



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

#18-0175

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

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

DATE: February 20, 2018

TITLE: Motion Relating to a City Commission Request for Review – Aloft
Hotel – Case Number R16011

Recommendation

It is recommended that the City Commission analyze the proposal and decide whether to set a de novo hearing to review the application known as Aloft Hotel (Case Number R16011), a 199-room hotel development proposed at 313 NE 2nd Street.

Background

The City Clerk has received a statement of intent filed by Commissioner Dean Trantalis, pursuant to the City of Fort Lauderdale Unified Land Development Regulations (“ULDR”) Section 47-22.4.C.13.1, City Commission Request for Review (“CRR”) to review the proposed project located in the Regional Activity Center – City Center (RAC-CC) zoning district. The proposed development is for an Aloft Hotel consisting of 199 rooms and 6,208 square feet of retail space. An abbreviated set of plans is provided as Exhibit 1. A full set of plans is available upon request. The City Commission Request for Review Memo including staff analysis is provided as Exhibit 2.

The DRC reviewed the project on June 14, 2016. All comments have been addressed and are on file with the Department of Sustainable Development. The project received Preliminary Approval on February 1, 2018.

Adequacy Requirements:

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater is serviced by the City of Fort Lauderdale. A capacity letter was issued by the City’s Public Works Department on October 20, 2016 which identified the plant facilities, pump station and associated infrastructure have capacity to service the project. A revised letter will be issued based on current conditions and capacity analysis at the time of building permitting. The October 20, 2016 capacity letter is attached as Exhibit 3.

Parking and Circulation:

Vehicular ingress and egress into the site is provided from NE 3rd Street and additional loading access is provided via NE 2nd Street.

The applicant is proposing to provide 160 parking spaces which include 3 on-street parking spaces. A 15-foot sidewalk is proposed on NE 2nd Street and a sidewalk with a minimum width of 14-feet and a maximum width of 21-feet is proposed on NE 3rd Street.

A traffic study dated August 2016 and prepared by Traf Tech Engineering, Inc. concluded that based on the proposed land uses, the proposed development is anticipated to generate approximately 1,686 gross daily trips, approximately 148 gross AM peak hour trips (83 inbound and 65 outbound), and approximately 136 gross PM trips (68 inbound and 68 outbound). The analysis indicates the study area will continue to operate adequately with the project in place. Staff has included a condition requiring an analysis and installation of a mid-block crossing prior to Certificate of Occupancy.

City Commission Request for Review

Pursuant to ULDR Section 47-26A.2, City Commission Request for Review:

- A. If an application for development permit is approved or denied and the ULDR provides for City Commission request for review ("CRR") as shown in Table 1 of Section 47-24, Development Permits and Procedures, or other provision of the ULDR, the City Commission may adopt a motion to set a hearing to review the application if it is found that the new project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The process for CRR may be initiated by a statement of intent filed by any member of the City Commission with the City Clerk with a copy to the department. Except as provided herein, the motion shall be considered within thirty (30) days of the decision by the lower body.
- B. The motion approving a CRR shall set a date for consideration of the application no later than sixty (60) days from the date the motion is adopted. Notice of the hearing shall be given to the public by posting a sign at least ten (10) days before the hearing in accordance with Section 47-27, Notice Procedures for Public Hearing. Review by the City Commission shall be by de novo hearing supplemented by the record below and the same standards and criteria applicable to the development permit shall be applied. At the conclusion of the hearing the city commission shall take action approving, approving with conditions or denying the application.

The City Commission may adopt a motion to set a hearing to review the application if it is found that the proposed project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development.

Should the City Commission wish to proceed with the CRR request, a hearing may be set on March 6, 2018 to comply with the requisite sixty (60) day period to set a date for consideration of the Aloft Hotel application.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 – Abbreviated Plans Set

Exhibit 2 – City Commission Request for Review Memo

Exhibit 3 – Water and Wastewater Capacity Availability Letter

Exhibit 4 – Letter from Attorney Sidney Calloway requesting deferment to
April 17, 2018.

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