



## Memorandum

**Memorandum No: 25-037**

**TO:** Honorable Mayor and Members of the Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager *RW*

**DATE:** April 18, 2025

**SUBJECT: International Swimming Hall of Fame Project Update**

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On March 4, 2025, Hall of Fame Partners, LLC (HOFP) provided the City Commission with an update on the International Swimming Hall of Fame project during the City Commission Conference Meeting. The presentation focused on phase two efforts, which includes the West Building and the Promenade.

During the meeting, the project team heard feedback and concerns from the City Commission and community members regarding the West Building design. In response, HOFP made modifications to address many of the concerns. Specifically, the building height was reduced from 120' to 85' by removing two levels of parking and privacy concerns were mitigated by removing direct views of the Aquatic Center from the interior of the West Building. HOFP is currently reviewing the updated designs with USA Diving, Councilman-Hunsaker, World Aquatics, and the International Swimming Hall of Fame.

HOFP submitted phase two plans to the Development Review Committee (DRC) on March 20, 2025. The project was assigned case number UDP-S25010 and is scheduled to be heard on April 22, 2025. The DRC application includes a 220,120 sf, 6-story building that contains:

- 31,394 sf of office space;
- 29,377 sf of event space;
- 18,512 sf of museum space;
- 18,254 sf of aquarium space;
- 99,474 sf of parking; and
- the remaining space for non-habitable elements such as elevators, stairs, storage, mechanical equipment, and back of house operations.

The Unified Land Development Regulations requires 228 parking spaces for the proposed project. The DRC application includes a parking reduction request with 181 on-site parking spaces. HOFP is currently exploring off-site parking opportunities at nearby parking facilities.

The updated design concepts and the April 22, 2025, DRC agenda are attached for your reference. Please contact Ben Rogers, Acting Assistant City Manager, at 954-828-3781 or [Brogers@fortlauderdale.gov](mailto:Brogers@fortlauderdale.gov) with any questions or concerns.

Attachments:

Updated Presentation

Development Review Committee (DRC) April 22, 2025, Agenda

c: D'Wayne M. Spence, Interim City Attorney  
David R. Soloman, City Clerk  
Patrick Reilly, City Auditor  
City Manager's Office  
Department Directors

# INTERNATIONAL SWIMMING HALL OF FAME

## PHASE TWO UPDATE

APRIL 2025

# AGENDA

- WEST BUILDING UPDATES
- CONCEPTUAL RENDERINGS
- PEDESTRIAN EXPERIENCE & SITE ACCESS
- DUE DILIGENCE & ENDORSEMENTS

# WEST BUILDING UPDATES

## COMPARISON

MARCH 4<sup>TH</sup>  
COMMISSION PRESENTATION  
(PREVIOUS PROPOSED)



VIEW FROM SW

MARCH 21<sup>ST</sup>  
INITIAL DRC SUBMISSION  
(CURRENT PROPOSED)

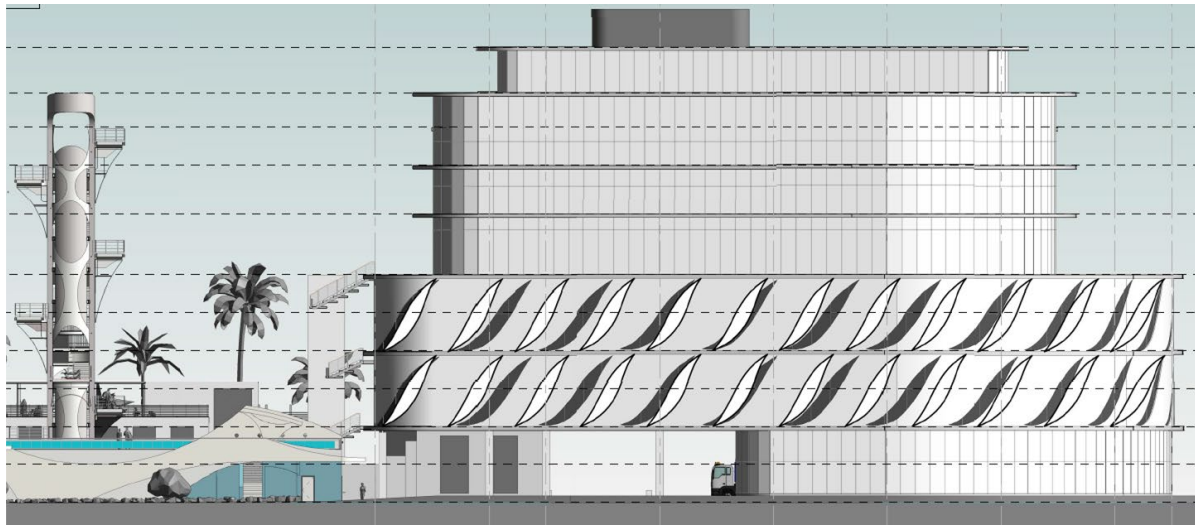


VIEW FROM SW

# WEST BUILDING UPDATES

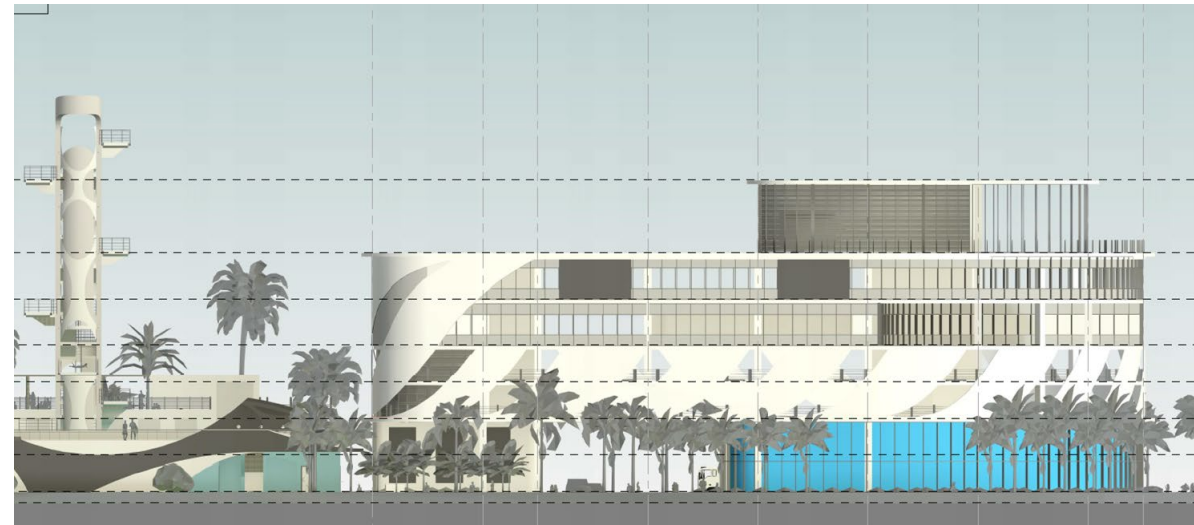
## Scale Comparison

MARCH 4<sup>TH</sup>  
COMMISSION PRESENTATION  
(PREVIOUS PROPOSED)



VIEW FROM N

MARCH 21<sup>ST</sup>  
INITIAL DRC SUBMISSION  
(CURRENT PROPOSED)



