



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#18-0133

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: April 3, 2018

TITLE: Quasi-Judicial Resolution to Approve a Plat known as Boutique Hotel
Located at 441 S Fort Lauderdale Beach Boulevard – Granite FL, LLC-
Case PL17004

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “Boutique Hotel”.

Background

The applicant proposes to plat 25,594 square feet (0.5876 acres) of land located at 441 South Fort Lauderdale Beach Boulevard (formerly 2933 SE 5th Street). The parcel is located between Fort Lauderdale Beach Boulevard and Seabreeze Boulevard, just north of SE 5th Street, and is currently the site of a commercial/office mixed use development. The applicant is re-platting the site in order to redevelop the property with the “Boutique Hotel” project (Case R16012).

The proposed plat includes the following plat note restriction:

“This plat is restricted to 213 hotel units and 10,000 square feet of commercial use. Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.”

The City’s Development Review Committee (DRC) reviewed the application on May 9, 2017, and all comments have been addressed. The application and record are available for review upon request to DSD. The Planning and Zoning Board (PZB) recommended approval 7-0 of the item on November 15, 2017. The City Commission adopted a resolution dedicating a 77-foot wide public right-of-way easement for SE 5th Street between State Road A1A and Seabreeze Boulevard, which is adjacent to the south edge of the property on March 6, 2018. The proposed plat and the applicant’s narrative responses are provided as Exhibits 1 and 2, respectively. The November 15, 2017 PZB meeting minutes and staff report are attached as Exhibits 3 and 4, respectively. Proof of ownership is attached as Exhibit 5.

The City Commission shall consider the application, the record, and recommendations forwarded by the Development Review Committee and the Planning and Zoning Board, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of 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
- ULDR Section 47-12.6. F, Application for plat approval or beach development permit outside of the Planned Resort District but within the Central Beach Area

Please refer to Exhibit 2 for the applicant's responses to the criteria. Staff concurs with applicant's assessment.

Comprehensive Plan Consistency

Staff has determined the proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1, which requires the plat to comply with the Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document. The underlying land use is Central Beach Regional Activity Center. Hotel and commercial uses are permitted. If approved, uses permitted pursuant to ULDR Section 47-12.5.B.5, List of Permitted and Uses, A1A Beachfront Area (ABA) District could be applied for, including hotel and commercial retail uses, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

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

Attachments

Exhibit 1 – Plat

Exhibit 2 – Applicant Narrative

Exhibit 3 – November 15, 2017 PZB Meeting Minutes

Exhibit 4 – November 15, 2017 PZB Staff Report

Exhibit 5 – Proof of Ownership

Exhibit 6 – Approval Resolution

Exhibit 7 – Denial Resolution

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