



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

#19-1121

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: December 17, 2019

TITLE: Quasi-Judicial Resolution Approving the “New River Sound” Plat – 425
Seabreeze Blvd – Summit Hospitality 134, LLC – Case No. PL19001 -
(Commission District 2)

Recommendation

It is recommended that the City Commission consider adopting a resolution approving the plat known as “New River Sound”.

Background

The applicant proposes to plat 37,676 square feet (0.8649 acres) of land located at 425 Seabreeze Boulevard. The parcel is generally located west of Seabreeze Boulevard, between East Las Olas Boulevard and Hall of Fame Drive, and is currently a parking lot. The applicant is re-platting the site to construct a 150-room “Residence Inn” hotel (Case Number R18054), which was reviewed by the Development Review Committee (DRC) on August 28, 2018 and was approved by the Planning and Zoning Board on October 16, 2019.

The proposed plat includes the following plat note restriction:

“This plat is restricted to 150 room hotel.”

The plat application was reviewed by the DRC on February 26, 2019. All comments have been addressed. The application and record are available for review upon request to the Department of Sustainable Development (DSD). The PZB recommended approval (6-3) of the item on October 16, 2019. The proposed plat and the applicant’s narrative responses are provided as Exhibits 1 and 2, respectively. The Planning and Zoning Board Meeting Minutes from October 16, 2019 (draft) and Planning and Zoning Board Staff Report from October 16, 2019 are attached as Exhibits 3 and 4, respectively. Proof of ownership is attached as Exhibit 5.

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 Unified Land

Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and other applicable criteria as defined herein.

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 the 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 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 underlying land use of Central Beach Regional Activity Center allows for the development of the proposed hotel use.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective 1: Create a responsive and proactive business climate to attract emerging industries.

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

Attachments

Exhibit 1 – Plat

Exhibit 2 – Applicant's Narrative

Exhibit 3 – Planning and Zoning Board Meeting Minutes from October 16, 2019

Exhibit 4 – Planning and Zoning Board Staff Report from October 16, 2019

Exhibit 5 – Proof of Ownership

Exhibit 6 – Approval Resolution

Exhibit 7 – Denial Resolution

Prepared by: Tyler Laforme, Urban Planner II

Department Director: Anthony Greg Fajardo, Sustainable Development