



AMENDED SITE PLAN LEVEL IV APPROVAL

30-Day City Commission Request for Review

IMPORTANT: Pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sec. 47-24.2.A.6 final approval of an amendment to a site plan level III or IV subject to Commission Request for Review (CRR) shall not take effect nor shall a building permit be issued, any sooner than 30 days after the approval date, and then only if no motion is adopted by the City Commission seeking to review the application during this period.

In order to comply with Sec. 47-26.A.2 of the ULDR, City Commission Request for Review, the motion to set a hearing to review the application shall be considered within 30 days of the decision by the lower body, which could take place on the following City Commission meeting dates: **June 19, 2018 or July 10, 2018.**

If the City Commission would like to review the application, please provide a statement of intent via e-mail to Jeff Modarelli, City Clerk, and copy Lee Feldman, City Manager, Alain Boileau, City Attorney, and Anthony Greg Fajardo, Director, Department of Sustainable Development. If the City Commission does not intend to review the application, notification of such prior to the end of the 30-day period is requested so that applicant can proceed with the permitting process in a timely manner.

Start of 30-day period: June 6, 2018
Expiration of 30-day period: July 5, 2018

Case Number: R15013A1
Project Name: AC Marriott
Applicant: Inigo N. Ardid/KW Alhambra Property, LP
Location: 3017-3029 Alhambra Street
Zoning District: A-1-A Beachfront Area District (ABA)

Project Description:

Proposed Use: Hotel (172 Rooms)
Lot Size: 31,250/0.71 Acres
Height: 107 Feet
Parking: 117 Parking Spaces Provided

Project Background

The project was reviewed by the Development Review Committee on March 10, 2015. It was recommended for approval by the Planning and Zoning Board on September 16, 2015 and approved by the City Commission on November 3, 2015.

Determination:

Proposed amendments were reviewed by the Administrative Review Committee on May 24, 2018. All comments have been addressed.

The applicant is proposing the following changes to the site plan:

- Rotate four hotel rooms on each floor located on the eastern end of the building in order for the rooms to face toward the ocean. This proposed change will result in relocating the stairway and a break in the balconies along the south façade. In addition, balconies along the east façade were extended along the east building façade within the approved east side yard setback;
- Adjust floor heights according to hotel brand standards. The overall building height has not changed;
- Relocate the standalone bar on the fourth floor amenity deck to a location along the hotel wall. Adjust the pool shape and location to align with parking below. In addition, remove three guest rooms, relocate meetings rooms and relocate the fitness room from the first floor to the fourth floor. The removal of three guest rooms on the fourth floor will result in a reduction of the overall number of hotel rooms from 175 to 172; and
- The balconies on the north façade have been squared off and reduced in depth resulting in an increase of approximately five feet in the setback to these balconies compared to the previously approved plan.

Staff Analysis: The revisions to the approved plans result in minor changes to the building facades, without changing the overall character of the building. The revised plans do not include any decreases in the approved setbacks or an increase in building height.

Staff Conditions: N/A

Staff Contact: Lorraine Tappen, 954-828-5018

APPROVAL DATE: May 31, 2018

Please see attached site plan and elevations for reference (Exhibit 1). Complete hard copy plans are available for review upon request.

Thank You.

Exhibit:

1. Site plan, elevations and renderings