

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING AN AMENDMENT TO A SITE PLAN LEVEL IV DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 133,929 SQUARE FOOT MIXED-USE PROJECT, TO INCLUDE AN INCREASE IN HEIGHT FROM 123 FEET, 5 INCHES TO 149 FEET, 2 INCHES, A CONDITIONAL USE REQUEST FOR A MIXED-USE DEVELOPMENT OVER 10,000 SQUARE FEET, AN 81-ROOM HOTEL, 5,330 SQUARE FEET OF RETAIL USE WITH ALLOCATION OF 17 MULTIFAMILY RESIDENTIAL FLEXIBILITY UNITS AND A PARKING REDUCTION LOCATED AT 1007 EAST LAS OLAS BOULEVARD, FORT LAUDERDALE, FLORIDA, IN A COMMUNITY BUSINESS ZONING DISTRICT.

WHEREAS, pursuant to Ordinance No. C-21-16 adopted on May 18, 2021, the City Commission granted a development permit to 800 Las Olas, LLC & Mustang Properties ("applicant") for the construction of a 120,427 square foot 138-room hotel with 5,698 square feet of ground level retail space and underground parking located at 1007 East Las Olas Boulevard, Fort Lauderdale, Florida, subject to conditions imposed by the Development Review Committee ("DRC") and City Commission (PZ Case No. PLN-SITE-20080001); and

WHEREAS, pursuant to Resolution No. 22-108 adopted on May 17, 2022, the City Commission approved amendments to the site plan subject to the conditions imposed by the City Commission and DRC at final review and approval; and

WHEREAS, the Applicant, Las Olas Hospitality Group, LLC, submitted an application to amend the site plan pursuant to Section 47-24.2.A.5 and Section 47-12 of the Unified Land Development Regulations ("ULDR") which requires the review and approval of the City Commission as a new development; and

WHEREAS, the Applicant is seeking to amend the previously-approved site plan to increase the project's square footage to 133,929, increase the height from 123 feet, 5 inches to 149 feet, 2 inches, for a conditional use request for a Mixed-Use Development over 10,000 square feet in the CB District consisting of an 81-Room Hotel, 5,330 square feet of retail use with the allocation of 17 multifamily residential flexibility units, and a parking reduction; and

WHEREAS, the Applicant is seeking a conditional use permit for the development of a mixed-use development that is over 10,000 square feet within a Community Business District; and

WHEREAS, Section 47-24.2.A.8 of the ULDR provides that if a development requires more than one (1) site plan level review, or a site plan level review and a conditional use review, the applications shall be combined and reviewed in accordance with the procedures for the higher level of required review; and

WHEREAS, the City Commission has reviewed the application to amend the site plan, conditional use approval, flexibility unit allocation, and parking reduction submitted by the applicant, as required by the ULDR, and finds that such development permit application conforms with the criteria 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 pursuant to Section 47-24.2.A.5 and Section 47-24.2.A.8 the application for amendments to the Site Plan Level IV development permit for the development, including the allocation of flexibility units and a parking reduction, proposed to be located at 1007 East Las Olas Boulevard, Fort Lauderdale, Florida, located in a CB zoning district as depicted on the site plan attached as Exhibit 8 to of Commission Agenda Memorandum No. 24-1181, the conditional use approval of a mixed-use development is hereby approved, subject to the conditions imposed by the City Commission on January 7, 2025, the Development Review Committee on May 16, 2024, and Planning and Zoning Board on November 20, 2024, at final review and approval.

SECTION 3. Issuance of 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 4. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

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 _____