



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

#19-0662

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: August 20, 2019

TITLE: Quasi-Judicial Resolution Approving Plat Known as "Beach Boys Plaza Plat" Located at 401 S. Atlantic Boulevard - Beach Boys Plaza, Inc. - Case No. PL18010 - **(Commission District 2)**

Recommendation

It is recommended that the City Commission consider a request to adopt a resolution approving the plat known as "Beach Boys Plaza Plat."

Background

The applicant proposes to plat 72,441 square feet (1.66 acres) of land located at 401 S. Atlantic Boulevard. The parcel is located on the east side of Seabreeze Boulevard, west of Atlantic Boulevard (A1A) and is currently the site of a retail plaza containing 6,114 square feet of retail use and 4,076 square feet of restaurant use with outdoor dining. The applicant is re-platting the site to allow for the Beach Boys Plaza Hotel and Parking Garage development (R18011). The site plan allowed for the construction of a project with 205 hotel units, 381-space parking garage and 5,310 square feet of commercial/retail use was reviewed and approved by the Planning and Zoning Board on February 20, 2019. The site plan was reviewed and approved by the City Commission on June 4, 2019.

The proposed plat includes the following plat note restriction: "This plat is restricted to 205 Hotel Rooms and 28,000 square feet of commercial use".

The City's Development Review Committee (DRC) reviewed the application on February 13, 2018, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development. The Planning and Zoning Board (PZB) recommended approval by a vote of 7-1 at its May 15, 2019 meeting. The proposed plat and the applicant's narrative responses to criteria are provided as Exhibits 1 and 2, respectively. The May 15, 2019 PZB staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4, respectively.

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

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

Comprehensive Plan Consistency

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 Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document.

The City Commission shall consider the application, the record, and recommendations forwarded by the DRC and the PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of Section 47-24.5, Subdivision Regulations of the Unified Land Development Regulations (ULDR).

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 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
- Strategic Initiatives: Examine land-use patterns and neighborhood development trends to recommend changes to the Unified Land Development Regulations (ULDR) for optimal neighborhood growth, including parking, landscaping, setbacks, change of use and reuse, etc.

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

Attachments

Exhibit 1 - Plat
 Exhibit 2 - Applicant's Narrative
 Exhibit 3 - May 15, 2019 PZB Staff Report
 Exhibit 4 - May 15, 2019 PZB Meeting Minutes
 Exhibit 5 - Approval Resolution
 Exhibit 6 - Denial Resolution

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