



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#20-0524

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: August 18, 2020

TITLE: Quasi-Judicial Resolution Approving a Plat Known as Gummakonda
Located at 3001 N Ocean Boulevard - 3001 N Ocean, LLC. - Case No.
PL19002 - **(Commission District 2)**

Recommendation

It is recommended that the City Commission consider adopting a resolution approving the plat known as "Gummakonda".

Background

The applicant proposes to plat 18,110 square feet, approximately 0.41 acres, of land located at 3001 N Ocean Boulevard. The parcel is on the north side of NE 30th Street and the west side of N Ocean Boulevard and is currently the site of a vacant 2,190 square-foot automotive service station. The applicant is re-platting the site to allow for the future development of a 106-room hotel.

The proposed plat includes the following plat note restriction:

"This plat is restricted to a 108-Rooms Hotel".

The plat application was reviewed by the Development Review Committee (DRC) on June 11, 2019. All comments have been addressed. The application and record are available for review upon request to the Department of Sustainable Development (DSD). The Planning and Zoning Board (PZB) recommended approval (7-2) of the item on June 17, 2020. An aerial location map, the proposed plat and the applicant's narrative responses are provided as Exhibits 1, 2 and 3, respectively. The PZB staff report and meeting minutes (including speaker list) from June 17, 2020 are attached as Exhibits 4 and 5, respectively.

The City Commission shall consider the application, the record, and recommendations forwarded by the DRC and the PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of the City's Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and other applicable criteria as defined herein.

Pursuant to Section 47-24 of the ULDR, Table I, Development Permits and Procedures, the following criteria shall be used to evaluate the request:

- ULDR Section 47-24.5, Subdivision Requirements
- ULDR Section 47-25.2, Adequacy Requirements

Please refer to Exhibit 3 for the applicant's responses to the criteria. Staff concurs with applicant's assessment.

Comprehensive Plan Consistency

The proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1, which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules document. The underlying land use of Commercial allows for the development of the proposed commercial use.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the Press Play Fort Lauderdale 2024 Strategic Plan, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective 1: Create a responsive and proactive business climate to attract emerging industries.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Here*.

Attachments

Exhibit 1 – Aerial Location Map

Exhibit 2 – Plat

Exhibit 3 – Applicant's Narrative Responses to Criteria

Exhibit 4 – Planning and Zoning Board Staff Report - June 17, 2020

Exhibit 5 – Planning and Zoning Board Minutes and Speaker List - June 17, 2020

Exhibit 6 – Approval Resolution

Exhibit 7 – Denial Resolution

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