



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

#19-1137

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 – Approval of Site Plan Level IV Development Permit for a 150-Room Hotel – Residence Inn Fort Lauderdale Beach – Case No. R18054 – **(Commission District 2)**

Recommendation

It is recommended that the City Commission consider a resolution approving a Site Plan Level IV Development Permit for the construction of a 150-room hotel development in the South Beach Marina and Hotel Area (SBMHA) Zoning District.

Background

The proposed development was reviewed pursuant to criteria outlined in the City's Unified Land Development Regulations (ULDR) Section 47-12, Central Beach Districts. On October 16, 2019, the Planning and Zoning Board (PZB) approved the associated parking reduction request and recommended approval of the development by a vote of 6-3. The site plan and corresponding narratives are provided as Exhibit 1 and Exhibit 2, respectively. The PZB staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4, respectively.

The applicant, Summit Hospitality 134 LLC, proposes to construct a 150-room hotel located at 425 Seabreeze Boulevard. The first floor will consist of the hotel lobby and a covered terrace area on the southeast corner that will connect to the hotel lounge/dining area. A waterfront promenade with public access is proposed at the rear of the project along the waterway, and it will connect via a walkway to Seabreeze Boulevard on the north side of the building. The second floor consists of a parking garage and the upper portion of the lobby area. Floors three through six encompass both the parking garage and hotel rooms facing Seabreeze Boulevard. The 7th floor will have an amenity deck including a pool, fitness area and meeting room. As part of the Site Plan Level IV request, the applicant is requesting reduced side setbacks.

The Development Review Committee (DRC) reviewed the proposal on August 28, 2018. The complete application and DRC record are available on file with the Department of Sustainable Development.

Review Criteria

Pursuant to the ULDR Section 47-12.2, the intent of the SBMHA Zoning District is to promote high quality destination resort uses that reflect the character and quality of Fort Lauderdale Beach, the Intracoastal Waterway, and the marinas that have been developed to the north and south of the Bahia Mar property. The district is intended as a means of providing incentives for quality development and redevelopment along the Intracoastal Waterway and to preserve, protect and enhance the existing character, design, and scale of the area along State Road A1A. Hotel uses are permitted, provided they meet the criteria outlined for the SBMHA District, Central Beach criteria, Neighborhood Compatibility and Adequacy Requirements, as defined further below.

Pursuant to the ULDR Section 47-12.5.F.1., SBMHA District Area Requirements, the minimum side yard setback should be no less than one half the height of the proposed building; however, the setback may be reduced up to the minimum of ten feet for the side setback and minimum of 20 feet along a public right-of-way. The proposed north and south side setbacks are 25 feet to the structure and 22 feet to architectural elements, respectively. The minimum rear yard setback is one-half the height of the building and no less than 20 feet. The proposed rear setback is 20 feet to the structure and 17 feet to architectural elements, respectively.

Pursuant to ULDR Section 47-12.6.B, the following design criteria shall apply for developments in the Central Beach area:

1. *It shall first be determined whether the proposed development or use is compatible with the character of the overall plan of development contemplated by the revitalization plan for the Central Beach area;*

According to the applicant, the proposed development seeks to enhance the resort image of Fort Lauderdale Beach through the introduction of a new hotel in the Central Beach Area and public realm improvements along the site perimeter, consistent with the revitalization plan for the Central Beach. The streetscape provided along Seabreeze Boulevard includes a ten-foot sidewalk. On the west side of the property, an eight-foot publicly-accessible waterfront promenade and waterside plaza have been introduced that would be open to the public. A walkway on the south side of the building will connect the sidewalk along A1A to the waterfront promenade. These improvements also reflect the recommendations to provide public access along the Intracoastal Waterway to promote a waterfront promenade in the Central Beach as identified as a goal in the Central Beach Master Plan (2009 Sasaki Plan).

