

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING 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, 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 fails to conform with the standards and requirements of the ULDR and criteria for a Site Plan Level IV development permit within the central beach area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Commission finds the application for the development permit submitted by the applicant, in accordance with ULDR Section 47-12.6, fails to meet the overall intent of the central beach area.

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 denied.

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 \_\_\_\_\_