

RESOLUTION NO. 22-119

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE ISSUANCE OF A BEACH DEVELOPMENT PERMIT FOR A SITE PLAN LEVEL IV DEVELOPMENT OF A 12-STORY, 100-ROOM HOTEL AND RESTAURANT, WITH 54 MULTI-FAMILY RESIDENTIAL UNITS, KNOWN AS OCEAN PARK HOTEL AND RESIDENCES, LOCATED AT 2851, 2901 NORTHEAST 9TH COURT, FORT LAUDERDALE, FLORIDA, IN THE SUNRISE LANE AREA ZONING DISTRICT IN THE CENTRAL BEACH AREA.

WHEREAS, Section 47-24.1 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR") provides that no development of property in 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, Section 47-12.6 of the 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, Sunrise FTL Ventures LLLP submitted an application for a beach development permit for a 12-story, 100-room hotel, retail, and restaurant project with 54 multi-family residential units, to be known as Ocean Park Hotel and Residences, located at 2851, 2901 Northeast 9th Court, Fort Lauderdale, Florida, in the Sunrise Lane Area ("SLA") zoning district in the Central Beach Area; and

WHEREAS, the Development Review Committee reviewed the application (Case No. UDP-S21031) at its meeting of August 10, 2021, and recommended approval of the proposed development permit to the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board at its meeting of April 20, 2022, recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the City Commission reviewed the beach development permit application submitted by the applicant, as required by the ULDR, and finds that the proposed development is consistent with the City of Fort Lauderdale Comprehensive Plan and with the development standards for the proposed development under the provisions of the SLA zoning

district and Central Beach Districts provided in Section 47-12 of the ULDR; the adequacy requirements criteria provided in Section 47-25.2 of the ULDR; the neighborhood compatibility criteria provided in Section 47-25.3 of the ULDR and the criteria for a Site Plan Level IV development within the SLA zoning district provided in Section 47-12 and Section 47-24 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 the City Commission finds that the Site Plan Level IV beach development permit application submitted to construct a project to be known as Ocean Park Hotel and Residences to be located at 2851, 2901 Northeast 9th Court, Fort Lauderdale, Florida, consisting of a 12-story, 100-room hotel, retail and restaurant project with 54 multifamily residential units, located in the SLA zoning district in the Central Beach Area is consistent with the requirements of the City of Fort Lauderdale Comprehensive Plan and meets the criteria of Sections 47-24 and 47-12 of the ULDR, Section 47-25 (Adequacy Requirements and Neighborhood Compatibility Requirements), Section 47-21 (Landscaping and Tree Preservation Requirements), and Section 47-21 (Parking and Loading Requirements), as enunciated and memorialized in the minutes of its meeting of June 7, 2022, a portion of those findings expressly listed as follows:

1. The proposed project is consistent with the City of Fort Lauderdale Comprehensive Plan; and
2. The proposed project meets the standards and requirements of the ULDR.

SECTION 3. That the Site Plan Level IV beach development permit is hereby approved, subject to the modifications and conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission; and including but not limited to the conditions imposed at the June 7, 2022 City Commission meeting.

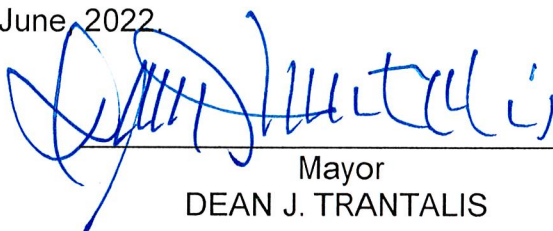
SECTION 4. That pursuant to the provisions of the ULDR, the proper City officials are hereby authorized to issue the necessary building and use permits.

SECTION 5. 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 6. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this 7th day of June, 2022.



Mayor
DEAN J. TRANTALIS


ATTEST:



Deputy City Clerk
CASANDRA BROWN

Dean J. Trantalis	<u>Yea</u>
Heather Moraitis	<u>Yea</u>
Steven Glassman	<u>Yea</u>
Robert L. McKinzie	<u>Yea</u>
Ben Sorensen	<u>Not Present</u>

APPROVED AS TO FORM:



City Attorney
ALAIN E. BOILEAU