



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

**#24-0087**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** January 23, 2024

**TITLE:** Quasi-Judicial Resolution Amending a Site Plan Level IV Development  
Permit – 551 Bayshore SPE, LLC – Olakino House – Case No. UDP-  
A23062 - (**Commission District 2**)

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**Recommendation**

Staff recommends the City Commission consider adopting a resolution amending a Site Plan Level IV development permit for the “Olakino House” development proposed at 551 Bayshore Drive, to add residential units and increase structure height pursuant to the City’s Unified Land Development Regulations (ULDR) Section 47-12.5.F.1.

**Background**

The Site Plan Level IV development permit (Case # UDP-S20009) for an 11-story (120 feet high) multifamily residential building with 65 dwelling units was approved by the City Commission through the adoption of Ordinance No. C-21-29 on September 21, 2021. The approval by ordinance was required by Section 47-26A.1, City’s Unified Land Development Regulations (ULDR) to allow the application of a prior zoning regulation. The section also required the execution and recordation of a development agreement, which was approved by the City Commission adopting Resolution No. 22-124. Ordinance No. C-21-29 and Resolution No. 22-124 are attached as Exhibit 1.

The applicant proposes to amend the development permit to build a 13-story (144 feet high), 83-unit multifamily residential building. The request increases the height of the approved project by two stories (24 feet), adds 18 residential units and 27 additional parking spaces. Pursuant to Section 47-24.2.A.5.c, such an amendment to a Site Plan Level IV permit requires review by the department and forwarded to the body which gave final approval to the original development permit, which in this case is the City Commission. Additionally, Section 47-12.5.F.1 requires City Commission approval of a beach development permit for a development with a height that exceeds the maximum structure height as provided in Section 47-12.4.1 by up to twenty (20) percent by not exceeding a height of one hundred forty-four (144) feet, provided that the structure has a maximum floorplate of sixteen thousand (16,000) square feet.

The development site has an underlying land use designation of Central Beach Regional Activity Center (Beach RAC) and is zoned Intracoastal Overlook Area (IOA) District. A location map is attached as Exhibit 2. The application, applicant’s narratives, proposed site plan, elevations, and renderings are attached as Exhibit 3. The approved site plan, elevations, and renderings are attached as Exhibit 4.

**Central Beach District Requirements**

In accordance with ULDR Section 47-12.5.F.1, a development with a height that exceeds the maximum structure height as provided in Section 47-12.4.1 by up to twenty percent (20%) but not exceed a height of 144 feet, provided that the structure has a maximum floorplate size of 16,000 square feet and the development permit requires review by the department and approval by City Commission. The proposed amendment to the project increases the height by two stories (24 feet) while maintaining the maximum floorplate size of 12,330 square-feet, which meets the requirement of this section.

Table 1 provides a summary of the quantitative dimensional requirements specified for the IOA district and those proposed for the project.

**Table 1 – Amended Dimensional Requirements**

	Required	Previously Approved	Proposed
<b>Maximum Building Height</b>	120 feet (up to 144 feet subject to City Commission review)	120 feet	144 feet
<b>Maximum Building Streetwall Length</b>	200 feet	388 feet, 6 inches	No Change
<b>Maximum Tower Floorplate Size</b>	16,000 square feet	12,330 square feet	No Change
<b>Maximum Building Podium Height</b>	65 feet	30 feet, 6 inches	No Change
<b>Minimum Building Tower Stepback</b>	12 feet	Front/East 0 feet, 11 inches to 5 feet, 6 inches Side/North 11 foot to 55 feet, 6 inches Side/ South 9 feet, 6 inches to 84 feet. Rear/West: 1 foot, 5 inches to 25 feet, 6 inches	No Change
<b>Minimum Tower Separation</b>	30 feet	51 feet, 5 inches	39 Feet, 3 Inches

<b>Minimum Residential Unit Size</b>	400 square feet	1480 square feet 2,649 square feet average	No Change
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The application meets these criteria. The building design incorporates articulation to moderate scale. The building height is appropriate in the context of the existing streets, and the proposed development harmonizes with and maintains compatibility of scale with neighboring properties.

**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. Water and wastewater are serviced by the City of Fort Lauderdale. An updated capacity letter has been issued by the City’s Public Works Department dated December 22, 2023, which identifies the facilities and associated infrastructure servicing this project and the project’s impact on capacity. The letter indicates that the existing water main does not have the capacity to support the proposed project unless infrastructure improvements are completed. The improvements include the upsizing of the existing 6-inch water main to a minimum of 10 inches in diameter starting at the intersection of Terramar Street and Bayshore Drive for 400 linear feet. The applicant has proffered to complete these improvements prior to obtaining the final Certificate of Occupancy for the development. The existing sewer infrastructure has the capacity to support the proposed development with no improvements required. The water and sewer capacity letter is attached as Exhibit 5.

