



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0585

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: September 15, 2020

TITLE: Quasi-Judicial Resolution Approving the Hilton Marina Hotel Plat Located
at 1881 SE 17th Street – BSREP III Fort Lauderdale, LLC – Case No.
PLN-PLAT-20030001 – **(Commission District 4)**

Recommendation

It is recommended that the City Commission consider adopting a resolution approving the plat known as “Hilton Marina Hotel Plat”.

Background

The applicant, BSREP III Fort Lauderdale LLC, proposes to plat 428,387 square feet of land located at 1881 South East 17th Street. The parcel is located along South East 17th Street, south of the North Fork Seminole River, and west of the Intracoastal Waterway. The parcel currently consists of portions of Lauderdale Harbors Section “B” as recorded in Plat Book Nine, Page 57, as well as portions of Sections 13 and 14, Township 50 South, Range 42 East, of the Public Records of Broward County, Florida. The applicant seeks to demolish 11,700 square feet of existing commercial use and construct 33,191 square feet of new commercial use. An associated site plan for the Hilton Marina Hotel, Case No. R19031, was approved (7-0) by the Planning and Zoning Board (PZB) on November 20, 2019. The applicant is platting the site because no building permit nor certificate of occupancy may be issued for the construction of a principal building on a parcel of land unless a plat including the parcel has been recorded per the Broward County Land Use Plan. Currently, the parcel has not been delineated on a recorded plat.

The proposed plat includes the following plat note restriction:

“This plat is restricted to a 589 existing room hotel, a 33 slip marina, and 67,000 square feet of commercial use (39,040 square feet existing)”.

The plat application was reviewed by the Development Review Committee (DRC) on May 26, 2020. 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 (9-0) of the item on July 15, 2020. The

proposed plat, location map, and the applicant's narrative responses are provided as Exhibits 1, 2, and 3, respectively. The July 15, 2020 Draft PZB Meeting Minutes and PZB Staff Report are attached as Exhibits 4 and 5, respectively. Proof of ownership is attached as Exhibit 6.

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 3 for the applicant's narrative 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 uses of Commercial and High Density Residential allow for the proposed development.

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.
- Objective 2: Nurture and support existing local business.

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

Attachments

Exhibit 1 – Plat
Exhibit 2 – Location Map
Exhibit 3 – Applicant’s Narrative Responses
Exhibit 4 – July 15, 2020 Draft PZB Meeting Minutes
Exhibit 5 – July 15, 2020 PZB Staff Report
Exhibit 6 – Proof of Ownership
Exhibit 7 – Approval Resolution
Exhibit 8 – Denial Resolution

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