

Fort Partners to begin demolition on Fort Lauderdale site

Developers released the first rendering for the planned 23-story tower

July 31, 2015 01:30PM

By Katherine Kallergis

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Aerial of the pool deck of the Four Seasons Fort Lauderdale. (Click to enlarge)

After acquiring the missing piece for its planned Four Seasons Hotel & Residences Fort Lauderdale, Fort Partners is getting ready to launch sales for the project this fall, *The Real Deal* has learned.

The property marks the third Four Seasons in South Florida for the Miami-based development company. Fort Partners acquired the [entire 1.8-acre block at 525 North Fort Lauderdale Beach Boulevard](#) from Dev Motwani's Merrimac Ventures earlier this month, a spokesperson told *TRD*. Merrimac is still a minority partner.

Kobi Karp will design the 23-story tower atop a three-story base, according to Fort Partners. Construction will begin next year with a demolition soon, project executive Bill Thompson said.

The area lacks a high-end hotel and residential development, making it an appealing site for Fort Partners, Thompson said. "Strategically, Fort Lauderdale was a perfect fit," he told *TRD*.

This is the third collaboration between the Miami-based developer and Four Seasons Hotels & Resorts. They worked together on the [Four Seasons Palm Beach](#) and The Surf Club Four Seasons Hotel & Private Residences in Surfside, which is currently under construction.

"The Four Seasons had not expanded much, so they were not as saturated [as other brands]," Thompson said.

Condos will range in size from 800 square feet to 6,000 square feet. [Presales launched in February](#), and sales will launch to the public in November, in time for the Fort Lauderdale Boat Show.

Hotel guests and residents will have separate pools and lobbies, and residents will have a private driveway. Amenities include a spa, a signature restaurant, bar and lounge, pool-deck restaurant, ballroom, business center, children's recreation area, meeting facilities and a cafe in a

garden.

"The pool deck is 30 feet in the air, which gives you a phenomenal view of the ocean," Thompson said. The destination restaurant, which has yet to be announced, will front the Fort Lauderdale A1A on the ground floor.

Fort Partners is looking to develop a fourth Four Seasons property in Florida. Thompson said it will likely be on the west coast.

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