Vehicular access to the site will be provided by one full access driveway on Bayshore Drive that will provide access to the parking garage. A second driveway will be provided on Bayshore Drive that will provide access to the service/loading area. Pursuant to ULDR Section 47-20, Parking and Loading Requirements, the proposed amendment to the site plan is required to provide 178 parking spaces and a total of 178 parking spaces are provided. Table 1 provides a breakdown of the required and provided parking for the project.

Use	Parking Ratio	Spaces
<b>Residential Units and Room Type</b>		
<b>4 units = 2 Bedroom</b>	2 space/unit	8
<b>37 units = 2 Bedroom+ Den/ 3 Bedroom</b>	2.1 spaces/unit	77.7
<b>42 unit s= 3 Bedroom+Den</b>	2.2 spaces/unit	92.4
<b>Subtotal</b>		178
<b>TOTAL PROVIDED</b>		<b>178</b>

In addition, a revised traffic generation statement was prepared by the applicant’s traffic consultant, KBM Consulting Inc. on November 11, 2023, to analyze the additional trips generated by the 18 additional residential units proposed. The proposed amendment is

anticipated to generate 689 daily vehicle trips, 37 AM peak hour vehicle trips (13 inbound and 24 outbound) and 45 vehicle trips (25 inbound and 20 outbound) during the typical afternoon peak hour. When compared with the approved development program, this represents an increase of 221 daily vehicle trips, an increase of six (6) AM peak hour vehicle trips, and an increase of 14 PM peak hour vehicle trips. The November 11, 2023, Traffic Generation Statement is attached as Exhibit 6.

**Comprehensive Plan Consistency**

The proposed use is consistent with the Central Beach Regional Activity Center (Beach RAC) land use designation. The proposed development is consistent with the City’s Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element Objective 1.11, Policies 1.11.2 and 1.11.3 which require enhancing landscaping, street and pedestrian amenities through the development review process within the Beach–RAC and views of the oceanfront and Intracoastal Waterway within the Beach-RAC. Objective 1.21 also encourages mixed-use developments to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

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. The project proposes 18 additional residential units and will add a net of 14 PM peak trips. If approved, there will be 603 residential units and 177 trips remaining for development allocation within the Beach RAC. The remaining totals do not reflect pending projects currently under review.

Residential Unit Summary		Vehicle Trip Summary	
Total Residential Units Permitted	5,500	Total Peak Hour Trips Permitted	3,220
Built and Approved Units <sup>(1)</sup>	4,913	Built and Approved Trips <sup>(1)</sup>	3,076
Demolition Credits <sup>(2)</sup>	34	Demolition Credits <sup>(2)</sup>	50
Number of Available Units	621	Number of Available Trips	191
Allocation for Olakino House	18	Allocation for Olakino House	14
<b>Number of Units Available if Proposed Olakino House is Approved</b>	<b>603</b>	<b>Number of Trips Available if Proposed Olakino House is Approved</b>	<b>177</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.*

**Conditions of Approval**

Should the City Commission approve the development, the following original conditions apply:

1. Prior to issuance of building permit, applicant will be required to pay a park impact fee for the proposed residential units in accordance with ULDR Section 47-38A, Park Impact Fees.
2. Prior to building permit application, 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. Engineering Conditions:
  - a) Prior to issuance of final Certificate Occupancy, applicant shall dedicate a ten (10) foot by fifteen (15) foot utility easement for the proposed four (4) inch water meter vault located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer.
  - b) In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated December 22, 2023, the existing water distribution system requires improvements to accommodate flow increase from the proposed development. Prior to any Certificate of Occupancy, all necessary improvements stated in the latest Water and Wastewater Capacity Availability letter shall be constructed, certified and in operation per ULDR section 47-25.2.
  - c) Prior to issuance of final Certificate Occupancy, applicant shall prepare, execute, and record an Agreement or other document for the perpetual maintenance of private improvements within the existing right-of-way of Bayshore Drive as depicted on maintenance agreement exhibit sheet.
4. If, during the course of development, archaeological materials or unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately and the developer, property owner, or authorized agent should immediately alert the City's Historic Preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.
5. Prior to issuance of building permit, the development agreement approved by Resolution No. 22-124 will be amended and the amendment recorded in the public records of Broward County.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

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

- The Business Development Focus Area.
- Goal 5: Build a sustainable and resilient 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.

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

**Attachments**

Exhibit 1 – Ordinance No. C-21-129, Resolution No. 22-124

Exhibit 2 – Location Map

Exhibit 3 – Application, Applicant’s Narrative, Proposed Site Plan, Elevations, and Renderings

Exhibit 4 – Approved Site Plan, Elevations, and Renderings

Exhibit 5 – December 22, 2023, Water and Sewer Capacity Letter

Exhibit 6 – November 11, 2023, Traffic Generation Statement

Exhibit 7 – Resolution Approving

Exhibit 8 – Resolution Denying

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