2. *It shall then be determined whether the architectural design of the proposed development is compatible with the design guidelines provided in Sec. 47-25.3. The design guidelines provided in Sec. 47-25.3 are intended to provide a framework for design review of proposed developments and outline the design elements which have been determined to be compatible with the revitalization plan;*

The Central Beach Master Plan (2009 Sasaki Plan) builds upon the findings of previous plans including the Fort Lauderdale Beach Revitalization Plan of 1989 into a cohesive vision for the central beach area. The applicant maintains that the proposal is compatible with the Central Beach Master Plan. A two-story lobby/lounge faces Seabreeze Boulevard with extensive glazing to provide transparency and the design utilizes an architectural framing element to create a cornice that varies from 20 feet to 39 feet in height and architectural framing of other portions of the building. The east elevation features a variety of materials including stucco, a decorative veneer finish, and aluminum louver panels. Balconies on all sides are enhanced with glass with aluminum railings. In addition, a visual connection is provided to the Intracoastal Waterway. There are views to the water through the valet/arrival area and on the south of the building where there is a sidewalk that connects from AIA to a waterfront plaza and a waterfront promenade with public access.

3. *The design guidelines provided in this section are not intended to be exclusive. Alternative architectural and design concepts outlined in the development application will be considered during review of the development application. It shall be the applicant's burden to show that the proposed alternative architectural and design concepts are compatible with the character of the overall plan of development contemplated by the revitalization plan for the central beach area and not incompatible with the design guidelines provided in this section;*

The applicant has indicated that the design concept is compatible with the character of the overall plan of development contemplated by the revitalization plan for the central beach area. The building finish palette includes materials receptive and complementary to the beach and surrounding environment, including smooth stucco walls with a decorative tile veneer that further enhances the resort image of the beach.

4. *It shall then be determined whether the proposed development incorporates design or architectural elements which mitigate the development's impacts, if any, on existing uses in the immediate vicinity of the proposed development;*

The applicant proposes that the development incorporates design and architectural elements which help to mitigate the development's impacts on existing uses in the immediate vicinity. In the rear, the parking garage is wrapped with aluminum garage louver screening, unique fenestration, architectural frame features and a faux balcony with columns. The building is lined with active uses, including the lobby and hotel lounge/dining area and hotel rooms facing Seabreeze Boulevard (AIA). A view corridor from AIA has been created on the south end of the site so that pedestrians on AIA can view the intracoastal waterway and connect to the waterfront promenade.

5. *The goal of the City in the adoption of the revitalization plan is to facilitate development of the Central Beach area as a world-class destination resort. The primary objective of the design review shall be to implement the overall plan of development and to foster redevelopment as contemplated in the revitalization plan.*

The applicant concludes that the proposed development will enhance the existing attractions through a combination of public realm improvements along the site perimeter including the waterfront promenade with public access, a waterfront plaza and introduction of a new hotel use.

Adequacy and Neighborhood Compatibility

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. Adequate public services are available in the area to meet the needs and demand of the project. Water and wastewater are provided by the City of Fort Lauderdale. A capacity letter has been issued by the City's Public Works Department dated January 8, 2019 which identifies the facilities and associated infrastructure servicing this project and the project's impact on capacity. The analysis indicates that existing water and sewer infrastructure has sufficient capacity to service the project. The capacity letter is attached as Exhibit 5.

The neighborhood compatibility criteria of ULDR Sec 47-25.3.A.3.e.iv include performance standards requiring all developments to meet the following criteria: bulk controls, density, floor area ratio, maximum height, and building yards; massing guidelines including overall height, vertical plane moderation, cornice height, façade treatment, and over-street connections; street level guidelines including active uses, fenestration, arcades/canopies, and trash/loading facilities; other guidelines including energy conservation, building separation, and rooftop design; vehicular circulation including ingress/egress and arrival drop-off areas; pedestrian circulation including urban/open spaces/plazas, pedestrian corridors, and parking; perimeter treatments including screening, paving, and landscape; site furnishings, signage, lighting, useable outdoor spaces, pedestrian accessible spaces, and defensible space.

