



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

**#18-0664**

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

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

**DATE:** July 10, 2018

**TITLE:** Motion Relating to a City Commission Request for Review – AC Marriott -  
Case Number R15013A1

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**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 AC Marriott (Case R15013A1), an amendment to an approved site plan for a hotel at 3017-3029 Alhambra Street.

**Background**

The City Clerk has received a statement of intent filed by Commissioner Steven Glassman pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sec. 47-24.2.A.6 regarding final approval of an amendment to a site plan level IV subject to Commission Request for Review (CRR) for the AC Marriott hotel located in the A-1-A Beachfront Area District (ABA). The site plan and renderings are provided as Exhibit 1. The City Commission Request for Review Memo including staff analysis is provided as Exhibit 2.

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. 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.

### **City Commission Request for Review**

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.

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.

### **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 Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

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

**Attachments**

Exhibit 1 – Site Plan, Elevations, and Renderings

Exhibit 2 – City Commission Request for Review Memo

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Prepared by: Lorraine Tappen, Principal Planner

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