

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING 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.

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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 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 fails to meet 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 based on the failure to meet the requirements of Section 47-12.6 of the ULDR, the Site Plan Level IV development permit application submitted to construct a 15-story, 75-room hotel with a request for dimensional modifications to tower setback, 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 denied.

SECTION 3. That this Resolution shall be in full force and effect immediately upon adoption.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

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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 \_\_\_\_\_