As per ULDR Section 47-25.3.A.3.e.i.b, consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. The proposed hotel is generally consistent with the height and scale of buildings in the surrounding area and seeks to enhance the overall beach experience through a combination of public realm improvements along the site perimeter including a waterfront promenade with public access and introduction of a new hotel use. The properties to the north and south are also zoned SBMHA and contain a one-story restaurant and a one-story convenience store. To the west across the canal, there is a 16-story residential building. The properties east of the site are zoned A1A Beachfront Area (ABA) including the proposed Oceanfront Park which is currently under construction, a property with an approved site plan for a 16-story hotel, parking garage, and retail space, and an existing 12-story 240 room hotel, which was built in 1975.

Through the DRC process, staff requested that the applicant provide changes to the building façades, addressing building mass and scale and recommending the applicant include a waterfront promenade per the goals identified in the Central Beach Master Plan.

Staff requested enhancing the northeast corner of the building including extension of windows along the north elevation, inclusion of an outdoor seating area, and widening the entry steps by curving/extending them on both sides to create a more seamless and inviting pedestrian approach into the building. Staff also requested increasing the first-floor height to enhance the public realm along Seabreeze Boulevard increasing the articulation of the façade and unique features to screen the parking garage.

The Central Beach Master Plan noted a discontinuity along the Intracoastal Waterway in terms of access. The plan states that “pedestrian access along the Intracoastal Waterway is interrupted by private development and other impediments at numerous locations. These barriers prohibit pedestrian access and they present regulatory barriers to future public access along a continuous promenade.” The plan noted that the public realm could be enhanced by north-south connections including an intracoastal promenade. A waterfront promenade is contemplated in the Central Beach Revitalization Plan and has been included in the Aquatic Center and approved Bahia Mar plans. The project’s proposed publicly-accessible waterfront promenade, access from Seabreeze Boulevard to the waterway, and a waterfront plaza support Central Beach Master Plan objectives to enhance access to and views of the Intracoastal Waterway.

The applicant has submitted narratives regarding the project’s compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, attached to the plan sets, to assist the Board in determining if the proposal meets these criteria. A context plan and perspective renderings depicting the height, mass, scale, shadow, materials and details, etc. of the proposed development as it relates to surrounding properties have also been provided with the site plan submittal material. The, context plans, renderings and site plan are provided as Exhibit 1 and the narratives are provided as Exhibit 2.

Parking and Circulation

Vehicular ingress and egress for the site are provided from Seabreeze Boulevard at the southeast corner of the property. The service entry to the building is located at the northern portion of the site along Seabreeze Boulevard.

The site is currently used as a surface parking lot for the Courtyard by Marriot hotel, which is located on the east side of Seabreeze Boulevard. The subject site and the Courtyard by Marriott property have the same owner, Summit Hospitality 134 LLC. The properties are also linked by off-site parking agreements to provide a portion of the required parking for the Courtyard by Marriott, located at 440 Seabreeze Boulevard (SRA1A) (Folio No. 5042-12-01-0120). Per the agreements, the property is required to accommodate 123 parking spaces for the Courtyard Marriott. The offsite parking agreements are provided as Exhibit 6. The applicant is terminating the existing agreements and establishing a new attendant off-site parking agreement to accommodate 104 parking spaces for the Courtyard by Marriott per the current requirement of 0.67 parking spaces per room pursuant to ULDR Section 47-20.2, Parking and Loading Zone Requirements, Table 3. The applicant requested a parking reduction for the proposed hotel pursuant to a parking statement prepared by the applicant’s consultant, DC Engineers and dated August 28, 2019. Transportation and Mobility staff reviewed the analysis.

Per ULDR Section 47-20, Parking and Loading Requirements, 101 parking spaces are required for the proposed hotel as identified in Table 1 of this report. Pursuant to Section 47-20.3.A.5, Parking Reduction Criteria, an applicant must show that the proposed request meets the Adequacy Requirements of Section 47-25.2 and any one or more of the criteria as listed in Section 47-20.3.A.5.

Based upon the applicant's parking statement prepared by DC Engineers, Inc., dated August 28, 2019, the proposed hotel is projected to need 77 parking spaces, where 101 spaces are required. Per the analysis, the proposed use and structure supports the determination that the need for parking is less than that required by the ULDR for similar uses. A 24-space (8.7%) reduction in parking space supply is requested.

