

RESOLUTION NO. 25-81

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING AN AMENDMENT TO A SITE PLAN LEVEL II DEVELOPMENT PERMIT AND AN ALTERNATIVE DESIGN THAT MEETS THE OVERALL INTENT OF THE DOWNTOWN MASTER PLAN FOR THE PROJECT FORMERLY KNOWN AS "100 SE 8TH AVENUE HOTEL", NOW KNOWN AS "CANOPY HOTEL", LOCATED AT 100 SOUTHEAST 8TH AVENUE, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER – EAST MIXED USE (RAC-EMU) ZONING DISTRICT.

WHEREAS, on October 14, 2023, the City's Development Review Committee ("DRC") approved a Site Plan Level II development permit to the Applicant, Fort Lauderdale 8th Avenue Hotel, LLC, for the project then known as "100 SE 8th Avenue Hotel", now known as "Canopy Hotel", for a proposed 11-floor, 169-room hotel located at 100 Southeast 8th Avenue, Fort Lauderdale, Florida, in the Downtown Regional Activity Center – East Mixed Use (RAC-EMU) zoning district within the Fort Lauderdale Downtown Regional Activity Center (DRAC) Land Use Designation; and

WHEREAS, the Applicant has submitted an application to amend the site plan pursuant to Section 47-24.2.A.5 of the Unified Land Development Regulations ("ULDR"); and

WHEREAS, Section 47-24.2.A.5.a of the ULDR provides that "[i]f the applicant wishes to change the development from that approved in accordance with this section, the amendment will be required to be reviewed as a new development in accordance with the procedure for such development, except for administrative approval of an amendment in accordance with subsection A.5.b."; and

WHEREAS, the Applicant's application for an amendment to a Site Plan Level II development permit reduces the number of floors from 11 to 9, adds 3 hotel rooms, 4 parking spaces, and requests design deviations from Section 47-13.20.B., of the ULDR for additional building podium height; and

WHEREAS, Section 47-13.20.J.3 of the ULDR provides that in the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the City Commission, if the alternative design meets the overall intent of the Downtown Master Plan; 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 Administrative Review Committee (Case No. UDP-A24053) approved the Site Plan Level II development permit on December 23, 2024, subject to conditions; and

WHEREAS, the City Commission has reviewed the application for an amendment to the approved site plan and the alternative design submitted by the applicant, as required by the ULDR, and finds that such application conforms with the provisions of the ULDR as provided herein;

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 amended Site Plan Level II application submitted meets the criteria of Sections 47-24 of the ULDR, as enunciated and memorialized in the minutes of its meeting of May 6, 2025.

SECTION 3. That the City Commission finds that application for an alternative design for a Site Plan Level II development permit submitted to construct a project to be known as the "Canopy Hotel" located at 100 Southeast 8th Avenue, Fort Lauderdale, Florida, consisting of a proposed 9-story hotel with 172 rooms, 106 parking spaces, and a podium height of 9 floors and a tower floorplate of 10,121 square feet, in the Downtown Regional Activity Center – East Mixed Use (RAC-EMU) zoning district within the Fort Lauderdale Downtown Regional Activity Center (Downtown RAC) Land Use Designation meets the criteria of Section 47-24 of the ULDR, as enunciated and memorialized in the minutes of its meeting of May 6, 2025.

SECTION 4. That the City Commission finds the alternative design submitted in accordance with ULDR Section 47-13.20 meets the overall intent of the Downtown Master Plan.

SECTION 5. That pursuant to Section 47-24.2.A.5, Amendments to site plan, of the ULDR, the amendment to the site plan for the Canopy Hotel located at 100 Southeast 8th Avenue, Fort Lauderdale, Florida, located in the Downtown RAC-EMU zoning district as depicted on the site

plan included in Exhibit 3 of Commission Agenda Memorandum No. 25-0454 is hereby approved, subject to the conditions imposed by the City Commission at its May 6, 2025 Commission meeting.

SECTION 6. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the City Commission.

SECTION 7. That 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 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this 6th day of May, 2025.



Mayor
DEAN J. TRANTALIS

ATTEST:


City Clerk
DAVID R. SOLOMAN


Dean J. Trantalis Yea

John C. Herbst Yea

APPROVED AS TO FORM
AND CORRECTNESS:

Steven Glassman Yea

Pamela Beasley-Pittman Yea


Interim City Attorney
D'WAYNE M. SPENCE

Ben Sorensen Yea