VIEW FROM N

# WEST BUILDING UPDATES

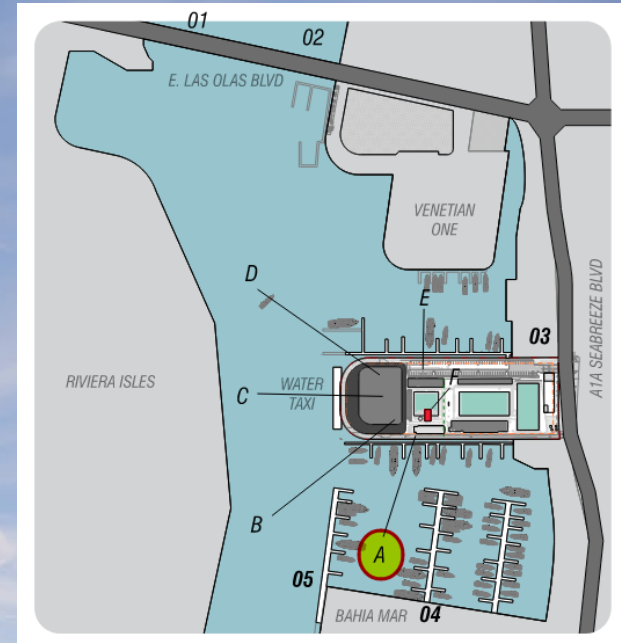
## KEY BUILDING CHANGES

- BUILDING HEIGHT FROM 120' TO 85'
- REMOVED TWO LEVELS OF PARKING
- ADJUSTED PROGRAMMING
- CHANGED MATERIALITY ALONG EAST –  
NO GLAZING OR VIEW OF FLAC FROM WEST  
BUILDING



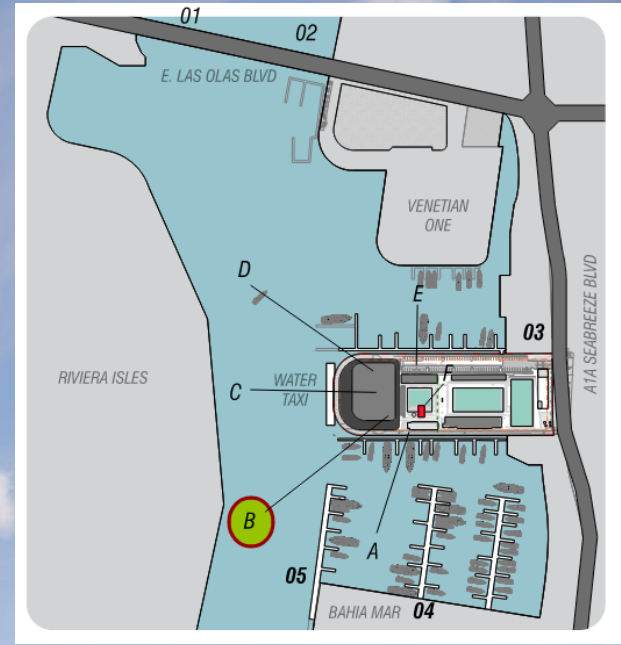
# THE WEST BUILDING

## CONCEPTUAL RENDERINGS – VIEW A



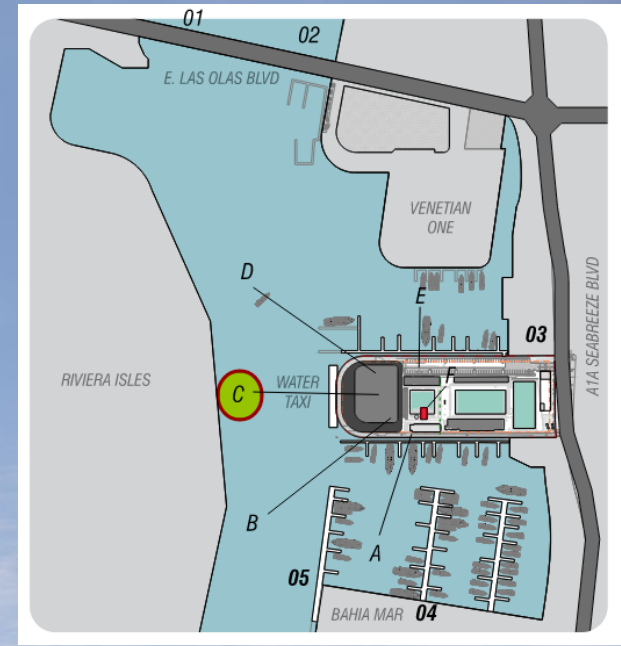
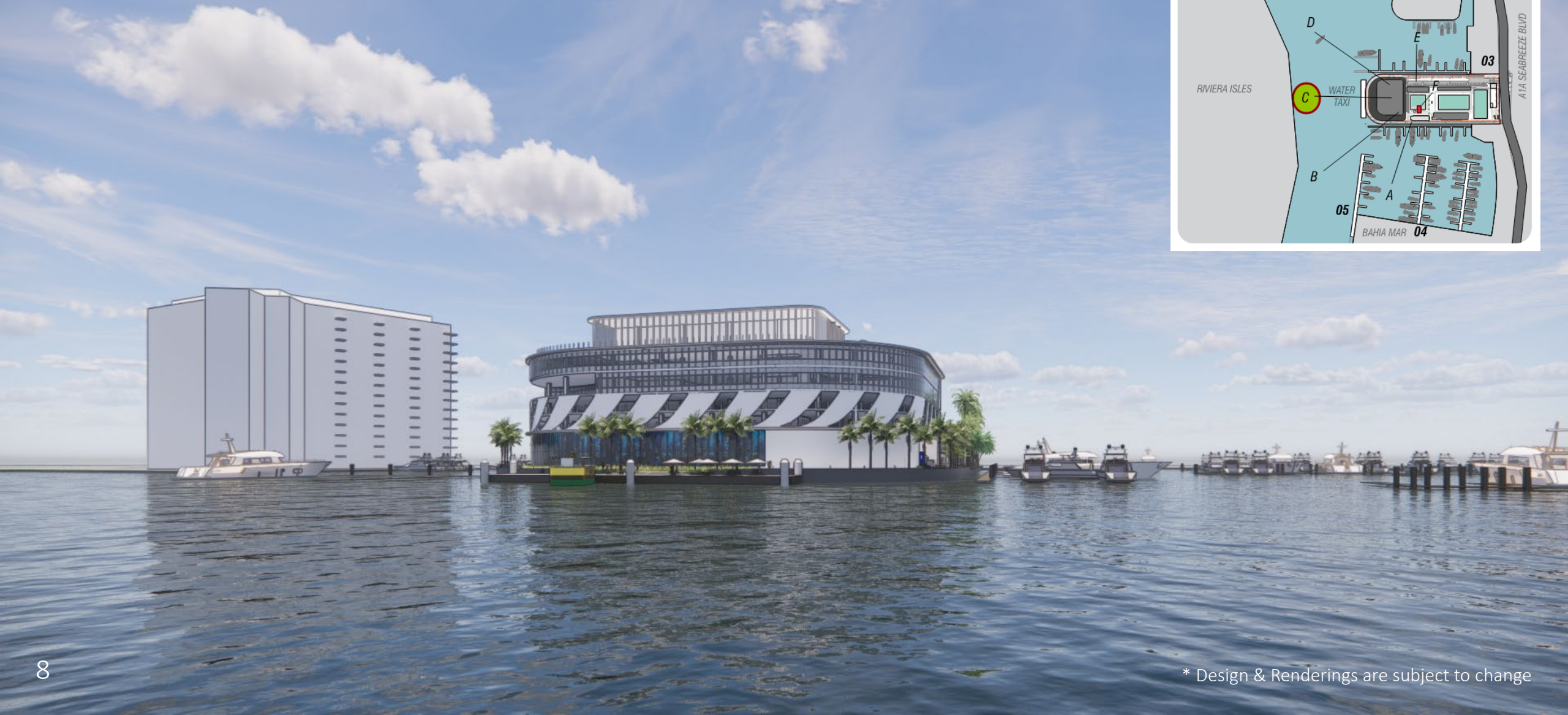
# THE WEST BUILDING

