



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

**#20-0878**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** December 2, 2020

**TITLE:** Quasi-Judicial Resolution Approving a Site Plan Level IV Development Permit for 124-Room Hotel and 6 Multi-family Residential Units – 3001-18 Harbor Drive, LLC. – Case No. PLN-SITE-20040008 – **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission consider approving a Site Plan Level IV Development Permit for a 124-Room Hotel and six (6) Multi-family Residential Units proposed at 3001 Harbor Drive.

**Background**

The applicant, 3001-18 Harbor Drive, LLC., is proposing redevelopment of a parcel of land located at 3001 Harbor Drive for a mixed-use development project containing a 124-room hotel, with six residential units, and 4,790 square feet of accessory restaurant space. The subject site is located at the northwest corner of State Road A-1-A and Harbor Drive, adjacent to Fire Station 49, and across from the City's South Beach Parking Lot. The site has an underlying land use designation of Central Beach Regional Activity Center (Beach RAC) and is zoned as South Beach Marina and Hotel Area (SBMHA) District. A location map is attached as Exhibit 1. The application, proof of ownership, project narratives, and site plan are attached as Exhibit 2.

The Planning and Zoning Board (PZB) reviewed the application on October 21, 2020, and recommended approval by a vote of 8-0 subject to staff conditions. The October 21, 2020 PZB meeting minutes are attached as Exhibit 3. The October 21, 2020 PZB staff report is attached as Exhibit 4 and contains a detailed summary of the project including analysis of applicable criteria and conditions of approval. The exhibits, as presented to the PZB, are identified below and include:

- Water and Sewer Capacity Letter (Exhibit 5)
- Traffic Generation Statement, DC Engineers, Inc., August 4, 2020 (Exhibit 6)
- Transportation and Mobility Department Approval Letter (Exhibit 7)
- Public Participation Meeting Summary and Affidavit (Exhibit 8)
- Public Sign Notice and Affidavit (Exhibit 9)

If approved by the City Commission, the listed staff conditions, as presented to the PZB, apply:

1. Valet parking operations shall not be permitted on-site. The drop-off area, as depicted on the site plan, Sheets A-0.15 and A-0.16, shall be restricted for drop-off and pick-up only.
2. Prior to Final DRC, the applicant shall coordinate with staff on the appropriate pedestrian safety measures for Harbor Drive between the Bahia Cabana Hotel, Case PLN-SITE-20040008, and Bahia Cabana Apartments, Case PLN-SITE-20040006. Such measures shall be depicted on the site plan.
3. Prior to Final DRC, the applicant shall relocate the FPL utility pole five feet toward Harbor Drive so the pole is not located in the sidewalk area, in order to maintain a clear, unimpeded pedestrian wide path.
4. Prior to issuance of building certificate of occupancy, the applicant shall execute an off-site parking agreement, record the agreement at its own expense in the Broward County Public Records, and provide a copy of the recorded agreement to the City Department of Sustainable Development.
5. Prior to Final DRC, applicant shall provide the 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.
6. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed residential units prior to issuance of building permit.

#### **Beach RAC Development Tracking**

The City is required to monitor and track development entitlements in the Beach RAC per an Interlocal Agreement between the City and Broward County. The Beach RAC development limitations are based on residential units and PM peak hour vehicular trips. The applicant submitted a Traffic Generation Statement, dated August 4, 2020, prepared by the applicant's consultant, DC Engineers, Inc., identifying that the project will generate less trips than the previously existing use, resulting in a reduction of 22 PM peak hour trips. The previous existing use was also a hotel with accessory restaurant and was demolished in 2019.

Projects demolished in the Beach RAC may retain their vested trips for a period of 18 months. The site was demolished in May 2019 thereby vesting the trips until December 2020. The twenty-two PM peak hour trips will be added back into the City's available trip table for future allocation to projects in the Beach RAC. In addition, the project will be allocated six residential units from the Beach RAC pool of units.

If approved, there will be 404 residential units and 101 trips remaining for allocation in

the Beach RAC. Table 1 provides a summary of units and vehicular trips allocated to date based on the City's Central Beach RAC Development Monitoring Table.

**Table 1 – Central Beach RAC Development and Vehicular Trips Summary**

Residential Units		Vehicle Trips	
Total Residential Units Permitted	5,500	Total Peak Hour Trips Permitted	3,220
Built and Approved Units <sup>(1)</sup>	5,124	Built and Approved Trips <sup>(1)</sup>	3,191
Demolition Credits <sup>(2)</sup>	34	Demolition Credits <sup>(2)</sup>	50
Number of Available Units	410	Number of Available Trips	79
Allocation for Bahia Cabana Hotel	6	Allocation for Bahia Cabana Hotel	-22
<b>Number of Trips Available if Proposed Bahia Cabana Hotel is Approved</b>	<b>404</b>	<b>Number of Trips Available if Proposed Bahia Cabana Hotel is Approved</b>	<b>101</b>

(1) Includes built projects, approved not yet built, and pending litigation.

(2) Demolition credits for properties that demolition structures after 1989 and did not receive new approvals.

### **Resource Impact**

There is no fiscal impact to the City associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale Strategic Plan 2024*, included within the Business Development Cylinder of Excellence, specifically advancing:

- The Business Development Focus Area.
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Nurture and support existing local businesses.

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

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Application, Proof of Ownership, Project Narratives, and Site Plan

Exhibit 3 – October 21, 2020 PZB Draft Meeting Minutes

Exhibit 4 – October 21, 2020 PZB Staff Report

Exhibit 5 – Water and Sewer Capacity Letter

Exhibit 6 – Traffic Generation Statement, DC Engineers, Inc., August 4, 2020

Exhibit 7 – Transportation and Mobility Department Approval Letter

Exhibit 8 – Public Participation Meeting Summary and Affidavit

Exhibit 9 – Public Sign Notice and Affidavit

Exhibit 10 – Resolution Approving

Exhibit 11 – Resolution Denying

Department Director: Anthony Greg Fajardo, Sustainable Development