The applicant is proposing a total of 181 parking spaces, with 77 parking spaces provided for the proposed hotel and 104 spaces provided pursuant to the offsite parking agreement for the existing Courtyard by Marriott Hotel. The parking includes 93 spaces with mechanical lifts that will be provided on the fifth and sixth floors. Valet parking will be provided for all parking spaces and valet parking for the proposed hotel will operate within its own footprint. The parking reduction request was approved by the Planning and Zoning Board on October 16, 2019.

The Courtyard by Marriott Hotel will continue its current valet operation pattern. The Courtyard by Marriott hotel utilizes the site of the proposed hotel as an overflow parking lot. The existing driveway for the Courtyard by Marriott hotel and the existing driveway for the existing surface parking lot are aligned across from each other on Seabreeze Boulevard. The Courtyard by Marriott hotel valet operation currently crosses Seabreeze Boulevard to enter the parking lot. To exit the parking lot, the valet driver enters Seabreeze Boulevard travelling southbound and then enters the driveway for the Courtyard by Marriott hotel approximately 120 feet south of the parking lot on the east side of Seabreeze Boulevard. The proposed development will maintain the same circulation pattern for the valet operation in conjunction with the Courtyard by Marriott hotel. A diagram showing the valet circulation is included with the parking statement prepared by DC Engineers, Inc., dated August 28, 2019, is provided as Exhibit 7.

Table 1 – Parking Table

Property	Number of Hotel Rooms	Parking Requirement	Spaces Provided on Proposed Hotel Site
Proposed Hotel	150	0.67 per room/101 spaces per ULDR 0.51 per room/77 spaces per study	77
Existing Courtyard by Marriott	261	0.67 per room/175 per ULDR (104 to be provided at proposed hotel and 71 provided at Courtyard by Marriott)	104

Total Parking Provided at Proposed Hotel	181
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The traffic statement dated January 29, 2019 and prepared by DC Engineers, Inc., utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and determined that the proposed redevelopment will result in 339 net new daily trips; 28 net new A.M. peak hour trips and 23 new PM peak hour trips. The traffic statement is provided as Exhibit 8.

Comprehensive Plan Consistency

The proposed project is consistent with the City's Comprehensive Plan, in that the proposed use is permitted in the Central Beach Regional Activity Center (Beach RAC) land use category which permits residential, commercial, recreation and open space, and community facility uses.

As it relates to the Central Beach redevelopment efforts, the development is consistent with the Community Redevelopment Area Plan as established in Future Land Use Element Policies 1.9.2 and 1.9.3 by providing appropriate activities within the beach redevelopment area and will provide improved infrastructure to help implement the Central Beach Redevelopment Plan such as the wider ten-foot sidewalk along AIA and publicly accessible waterfront promenade.

As it relates to the surrounding context, the proposed project development furthers Future Land Use Element Policy 1.11.2 by providing enhanced landscaping, street and pedestrian amenities through the development review process within the Beach RAC. The proposed development also implements Future Land Use Element Policy 1.35.1 which states that the City will continue to foster a land pattern that protects the area's tourism attractions, such as the beach, natural, and marine areas through proposed development of a hotel use and inclusion of the waterfront promenade and views of the intracoastal waterway from AIA.

The City's Future Land Use Map indicates that the proposed project is located within the boundaries of the Beach RAC. Per an Interlocal Agreement between the City and Broward County, the City is required to monitor and track development entitlements in the City's Regional Activity Centers. The Beach RAC development limitations are based on residential units and vehicular trips. As stated in the traffic statement provided by the applicant, the project will generate a total of 23 PM peak hour trips. Per the Comprehensive Plan, development growth in the Beach RAC is restricted to no more than 3,220 peak hour trips. To date, the City has allocated 3,050 trips, and therefore, there are 103 trips available. There are sufficient remaining trips to allocate the 23 trips needed for this project.

Archaeological Resources

This property is located within an archaeologically significant zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, the City shall generally follow a

public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value within its jurisdiction and within archaeologically significant zones and that a cultural resource assessment survey (also known as a Phase I Archaeological Survey) of the property shall be conducted. The survey must be submitted prior to issuance of the building permit and may be conducted in coordination with ground disturbance activities necessary to conduct tests. The applicant shall contact the Historic Preservation Board Liaison and the City's archaeological consultant to determine the final survey methodology prior to commencing archaeological work.