## CONCEPTUAL RENDERINGS – VIEW B



# THE WEST BUILDING

## CONCEPTUAL RENDERINGS – VIEW C



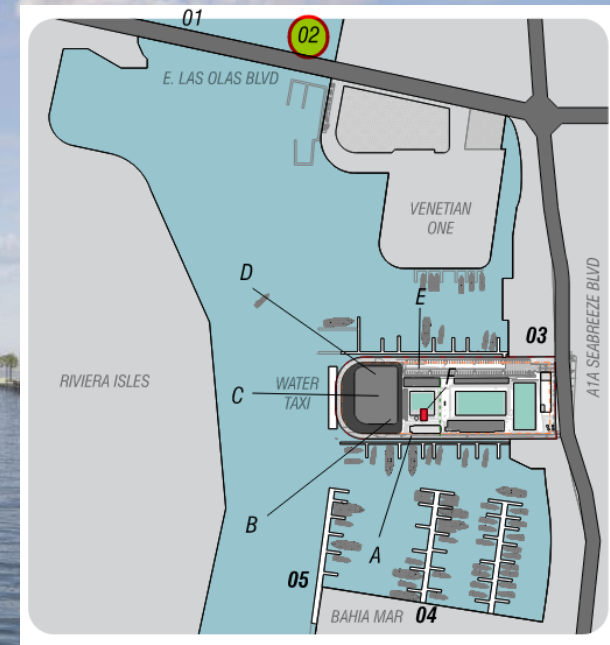
# THE WEST BUILDING

## CONCEPTUAL RENDERINGS – VIEW E



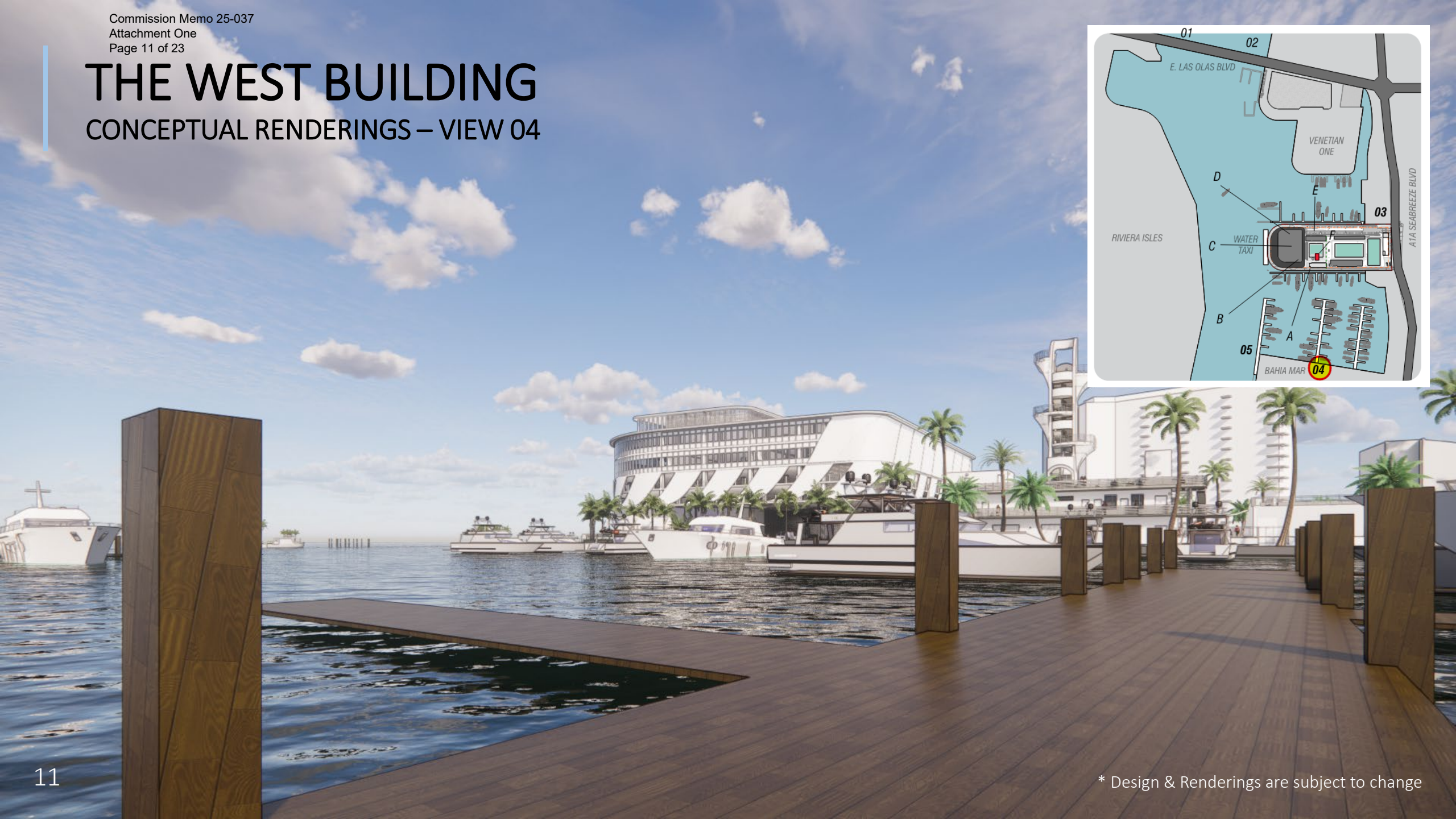
# THE WEST BUILDING

## CONCEPTUAL RENDERINGS – VIEW 02



# THE WEST BUILDING

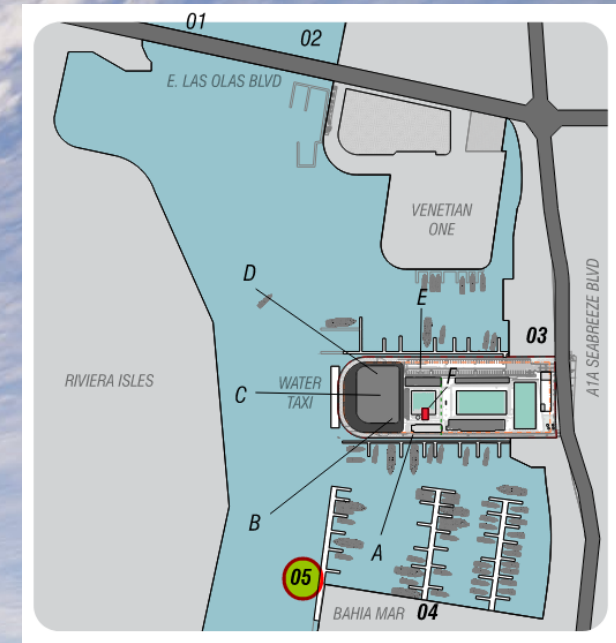
