

RESOLUTION NO. 20-

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 AN 11-STORY, 124-ROOM HOTEL AND RESTAURANT, WITH 6 MULTI-FAMILY RESIDENTIAL UNITS, KNOWN AS THE BAHIA CABANA HOTEL, LOCATED AT 3001 HARBOR DRIVE, FORT LAUDERDALE, FLORIDA, IN THE SOUTH BEACH MARINA AND HOTEL 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, 3001-18 Harbor Drive, LLC submitted an application for a beach development permit for an 11-story, 124-room hotel and restaurant project with six (6) multi-family residential units, to be known as the Bahia Cabana Hotel located at 3001 Harbor Drive, Fort Lauderdale, Florida, in the South Beach Marina and Hotel Area ("SBMHA") zoning district in the Central Beach Area; and

WHEREAS, the Development Review Committee (Case No. PLN-SITE-20040008) at its meeting of May 12, 2020, recommended approval of the proposed development permit to the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board at its meeting of October 21, 2020, 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 development standards for the proposed development under the provisions of the SBMHA zoning district; 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 SBMHA zoning district;

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 the Bahia Cabana Hotel to be located at 3001 Harbor Drive, Fort Lauderdale, Florida, consisting of an 11-story, 124-room hotel and restaurant project, located in the SBMHA zoning district in the Central Beach Area meets the criteria of Sections 47-24 and 47-12 of the ULDR, as enunciated and memorialized in the minutes of its meeting of December 2, 2020, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

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 December 2, 2020 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 ____ day of _____, 2020.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI