



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#21-0993

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: December 21, 2021

TITLE: Quasi-Judicial Resolution Approving Plat Known as “Luckey’s” Plat –
Located at 1100 West State Road 84 – 1100 Hotels, LLC – Case No.
UDP-P21003 – **(Commission District 4)**

Recommendation

Staff recommends the City Commission consider adopting a resolution approving the plat known as “Luckey’s” Plat.

Background

The applicant, 1100 Hotels, LLC, proposes to plat 82,776 square feet of land located at 1100 West State Road 84. The parcel of land is located on the south side of West State Road 84, between SW 9th Avenue to the east, SW 14th Avenue to the west, and north of SW 26th Street. The applicant seeks to demolish the existing vacant building on the site, which was previously a bank, to construct a new 172-room hotel. An associated site plan application for “Fairfield Inn and Townplace Suites”, Case No. UDP-S21038 for the proposed hotel was reviewed at the September 14, 2021, Development Review Committee (DRC) meeting.

The proposed plat includes the following plat note restriction:

“This plat is restricted to a 172-room hotel”

The plat application was reviewed by the DRC on July 27, 2021. All comments have been addressed and are on file with the Development Services Department. The Planning and Zoning Board (PZB) recommended approval of the item by a vote of (8-0) on September 22, 2021. The Plat, Location Map, July 27, 2021, DRC Comments, and the Applicant’s Narrative Responses to Criteria are provided as Exhibit 1, Exhibit 2, Exhibit 3, and Exhibit 4, respectively. The September 22, 2021, PZB Meeting Minutes and September 22, 2021, PZB Staff Report are attached as Exhibit 4 and Exhibit 5, respectively. Proof of Ownership is attached as Exhibit 6.

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 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 narrative responses to criteria. Staff concurs with the applicant's assessment.

Resource Impact

There is no fiscal impact associated with this action

Strategic Connections

This item is a *2021 Commission Priority*, advancing the Smart Growth initiative.

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 2: Nurture and support existing local businesses

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 1: Uses and densities permitted in the future land use categories are established within the City of Fort Lauderdale Land Use Plan. Development Regulations as to permitted uses and densities must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map (series). The City's Unified Land Development regulations may prohibit or restrict any of the land uses permitted within any land use category of the City's Land Use Plan.

Attachments

Exhibit 1 – Plat

Exhibit 2 – Location Map

Exhibit 3 – July 27, 2021, DRC Comments

Exhibit 4 – Applicant's Narrative Responses to Criteria

Exhibit 5 – September 22, 2021, PZB Meeting Minutes
Exhibit 6 – September 22, 2021, PZB Staff Report
Exhibit 7 – Proof of Ownership
Exhibit 8 – Resolution Approving
Exhibit 9 – Resolution Denying

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