## CONCEPTUAL RENDERINGS – VIEW 04



\* Design & Renderings are subject to change

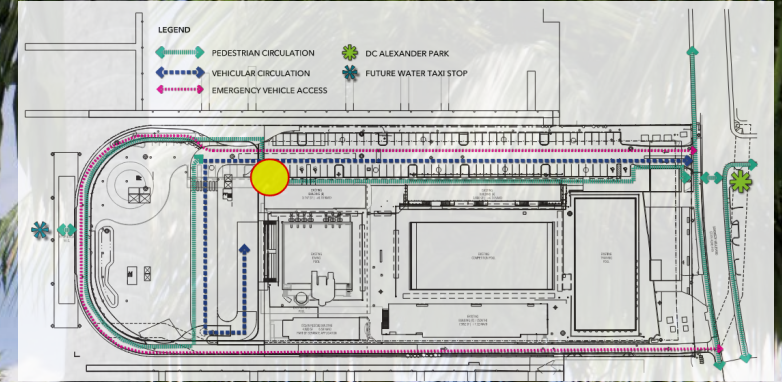
# THE WEST BUILDING

## PROPOSED WEST BUILDING – VIEW 05



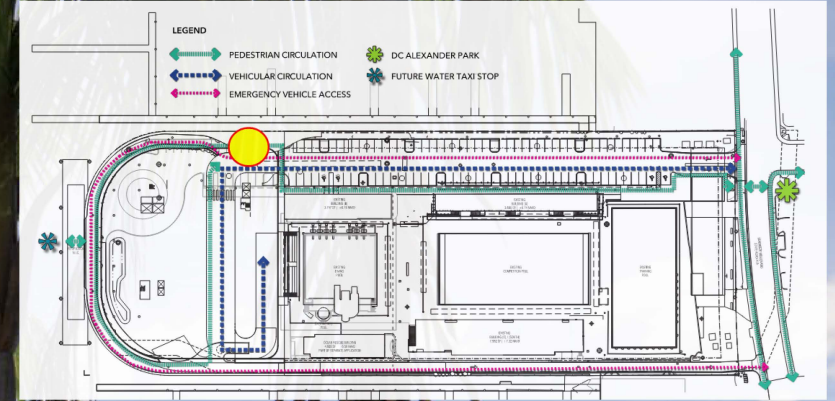
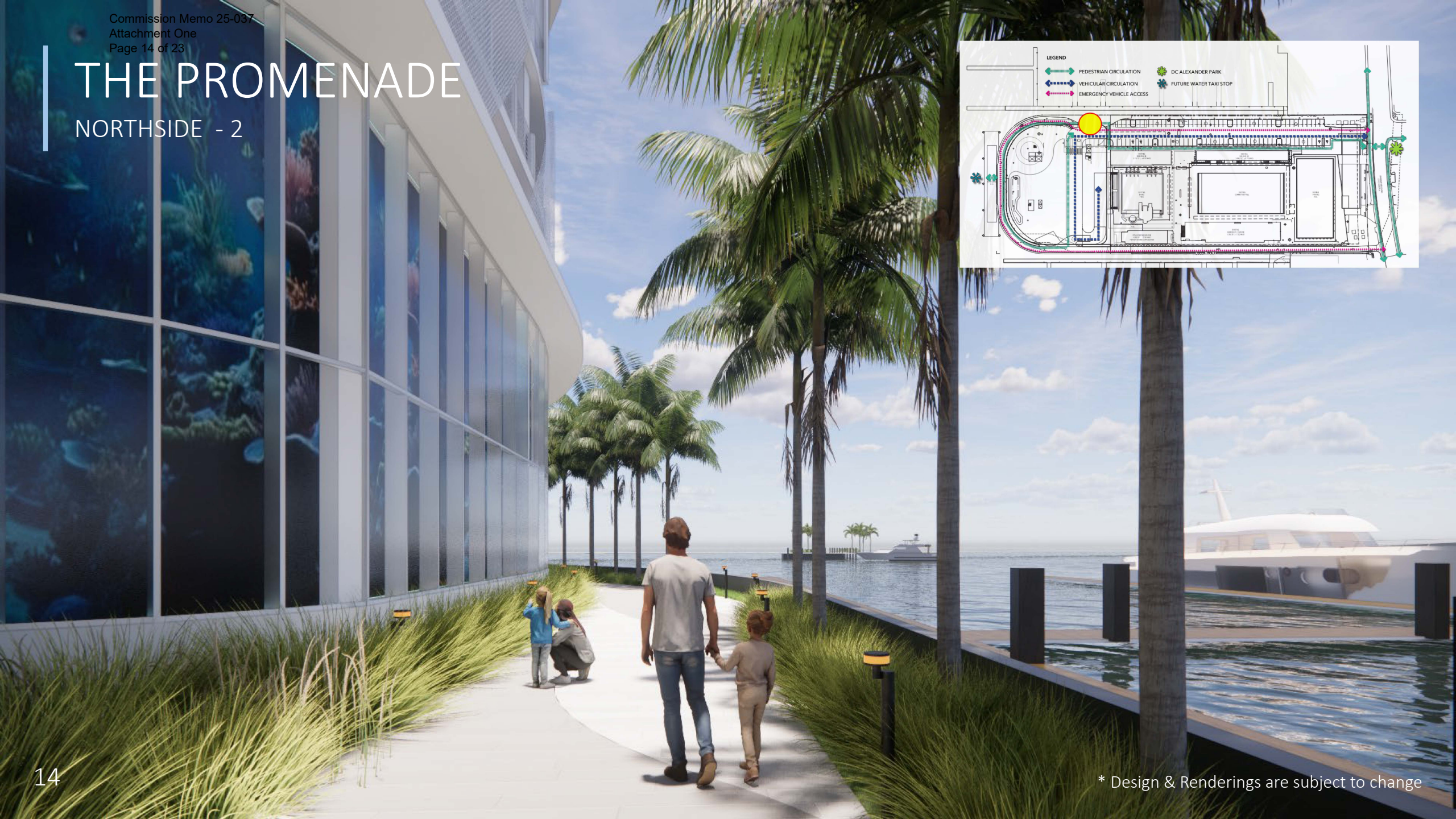
# THE PROMENADE

