

RESOLUTION NO. 20-

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

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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 does not meet the standards and requirements of the ULDR and 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 fails to meet the requirements of Sections 47-24 and 47-12 of the ULDR, as enunciated and memorialized in the minutes of its meeting of December 2, 2020, and is hereby denied.

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

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI