



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

#24-0974

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

FROM: Susan Grant, Acting City Manager

DATE: October 1, 2024

TITLE: Motion for Discussion – City Commission Request for Review – 900
Intracoastal Drive – Case No. UDP-S24005 – **(Commission District 1)**

Recommendation

It is recommended the City Commission consider a motion setting a de-novo hearing to review the application of a proposed site plan for the project known as “900 Intracoastal Drive”, Case No. UDP-S24005.”

Background

The City Clerk has received a statement of intent filed from the office of the Mayor, pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR), Section 47-26A.2, City Commission Request for Review (CRR) to review the site plan for “900 Intracoastal Drive”. The intent statement is attached as Exhibit 1.

The applicant, 900 Intracoastal Drive, LLC., is proposing to redevelop the property located at 900 Intracoastal Drive with a residential development consisting of 44 residential units. The applicant proposes to demolish existing two-story structures and build a single structure with a residential tower. The site is zoned Multifamily High Rise/ High Density District (RMH-60) and has a land use designation of High Residential. A Location Map is attached as Exhibit 2.

Section 166.033, Florida Statutes requires municipalities to take final action on a development permit application subject to quasi-judicial or public hearing processes within 180 days of the application being deemed complete. The application was deemed complete on January 30, 2024. The applicant has agreed to an extension of time, as permitted by Section 166.033(1), Florida Statutes, to October 18, 2024, to accommodate the 30-day City Commission call-up period. The project was reviewed by the Development Review Committee (DRC) on February 27, 2024, and presented to the Planning and Zoning Board (PZB) on September 18, 2024. The PZB approved the project (5-2) subject to the 30-day City Commission Request for Review period, with staff conditions. The specific conditions are listed in the September 18, 2024, PZB Meeting

Results, attached as Exhibit 3. The September 18, 2024, PZB Staff Report is attached as Exhibit 4.

The Application and Project Narratives are attached as Exhibit 5. An Abbreviated Plan Set that contains the proposed site plan, floor plans, building elevations, and renderings is provided as Exhibit 6. The Water Wastewater Capacity Letter and the Traffic Statement, prepared by Kimley Horn, are attached as Exhibit 7 and 8, respectively.

City Commission Request for Review

Pursuant to ULDR, Section 47-24.2.A.6, approval of site plan development permit subject to City Commission Request for Review (CRR) shall not be final until thirty (30) days after preliminary approval and then only if no motion is adopted by the City Commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. The City Commission may adopt a motion to set a hearing to review the application if it is found that the new project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The process for CRR may be initiated by a statement of intent filed by any member of the City Commission with the City Clerk with a copy to the department. The motion shall be considered within 30 days of the decision by the lower body with the certain exceptions provided in Section 47-26.A.2 of the ULDR.

The motion approving a CRR shall set a date for consideration of the application no later than sixty (60) days from the date the motion is adopted. Notice of the hearing shall be provided by posting a sign at least ten days before the hearing in accordance with ULDR, Section 47-27, Notice Procedures. Review by the City Commission shall be by de-novo hearing supplemented by the record and the same standards and criteria applicable to the development permit shall be applied. At the conclusion of the hearing the City Commission shall take action approving, approving with conditions or denying the application.

Should the City Commission wish to proceed with the CRR request, a hearing must be set within the requisite sixty (60) day period to consider the application.

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:

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Intent Statement

Exhibit 2 – Location Map

Exhibit 3 – September 18, 2024, PZB Meeting Results

Exhibit 4 – September 18, 2024, PZB Staff Report

Exhibit 5 – Application and Project Narratives

Exhibit 6 – Abbreviated Site Plan Set

Exhibit 7 – Water and Wastewater Capacity Letter

Exhibit 8 – Traffic Statement prepared by Himley Horn

Prepared by: Yvonne Redding, Urban Planner III, Development Services Department

Acting Department Director: Alfred Battles, Development Services Department