## NORTHSIDE - 1



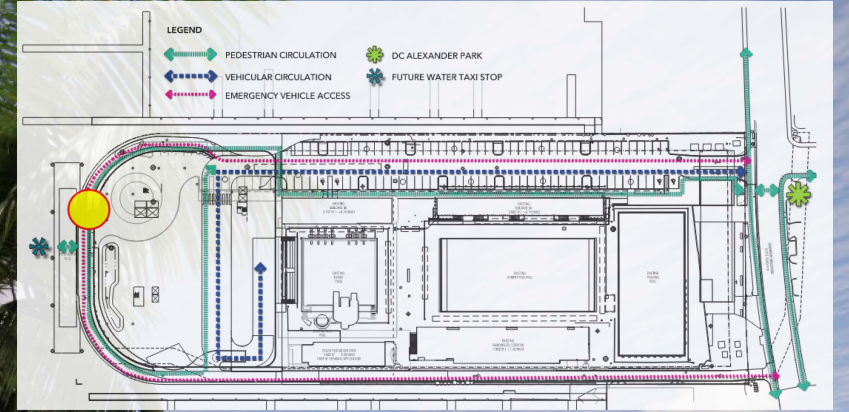
# THE PROMENADE

NORTHSIDE - 2



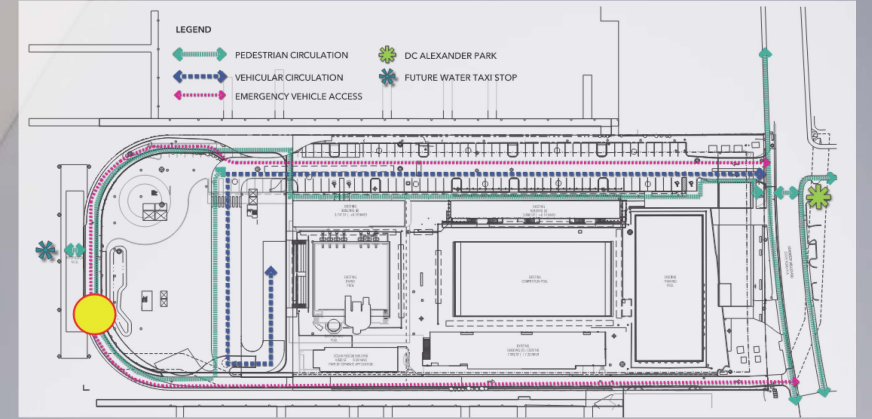
# THE PROMENADE

WESTSIDE - 1



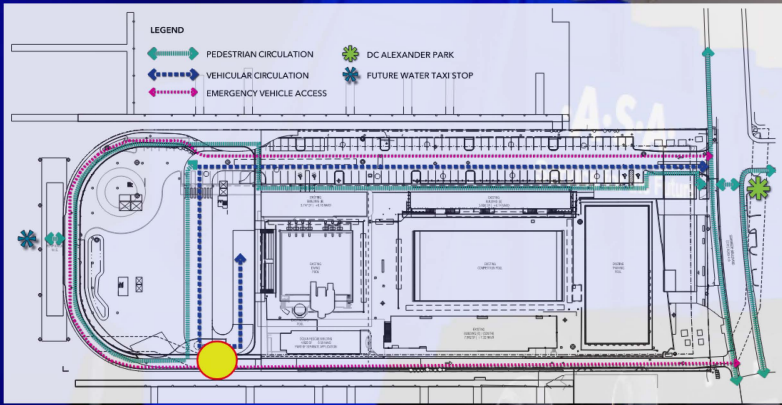
# THE PROMENADE

## WESTSIDE - 2



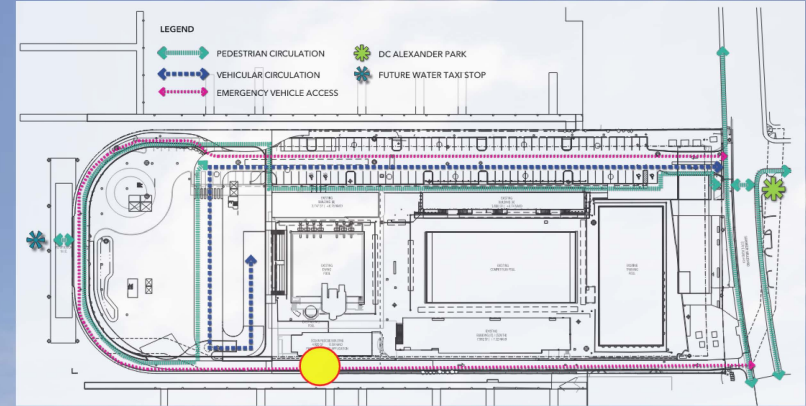
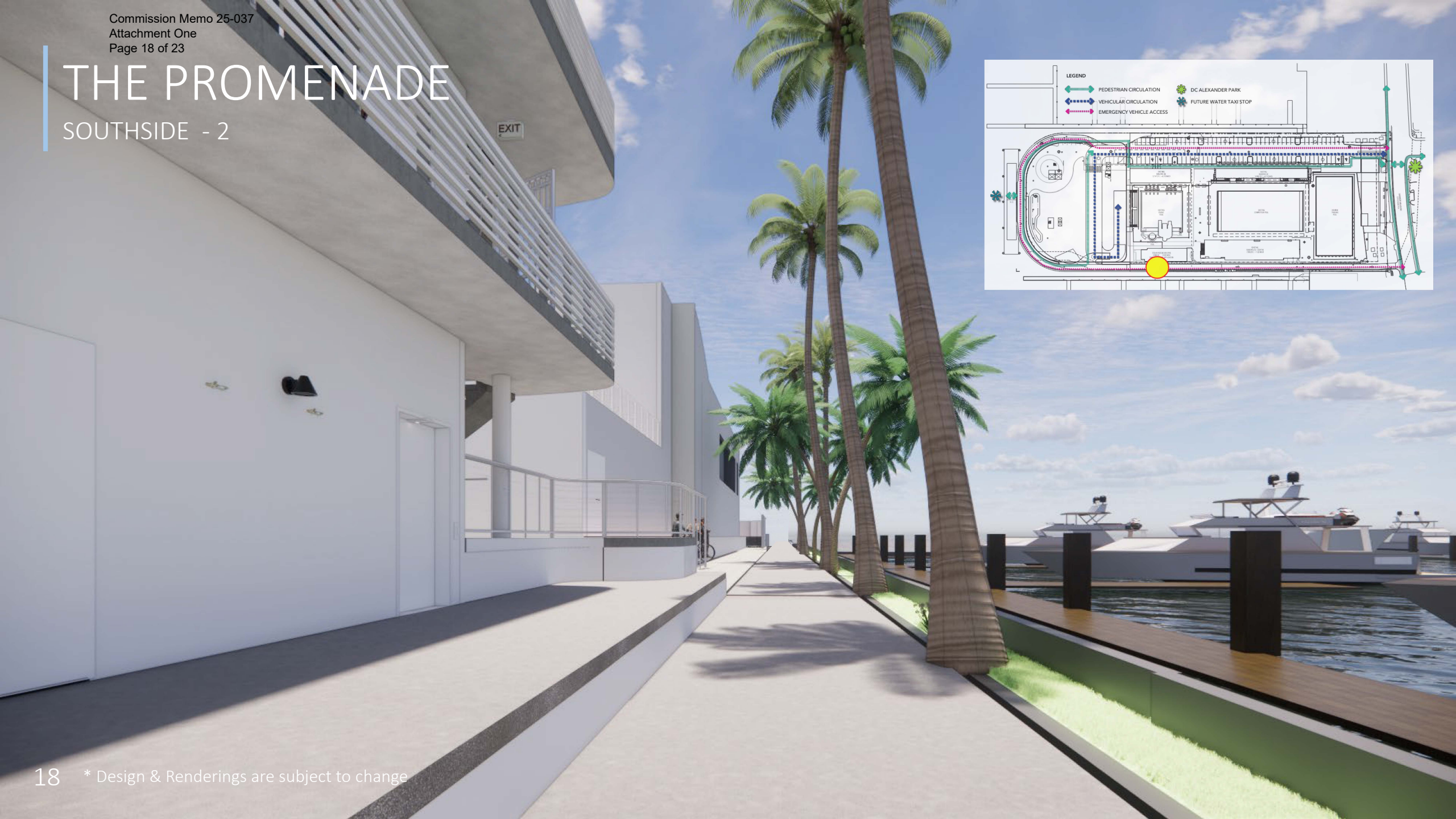
# THE PROMENADE

