



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: February 5, 2013

TITLE: Resolution to Approve a Development Permit with the Allocation of Post-
2003 Downtown Dwelling Units – French Village – Case 63R12

Recommendation

It is recommended that the City Commission adopt a resolution approving the issuance of a Site Plan Level II Development Permit that includes the allocation of 202 dwelling units for the French Village development.

Background

The City Commission is to determine whether the proposed development or use meets the standards and requirements of the Unified Land Development Regulations (ULDR) and criteria for the allocation of dwelling units in the Downtown Regional Activity Center ("DRAC").

Pursuant to ULDR Section 47-13.20.B.4, density within the entire DRAC is limited to a total of five thousand one hundred (5,100) dwelling units. Dwelling units in excess of the 5,100 in the Downtown RAC as certified by the Comprehensive Plan amendment of 2003 and 2007 (hereinafter referred to as "post 2003 du's") shall be allocated in accordance with the following criteria: "An application for a development permit that requires the allocation of post 2003 du's shall be reviewed to determine if the development is consistent with the design guidelines provided in the Downtown Master Plan ("DTMP")".

The project was reviewed by the Design Review Team (DRT) on August 5, 2012 and by the Development Review Committee (DRC) on August 28, 2012, and the applicant has responded to all comments. The application and the record and report of the DRT and DRC are available for review upon request.

The applicant is proposing to construct a 7-story residential development on the west side of SE 2nd Avenue between SE 8th & 9th Streets in the DRAC-City Center (RAC-CC) Zoning District. The development will consist of 202 units and an enclosed parking garage accommodating 318 vehicles.

The project is consistent with the Downtown Master Plan's intent to create a vibrant, human-scaled and pedestrian friendly downtown. A few of the highlights are listed below:

- The building maximizes active ground level uses through the inclusion of ground-floor walk-up units with stoops and small private outdoor spaces. A small plaza/court opens to SE 8th Street, and a large amenity court opens to SE 2nd Street. The leasing foyer and club room are located at the corner of 8th Street and 2nd Avenue. Together, these features enliven the pedestrian experience.
- The streetscapes have been designed to meet the intent of the Local Street Section of the Downtown Master Plan by incorporating parallel parking and spacing of canopy trees at 30' apart. However, as has proven successful elsewhere in the downtown along more residential-type neighborhood streets, trees will alternate between the sidewalk and parking lane bulb-outs to provide shade canopy over both sidewalk and street and create a more intimate and comfortable pedestrian environment.

The parking garage is wrapped by habitable space its north and east sides, exposed to the street only on a portion of the 9th Street façade and is treated with shutters and decorative grillwork and screened with vegetation of varying heights.

French Village will provide additional opportunities for living downtown and south of the New River corridor, complementing the recently approved New River Yacht Club and the new Broward County Courthouse both currently under construction. Several other projects are also anticipated south of the river and are currently in the planning stages. These developments will foster the revitalization of the south end of the downtown expanding the existing core now concentrated north of the New River.

Transportation and Mobility Impact

Vehicular ingress and egress into the site is provided from SE 9th Street. The applicant is proposing to provide 318 parking spaces on site with additional 14 on-street spaces along the three surrounding streets, for a total of 332 spaces. A 7' wide sidewalk lined with shade trees is planned for the perimeter of the project providing approximately 480 linear feet of new sidewalk.

The applicant's traffic study, prepared by Tinter Traffic, LLC. dated October 16 2012, indicates that the street system surrounding the development site has sufficient capacity to accommodate the new trips anticipated by the proposed project.

City Engineering staff has reviewed Tinter Traffic, LLC's study and has concurred with the findings.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 - Site Plan

Exhibit 2 - Traffic Impact Statement

Exhibit 3 - Resolution to Approve

Exhibit 4 - Resolution to Deny

Prepared By: Randall Robinson, Planner II

Department Director: Greg Brewton, Director, Sustainable Development