



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

#24-1102

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

FROM: Susan Grant, Acting City Manager

DATE: December 17, 2024

TITLE: Quasi-Judicial Resolution - For a Site Plan Level II Development Permit and
Alternative Design and Affordable Housing Density Incentive Requests –
650 North Andrews, LLC – 650 North Andrews Avenue – Case No. UDP-
S23057 – **(Commission District 2)**

Recommendation

It is recommended the City Commission consider adopting a resolution authorizing the issuance of a Site Plan Level II development permit for a 14-story mixed-use building containing two towers with 257 residential units through the application of the Affordable Housing Density Incentive, and 9,750 square feet of commercial space proposed at 650 North Andrews Avenue, and design deviation requests for maximum building height, minimum building tower setbacks, maximum gross square footage of building tower floor plate size, and minimum separation between building towers, pursuant to Unified Land Development Regulations (ULDR) Section 47-13.20.J.3.

Background

The subject property is located at 650 North Andrews Avenue and is proposing a 307,775 gross square-foot mixed-use building, consisting of two towers, 257 residential units and 9,550 square feet of first floor retail and restaurant space. The podium is 65 feet in height containing commercial uses, lobbies, back of house activities, and walk-up residential units on the first floor. The remainder of the podium consists of double high residential units that contain mezzanines, wrapping around an internalized five story parking garage that is partially exposed on the north façade. The eastern and western towers are both eleven stories. The property is bound by North Andrews Avenue to the west, NE Flagler Drive to the northwest, NE 7th Street to the north and NE 1st Avenue to the east. The site has an underlying future land use designation of Downtown Regional Activity Center (D-RAC) and is zoned Regional Activity Center – City Urban Village (RAC-UV) District.

Per the ULDR, Section 47-13.20.J.3, if an applicant seeks to deviate from the Downtown Master Plan (DMP) Standards, the developer may submit the design of the proposed development for review and determination by the City Commission if the alternative design meets the overall intent of the DMP.

The applicant is accessing residential units from the county using ULDR Section 47-23.16.B – Affordable Housing Incentives. The applicant has chosen to provide a payment in-lieu of affordable housing development and shall provide the City of Fort Lauderdale approximately \$2,647,100 at the time of building permitting, to be split equally between the Housing Trust Funds of the City of Fort Lauderdale and Broward County. The payment in lieu of fee increases by three percent annually, therefore, the final payment in lieu of fee shall be assessed when the applicant applies for building permits.

The Development Review Committee (DRC) reviewed the proposal on November 4, 2023. The Development Application Form is attached as Exhibit 1. The applicant's narrative responses to criteria are attached as Exhibit 2. The site plan and elevations are attached as Exhibit 3. The DRC Comment Responses are attached as Exhibit 4.

Downtown RAC Review Process and Special Regulations

The project is in the RAC-UV zoning district, within the Urban Neighborhood Character Area as defined in the DMP. The Urban Neighborhood is primarily residential in nature, with supporting community retail, employment opportunities, local amenities and services. It is characterized by buildings varying in scale with defined podium heights and towers.

Downtown Master Plan

The following is a summary regarding the DMP and proposed development:

Quality of Architecture

The proposed materials for both towers consist of stucco, composite wood slats, wood paneling, decorative railroad track garage screening, tinted windows, aluminum window framing and metal mesh railing. The garage is internalized, lined by residential units on the east and west frontages, with limited exposure to the north façade, which is screened with vertically arranged railroad tracks. The first floor incorporates 20-foot-high clear-story windows for retail and restaurant uses, walk-up residential units and lobby entrances. The podium is screened by double height units with internalized mezzanines, balconies, and wood paneling. The northwest tower is the primary focal point of the building and offers a unique corner feature at the intersection of Flagler Drive and N.E. 7th Street, coming to a point with a wraparound balcony. The towers incorporate alternating balconies, architectural banding, high levels of fenestration, and recessions to break up building massing.

Active Uses and Building Program

The first floor incorporates two retail spaces and one restaurant totaling 9,750 square feet, situated on both sides of a ground floor plaza, located on the northwest corner of Flagler Drive and NE 7th Street. Parallel to the public sidewalk exists an onsite arcade, leading to commercial storefronts and the main residential lobby along North Andrews Avenue. The frontage of NE 7th Street and NE 1st Avenue provide a vehicular access point that leads to the internalized garage.

The remainder of the first floors exterior consists of rear walkup units and a secondary lobby fronting NE 1st Avenue with internalized back of house elements – mail room,

bike storage, trash and utility rooms. The 2nd and 3rd floor podium contains liner units shielding a majority of the garage. The portion of the garage that is along NE 7th Street is screened by vertical railroad tracks, a design that leans into the site's proximity to the Florida East Coast railway. The 4th floor consists of an amenity deck, containing a pool, outdoor lounge, dog park, and residential units with outdoor patios. The 5th floor to the 14th floor of both towers contains residential units. The rooftops of both towers are unoccupied and provide space for enclosed mechanical equipment.