## SOUTHSIDE - 1



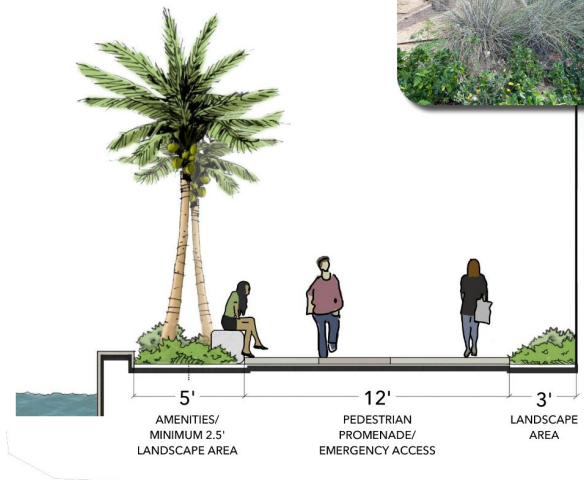
# THE PROMENADE

SOUTHSIDE - 2



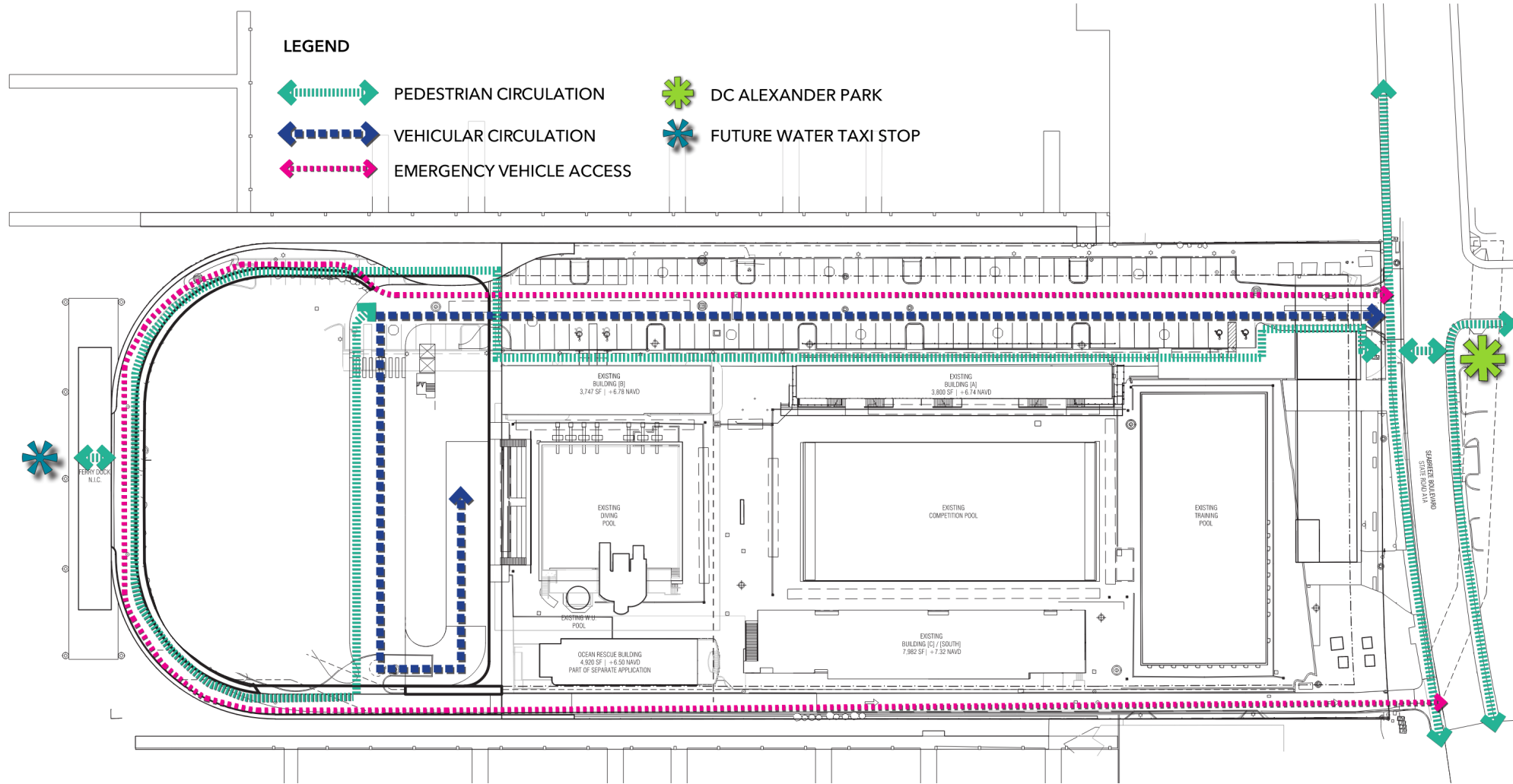
# THE PROMENADE

## LANDSCAPING ELEMENTS



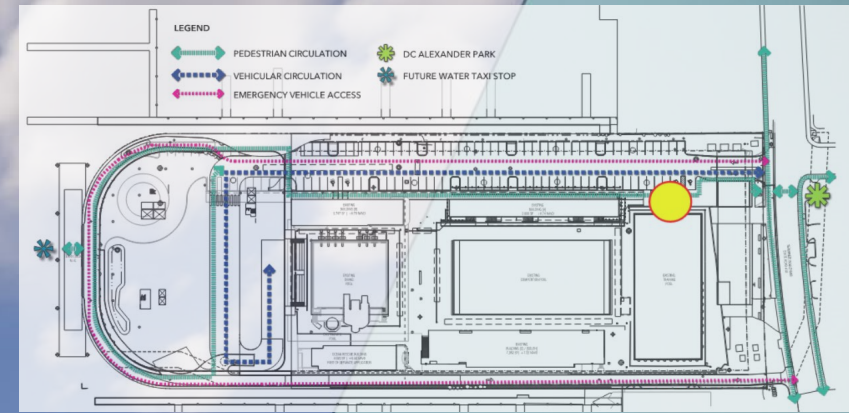
# SITE MAP

## PEDESTRIAN & VEHICULAR EXPERIENCE



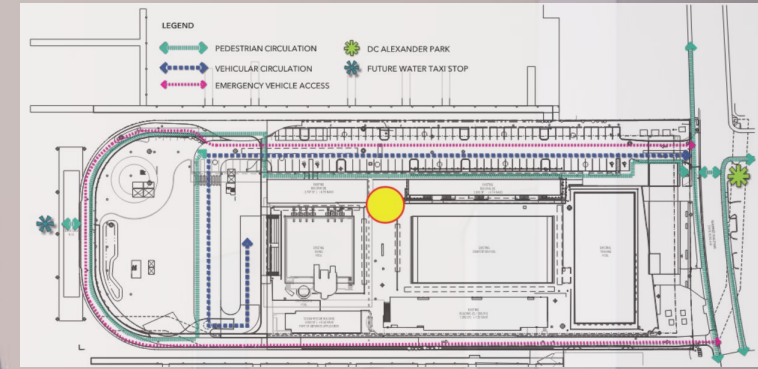
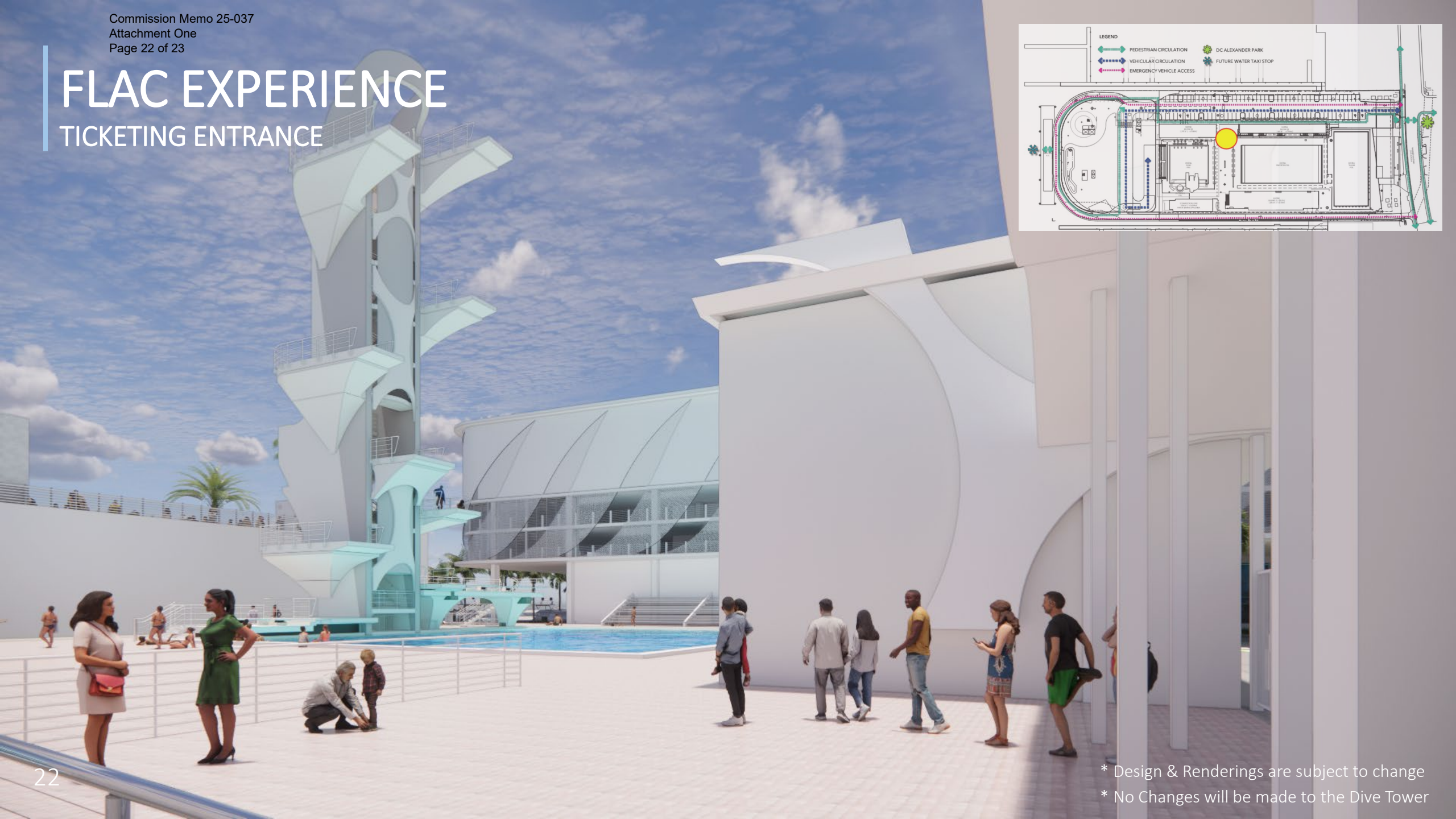
# FLAC EXPERIENCE

