RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE ISSUANCE OF A SITE PLAN LEVEL IV BEACH DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A SIX-STORY MULTIPURPOSE BUILDING WITH EVENT SPACE, MUSEUM USE, AQUARIUM AND RESTAURANT USE KNOWN AS "INTERNATIONAL SWIMMING HALL OF FAME WEST BUILDING", LOCATED AT 501 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA, HAVING A LAND USE DESIGNATION OF CENTRAL BEACH REGIONAL ACTIVITY CENTER IN THE SOUTH BEACH MARINA AND HOTEL AREA ZONING DISTRICT AND A PARKING REDUCTION REQUEST FOR THE DEVELOPMENT.

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 beach development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, Hall of Fame Partners, LLC, submitted an application for a beach development permit for a six-story, 203,907 square foot multipurpose building, with 25,182 square feet of event space, 24,440 square feet of museum, a 17,052 square feet of aquarium, and 7,027 square feet of restaurant use, with an associated parking reduction request, known as "International Hall of Fame West Building", as more fully set forth in Commission Memorandum No. 26-0027, located at 501 Seabreeze Boulevard, Fort Lauderdale, Florida, with an underlying land use designation of Central Beach Regional Activity Center (CBRAC) in the South Beach Marina and Hotel Area (SBMHA) zoning district; and

WHEREAS, the Development Review Committee (Case No. UDP-S25010) at its meeting of April 22, 2025, recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the Planning and Zoning Board at its meeting of November 18, 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 meets 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 the Site Plan Level IV beach development permit application submitted to construct a 6-story, 203,907 square foot multipurpose building, with 25,182 square feet of event space, 24,440 square feet of museum, 17,052 square feet of aquarium, and 7,027 square feet of restaurant use, with an associated request for parking reduction, known as “International Hall of Fame West Building”, located at 501 Seabreeze Boulevard, Fort Lauderdale, Florida, with an underlying land use designation of Central Beach RAC in the SBMHA zoning district is hereby approved, subject to the modifications and conditions imposed by the Development Review Committee, Planning and Zoning Board, and City Commission; including and not limited to any conditions imposed at the March 3, 2026 City Commission meeting.

SECTION 3. That pursuant to Section 47-20.3 of the ULDR, the application for a reduction of 146 parking spaces is hereby approved.

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

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

SECTION 7. That this Resolution shall be in full force and effect immediately upon adoption.

ADOPTED this ____ day of _____, 2026.

_____
Mayor
DEAN J. TRANTALIS

ATTEST:

_____
City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

_____
City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis	_____
John C. Herbst	_____
Steven Glassman	_____
Pamela Beasley-Pittman	_____
Ben Sorensen	_____