Public Participation

The request is subject to the public participation requirements established in ULDR Section 47-27.4. The applicant has provided affidavits that public participation meetings were held in September 2018 and January and April 2019 in order to offer the neighborhood association surrounding the property the opportunity to learn about the proposed project. A summary of the public participation meetings and affidavits are provided as Exhibit 9.

Conditions of Approval

Should the City Commission recommend approval of the development, the following conditions are proposed:

1. At time of permit submittal, the applicant will be required to pay a Park Impact Fee for the proposed hotel units prior to issuance of building permit in accordance with ULDR Section 47-38A;
2. Prior to final DRC, the applicant shall provide a final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied;
3. Prior to issuance of the building permit, the existing off-site parking agreement shall be terminated and a new off-site parking agreement to accommodate 104 parking spaces for the Courtyard by Marriott per current parking space rate of 0.67 per room as established in ULDR Section 47-20.2, Parking and Loading Zone Requirements, Table 3, shall be executed and recorded in the public records of Broward County;
4. A valet parking agreement shall be executed and recorded in the public records of Broward County at the applicant's expense prior to the issuance of the certificate of occupancy;
5. Prior to issuance of building permit, a cultural resource assessment survey must be provided to both the case planner and Historic Preservation Board Liaison and should document study methodology, findings, and recommendations. Following the submittal of the cultural resource assessment survey, further comments may apply prior to proceeding with obtaining a building permit for the proposed new development. All work pertaining to the cultural resource assessment survey shall conform to the standards for archaeological investigation and reporting established in Chapter 1A-46 of the

Florida Administrative Code and follow procedures outlined in the Florida Division of Historical Resource Cultural Resource Standards and Operations Manual Module Three as it pertains to conducting archaeological field investigations, laboratory analysis, and study reporting. All work shall be conducted by a professional archaeologist who meets the Secretary of the Interior professional standards (36 CFR part 61 as amended). In the event that archaeological materials are discovered, then the archaeologist shall alert the City's historic preservation staff - Trisha Logan, Historic Preservation Board Liaison, at 954-828-7101 or at tlogan@fortlauderdale.gov;

6. Prior to issuance of final certificate of occupancy, the applicant shall record a public access easement to accommodate the eight-foot waterfront promenade and the five-foot pedestrian connection to Seabreeze Boulevard along the south side of the property.
7. Prior to issuance of building permit, obtain approval from Public Works Utilities for any connections to or demolition of existing City infrastructure and for placement of any new trees in the vicinity of City infrastructure. Applicant may be required to relocate the existing City infrastructure at their own expense to comply with minimum separation requirements.
8. Prior to issuance of building permit, applicant shall provide an agreement for all off-site improvements to be perpetually maintained by the applicant or future owners.
9. Prior to issuance of final certificate of occupancy, the applicant shall record a 10' x 15' (minimum) utility and access easement for any four-inch or larger water meters and/or the first private sanitary sewer manhole located within the proposed development.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Fiscal Year 2020 Commission Annual Action Plan* priority, included within the Management Agenda, advancing the Business Development initiative.

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: Create a responsive and proactive business climate to attract emerging industries

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

Attachments

Exhibit 1 - Application and Site Plan

Exhibit 2 - Applicant's Narrative Responses

Exhibit 3 - Planning and Zoning Board Staff Report from October 16, 2019
Exhibit 4 - Planning and Zoning Board Meeting Minutes from October 16, 2019
Exhibit 5 - Water and Sewer Capacity Letter, dated January 8, 2019
Exhibit 6 - Off-Site Parking Agreements
Exhibit 7 - Applicant's Parking Statement, by DC Engineers, Inc., dated August 28, 2019
Exhibit 8 - Applicant's Traffic Statement, by DC Engineers, Inc., dated January 29, 2019
Exhibit 9 - Public Participation Summary, Affidavit, and Sign Posting
Exhibit 10 - Approval Resolution
Exhibit 11 - Denial Resolution

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