## TRAINING POOL - NE



# FLAC EXPERIENCE

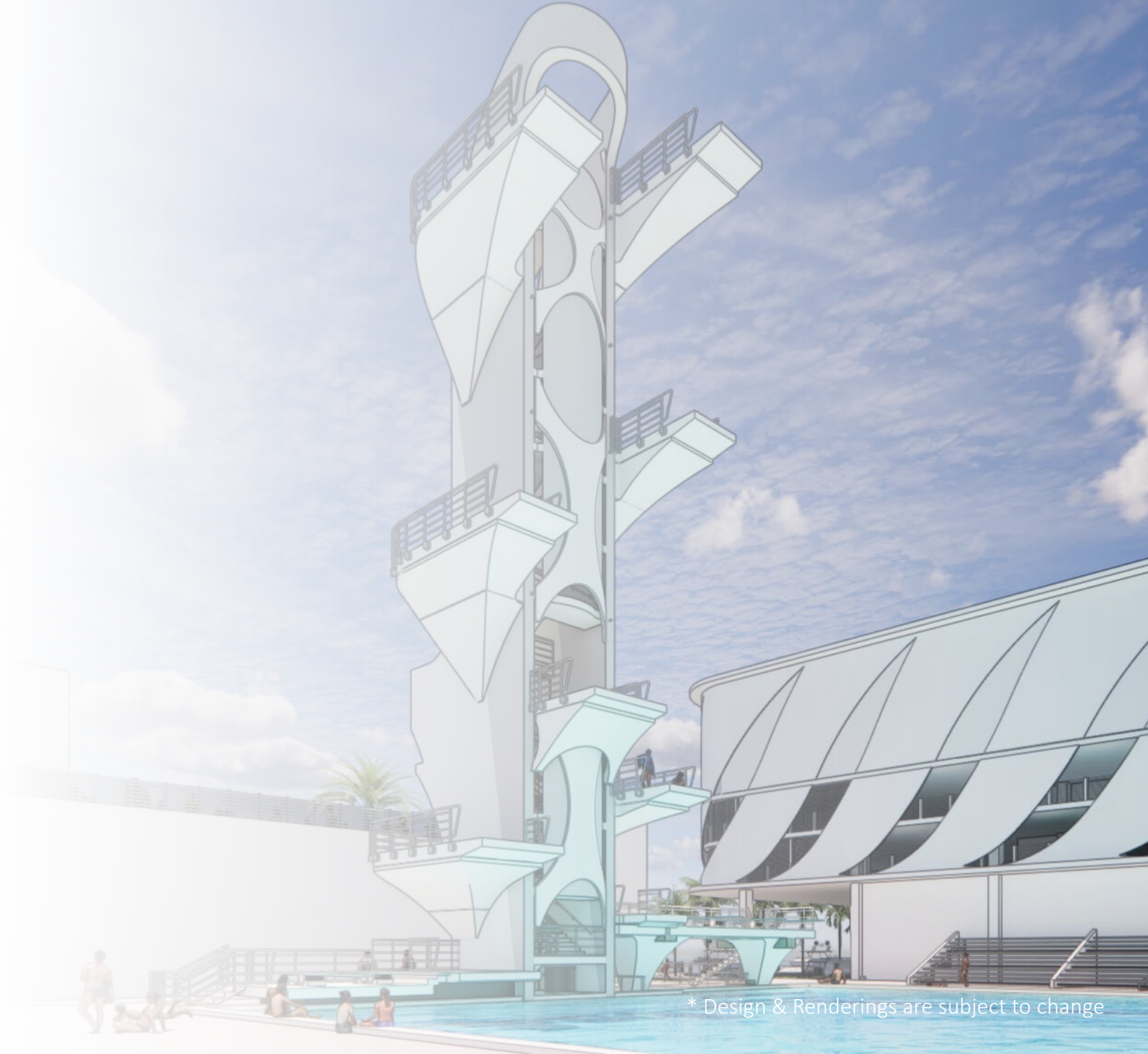
## TICKETING ENTRANCE



# THE WEST BUILDING

## ENDORSEMENTS

- USA DIVING - (RECEIVED 4/7/25)
- COUNSILMAN-HUNSAKER - (IN PROGRESS)
- WORLD AQUATICS - (IN PROGRESS)
- INTERNATIONAL SWIMMING HALL OF FAME  
(UPDATED LETTER TO BE REQUESTED)



\* Design & Renderings are subject to change



## DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Development Services Department  
 Urban Design and Planning Conference Room  
 700 NW 19<sup>th</sup> Avenue Fort Lauderdale, FL 33311  
 April 22, 2025

*DRC Comments and Backup material for each case are posted on the City's website: [www.fortlauderdale.gov/DRC](http://www.fortlauderdale.gov/DRC) on the Friday before the scheduled DRC meeting date.*

