



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

#22-0375

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 17, 2022

TITLE: Quasi-Judicial - Resolution Amending Site Plan Level IV Approval and Approval of an Off-Site Parking Agreement – 1007 E. Las Olas Boulevard – 800 Las Olas, LLC & Mustang Properties, Inc. – Case No. PLN-SITE-20080001– (**Commission District 4**)

Recommendation

Staff recommends the City Commission consider a resolution to amend the Site Plan Level IV Approval and approve an off-site parking agreement for the hotel development located at 1007 E. Las Olas Boulevard. Original Case Number was PLN-SITE-20080001, and the new Administrative Review Application Case Number is UDP-A21066.

Background

The applicant, 800 Las Olas, LLC & Mustang Properties, Inc., has requested modifications to the approved development plan for a project located at 1007 E. Las Olas Boulevard. Proposed changes exceed the authority of the Development Services Department to approve amendments and the modifications must be considered by the City Commission, who approved the original development permit.

The City Commission adopted Ordinance C-21-16 on May 18, 2021, rezoning a portion of the site from Exclusive Parking (XP) District to Community Business (CB) District through the allocation of commercial flex and approving the site plan for the construction of a 120,427 square-foot, 138-room hotel with 5,698 square feet of ground-level retail space and underground parking. Also approved for the project under separate processes were a parking reduction, and the vacation of a right-of-way. The subject site is located at the northwest corner of East Las Olas Boulevard and Southeast 10th Terrace and currently contains an existing one-story retail building and surface parking. Location map is attached as Exhibit 1.

The project was reviewed by the Development Review Committee (DRC) on September 8, 2020. The Planning and Zoning Board (PZB) reviewed the application on February 17, 2021, and recommended approval of the rezoning and the associated site plan by a vote of 7-1, subject to staff conditions. On May 18, 2021, the City Commission approved this

item on second reading under Ordinance No. C-21-16 and Ordinance No. C-21-18, attached as Exhibit 2.

Modifications included in the Administrative Review Application exceed the allowed five percent for the Department to approve administratively. These changes include the following:

- An additional floor that will add seven feet to the overall height, changing the height of the originally approved building from 116 feet, 8 inches to 123 feet, 5 inches (5.7 percent change); and
- An increase in gross floor area of the building from 120,427 square feet to 133,929 square feet (11.2 percent change).

Additional changes to the project include the following:

- Exterior façade changes including additional glazing, balconies on the west elevation, and modifications to architectural detailing on the first and second floor facades;
- Two additional hotel rooms and an increase in commercial square footage;
- A reduction in the south setback from approximately 10 feet 3 inches to approximately 9 feet 9 inches;
- An increase in the north setback from approximately 16 feet 9 inches to approximately 18 feet 9 inches; and
- Changes to landscape plan to remove plantings from areas with pedestrian conflicts.

Application and Narratives are attached as Exhibit 3. An updated Water and Sewer Capacity Letter is attached as Exhibit 4. The site plan comparison package is attached as Exhibit 5.

Due to the change in total number of hotel units, the total number of required parking spaces has also increased by two spaces. The applicant has proposed to provide 18 off-site parking spaces to accommodate this increase, as well as changes to the parking garage layout.

Pursuant to ULDR Section 47-20.4.B.2, Distance from Use Served, the applicant is proposing an off-site parking agreement based on the following criteria:

b. For self-parking except a house of worship, the off-street parking area may be located within seven hundred (700) feet measured along a safe pedestrian path, as defined in subsection B.2.d, from the nearest property line of the parcel it is intended to serve.

d. As used in the ULDR, a safe pedestrian path shall be defined as a path which follows public sidewalks or walkways with a minimum four-foot width; includes either designated crosswalks or street crossings with stop signs or traffic signals at street intersection crossings; if there is a waterway, railroad track or other barrier along the path and has a pedestrian overpass crossing same; and is uninterrupted by a right-of-way with a paved area of six (6) lanes or more, except State Road A-1-A.

Applicant shall execute and record an Off-Site Parking Agreement in accordance with Section 47-20.18, prior to approval of the development permit at final DRC.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

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

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options

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

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

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Ordinance No. C-21-16 and Ordinance No. C-21-18

Exhibit 3 – Application and Narratives

Exhibit 4 – Updated Water and Sewer Capacity Letter

Exhibit 5 – Site Plan Comparison

Exhibit 6 – Resolution Approving

Exhibit 7 – Resolution Denying

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