Beach parking facility fee for this project is suggested as a one-time fee of \$137,034, which is a \$45,678 fee per parking space based on data from the construction of the Las Olas parking garage. The Central Beach parking facility payment in lieu of providing all or a portion of the required parking is deposited into the City's parking fund to be used for activities related to constructing or improving parking facilities and parking equipment.

To review a detailed analysis of the application, please refer to the May 21, 2025, PZB Staff Report, attached as Exhibit 2. The exhibits presented to the PZB and included in Exhibit 2 are identified below:

- Location Map
- Application and Narrative Responses to Code Criteria
- Plan Set
- July 25, 2023, DRC Comment Report with Applicant's Responses
- March 17, 2025, Water/Sewer Capacity Letter issued by the City's Public Works Department
- June 8, 2023, Trip Generation Analysis, DC Engineering, Inc

- May 8, 2025, Letter of Support by Central Beach Alliance Neighborhood Association
- Public Participation Meeting Summary and Affidavit
- Public Sign Notice and Affidavit

The May 21, 2025, PZB meeting minutes are attached as Exhibit 3. The plan set is attached as Exhibit 4 (due to the size of the site plan, the exhibit is provided in five (5) parts).

Comprehensive Plan Consistency

The City's Future Land Use Map indicates that the proposed project is located within the boundaries of the Central Beach RAC. Per an Interlocal Agreement between the City and Broward County, the City is required to monitor and track development entitlements in the City's Regional Activity Centers and monitor the number of residential units and vehicular trips allocated to individual projects within the Central Beach RAC. As proposed, the project will result in a net reduction of 26 net new PM peak-hour trips. If the proposed project is approved, 199 trips will remain for the Central Beach RAC. Regarding residential units, 76 units will be allocated to the project, and 541 units will remain available for the Central Beach RAC. Table 2 provides a summary of the residential units and vehicular trips allocated in the Central Beach RAC to date.

Table 2 – Beach RAC Development Tracking Summary

Vehicle Trip Summary	
Total Peak Hour Trips Permitted	3,220
Built and Approved Trips ⁽¹⁾	3,071
Demolition Credits ⁽²⁾	50
Allocation for 42 Hotel	26
Number of Trips Available if Proposed 42 Hotel is Approved	199

(1) Includes existing 3,050 units as of July 1998, built, approved not yet built, and any pending litigation.

(2) Demolition credits for properties that demolition structures after 1989 and did not receive new approvals.

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 Here.

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 1: Enhance Fort Lauderdale's stature as a global, business friendly destination through the development of a business identity, enhanced marketing, branding, and support for enhanced local activities and tourism development.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – May 21, 2025, PZB Staff Report

Exhibit 3 – May 21, 2025, PZB Meeting Minutes

Exhibit 4A – Plan Set, Part 1 of 5

Exhibit 4B – Plan Set, Part 2 of 5

Exhibit 4C – Plan Set, Part 3 of 5

Exhibit 4D – Plan Set, Part 4 of 5

Exhibit 4E – Plan Set, Part 5 of 5

Exhibit 5 – Resolution Approving

Exhibit 6 – Resolution Denying

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Department