### AGENDA

**I. STAFF MEETING**

**9:00 A.M.**

**II. REGULAR MEETING AGENDA ITEMS:**

<b>1.</b>	<b>CASE</b>	UDP-S25010	
	<b>PROJECT NAME</b>	International Swimming Hall of Fame (ISHOF)	<b>9:30 A.M.</b>
	<b>APPLICATION TYPE</b>	Site Plan Level IV Request	
	<b>APPROVAL LEVEL</b>	DRC, Planning and Zoning Board Review, City Commission approval	
	<b>REQUEST</b>	New 220,120 square foot, 6-story building containing 31,394 Square Foot Office Use, 29,377 Square Foot Event Space, 18,512 Square Foot Museum, and 18,254 Square Foot Aquarium with an associated parking reduction request.	
	<b>APPLICANT</b>	City of Fort Lauderdale	
	<b>AGENT</b>	Stephanie Toothaker, Esq., P.A.	
	<b>PROPERTY ADDRESS</b>	501 Seabreeze Blvd.	
	<b>ABBREVIATED LEGAL DESCRIPTION</b>	International Swimming Hall of Fame Complex 138-19 B Parcel "A"	
	<b>ZONING DISTRICT</b>	South Beach Marina and Hotel Area District (SBMHA)	
	<b>LAND USE</b>	Central Beach Regional Activity Center	
	<b>COMMISSION DISTRICT</b>	2 – Steven Glassman	
	<b>NEIGHBORHOOD ASSOCIATION</b>	Central Beach Alliance HOA	
	<b>SUBMITTED</b>	March 20, 2025	
	<b>COMPLETENESS ISSUED</b>	March 28, 2025	
	<b>EXPIRATION</b>	September 24, 2025 (180 Days)	
	<b>WAIVER</b>	Not Requested	
	<b>CASE PLANNER</b>	Michael Ferrera, Urban Planner II	

<b>2.</b>	<b>CASE</b>	UDP-S25008	
	<b>PROJECT NAME</b>	Snooze Hotel	<b>9:45 A.M.</b>
	<b>APPLICATION TYPE</b>	Site Plan Level III Request	
	<b>APPROVAL LEVEL</b>	DRC, Planning and Zoning Board, City Commission request for review	
	<b>REQUEST</b>	Yard Modification to allow expansion of existing front porch with a prefabricated pool	
	<b>APPLICANT</b>	Jasbir Obhan, Seaside Magic Resort, LLC.	
	<b>AGENT</b>	Steven Bond	
	<b>PROPERTY ADDRESS</b>	205 N. Fort Lauderdale Beach Boulevard	
	<b>ABBREVIATED LEGAL DESCRIPTION</b>	Lauderdale Del Mar 7-30 B Lot 4 Less Parcel 25 Of Ca 90-5914 Blk 6	
	<b>ZONING DISTRICT</b>	A-1-A Beachfront Area (ABA) District	
	<b>LAND USE</b>	Commercial	
	<b>COMMISSION DISTRICT</b>	4 – Steven Glassman	
	<b>NEIGHBORHOOD ASSOCIATION</b>	Central Beach Alliance HOA	
	<b>SUBMITTED</b>	March 13, 2025	
	<b>COMPLETENESS ISSUED</b>	March 24, 2025	
	<b>EXPIRATION</b>	September 20, 2025 (180 Days)	
	<b>WAIVER</b>	Not Requested	
	<b>CASE PLANNER</b>	Michael Ferrera, Urban Planner II	

3.

<b>CASE</b>	UDP-V25004
<b>PROJECT NAME</b>	St. Thomas - 11 <sup>th</sup> Court ROW Vacation
<b>APPLICATION TYPE</b>	Right-of-Way Vacation
<b>APPROVAL LEVEL</b>	Development Review Committee (DRC), Planning and Zoning Board (PZB) and City Commission
<b>REQUEST</b>	Vacate a 55 foot-wide by 585 foot-long portion of right-of-way
<b>APPLICANT</b>	Archdiocese of Miami
<b>AGENT</b>	Robert Lochrie, Lochrie & Chakas, P.A.
<b>GENERAL LOCATION</b>	North of Davie Boulevard, east of SW 28 <sup>th</sup> Terrace, west of SW 28 <sup>th</sup> Avenue, and south of SW 10 <sup>th</sup> Street
<b>ZONING DISTRICT</b>	Community Facility/House of Worship and School (CF-HS) and Boulevard Business (B-1)
<b>LAND USE</b>	Community Facility, Low-Medium Residential and Commercial
<b>COMMISSION DISTRICT</b>	3 – Pamela Beasley-Pittman
<b>NEIGHBORHOOD ASSOCIATION</b>	Melrose Manors Homeowners Association
<b>SUBMITTAL</b>	March 12, 2025
<b>COMPLETENESS ISSUED</b>	March 14, 2025
<b>EXPIRATION</b>	September 10, 2025 (180 Days)
<b>CASE PLANNER</b>	Yvonne Redding, Urban Planner II

10:00 A.M.

4.

<b>CASE</b>	UDP-V25005
<b>PROJECT NAME</b>	St. Thomas - 28 <sup>th</sup> Avenue ROW Vacation
<b>APPLICATION TYPE</b>	Right-of-Way Vacation
<b>APPROVAL LEVEL</b>	Development Review Committee (DRC), Planning and Zoning Board (PZB) and City Commission
<b>REQUEST</b>	Vacate a 50 foot-wide by 240 foot-long portion of right-of-way
<b>APPLICANT</b>	Archdiocese of Miami
<b>AGENT</b>	Robert Lochrie, Lochrie & Chakas, P.A.
<b>GENERAL LOCATION</b>	North of Davie Boulevard, east of SW 28 <sup>th</sup> Terrace, west of SW 28 <sup>th</sup> Avenue, and south of SW 10 <sup>th</sup> Street
<b>ZONING DISTRICT</b>	Community Facility/House of Worship and School (CF-HS) and Boulevard Business (B-1)
<b>LAND USE</b>	Community Facility, Low-Medium Residential and Commercial
<b>COMMISSION DISTRICT</b>	3 – Pamela Beasley-Pittman
<b>NEIGHBORHOOD ASSOCIATION</b>	Melrose Manors Homeowners Association
<b>SUBMITTAL</b>	March 12, 2025
<b>COMPLETENESS ISSUED</b>	March 14, 2025
<b>EXPIRATION</b>	September 10, 2025 (180 Days)
<b>CASE PLANNER</b>	Yvonne Redding, Urban Planner III

10:15 A.M.

5.

<b>CASE</b>	UDP-V25003
<b>PROJECT NAME</b>	SW 6 <sup>th</sup> Avenue ROW Vacation
<b>APPLICATION TYPE</b>	Right-of Way Vacation
<b>APPROVAL LEVEL</b>	Development Review Committee (DRC), Planning and Zoning Board (PZB) and City Commission
<b>REQUEST</b>	Vacate a 50 foot-wide by 250 foot-long right-of-way
<b>APPLICANT</b>	JJGreco, LLC., Jon Haagenon, Joseph Albarran, Wendi Malone, and Susan Prescott
<b>AGENT</b>	Jerry Tamayo and Ryan Horland, Tripp Scott, P.A.
<b>GENERAL LOCATION</b>	North of SW 11 <sup>th</sup> Street, east of SW 8 <sup>th</sup> Avenue, west of SW 4 <sup>th</sup> Avenue, and south of SW 10 <sup>th</sup> Street
<b>ZONING DISTRICT</b>	Residential Single Family and Duplex/Medium Density (RD-15)
<b>LAND USE</b>	Medium Residential
<b>COMMISSION DISTRICT</b>	4 – Ben Sorensen
<b>NEIGHBORHOOD ASSOCIATION</b>	Tarpon River Civic Association
<b>SUBMITTAL</b>	March 7, 2025
<b>COMPLETENESS ISSUED</b>	March 19, 2025
<b>EXPIRATION</b>	September 15, 2025 (180 Days)
<b>CASE PLANNER</b>	Adam Schnell, Urban Planner III

10:30 A.M.

It is anticipated that each Development Review Committee agenda item will take approximately 30 minutes unless otherwise noted. Applicants and members of the public may attend meetings in-person. Due to space constraints in the Urban Design and Planning conference room and waiting area, please do not arrive more than 30 minutes prior to the estimated agenda scheduled times.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes, please contact the City Clerk's office at (954) 828-5002 two (2) days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.