Streetscape Design

The project has four streetscape frontages, the most prominent being North Andrews Avenue, which provides a widened area for an existing bus stop, 10-foot-wide sidewalk, and a 10 foot-11-inch-wide landscape swale abutting the ROW, and a second 4-foot-wide landscape strip abutting the building. Flagler Drive provides a 7-foot-wide sidewalk, 4-foot, 7-inch-wide swale abutting the ROW, with a varying swale against the building, ranging between 8-feet,1-inch and 15-feet and 4-inches. NE 7th Street provides a 7-foot sidewalk and an 11-foot, 6-inch-wide swale. Lastly, NE 1st street provides a 7-foot-wide sidewalk, four on-street parking spaces, and an 11-foot-wide landscape bump-out. The intersection of Flagler Drive and NE 7th Street share a pedestrian-oriented plaza and seating that aid in street activation.

A total of 17 shade trees and 28 palms line the sidewalks and amenity deck, in addition to a variety of bushes and shrubs, totaling 1,146 plants.

Downtown Master Plan Deviations

In accordance with ULDR Section 47-13.20.J.3, in the event the developer of a parcel of land in the Downtown RAC district desires to deviate from the requirements of Section 47-13.20.B, Downtown Master Plan Standards, the developer may submit the design of the proposed development for review and determination by the City Commission if the alternative design meets the overall intent of the DMP. The applicant is requesting alternative site design solutions for maximum building height, maximum floorplate square footage, tower stepbacks, and tower separation, described in more detail as follows:

Maximum Building Height

The applicant is seeking a deviation request to increase the permitted building height from 12 stories to 14 stories.

Maximum Building Floorplate Square Footage

The applicant is requesting to increase the maximum floorplate square footage of the eastern tower by 680 square feet per floor, from the maximum floorplate square footage of 10,000 square feet to 10,680 square feet.

Minimum Building Tower Stepback

The applicant is seeking a deviation from the minimum building tower stepback requirements for the northwest corner of the western tower at the intersection of Flagler Drive and N.E. 7th Street, from the required 12-foot stepback to a 0-foot stepback. The second minimum building tower stepback deviation request is for the eastern tower's northern façade along N.E. 7th Street, from the required 12-foot

stepback to a 0-foot stepback. The third tower stepback deviation request is for a 5-foot balcony encroachment for the east and west tower.

Minimum Tower Separation

The applicant is requesting a deviation request for a 5-foot encroachment into the required 60-foot tower separation requirements to accommodate the western towers balconies.

Table 1 provides a summary of the quantitative dimensions in the DMP and those proposed for the project.

Table 1. Downtown Master Plan Design Standards Comparison Summary

DMP Standard	Required	Proposed	Complies or Deviates
Maximum Building Height	6 Floors 7-12 Floors Conditional Approval*	East Tower 14 Floors (175 Feet) West Tower 14 Floors (175 Feet)	<u>Deviation Request</u> Two Additional Floors (East and West Towers)
Maximum Building Streetwall Length	300 Feet	North Andrews Avenue (104 Feet - 11 Inches) Flagler Drive (141 Feet) NE 7 th Street (140 Feet) NE 1 st Ave (227 Feet - 3 Inches)	Complies
Maximum Tower Floorplate Size (Square Feet)	Residential: 10,000 SF Non-residential: 16,000 SF	9,200 Square Feet (West Tower) 10,680 Square Feet (East Tower)	<u>Deviation Request</u> Requesting Increase of 680 Square Feet (East Tower)
Maximum Building Podium Height	6 Floors	3 Floors (65 Feet)	Complies

Minimum Building Tower Stepback	12 Feet	North Andrews Avenue (12 Feet and 5 Foot Balcony Encroachment) Flagler Drive (0 Feet to 12 Feet and 5 Foot Balcony Encroachment) NE 7th Street (0 Feet and 5 Foot Balcony Encroachment) NE 1st Ave (15 Feet - 8 Inches to 18 Feet - 2 Inches and 5 Foot Balcony Encroachment)	<u>Deviation Request</u> Corner of NE 7th Street and Flagler Drive Requesting 0 Foot Tower Stepback (West Tower) NE 7th Street Requesting 0 Foot Tower Stepback (East Tower) 5 Foot Balcony Encroachment (East and West Tower)
Minimum Tower Separation	30 Feet	30 Feet (25 Feet to Balcony)	<u>Deviation Request</u> 5 Foot Balcony Encroachment
Minimum Residential Unit Size (Square Feet)	400 Square Feet	450 Square Feet	Complies
<p>*Heights above six (6) floors and up to twelve (12) floors in the Urban Neighborhood Character Area and RAC-RPO zoning districts shall be reviewed subject to the requirements of Section 47-24.3.</p> <p>**In the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the city commission, if the alternative design meets the overall intent of the Downtown Master Plan.</p>			

Infrastructure Capacity Analysis

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. A capacity letter has been issued by the City's Public Works Department, which identified the need for a new pump station. In June of 2023, Pump Station A-24 was constructed and become operational, satisfying the requirements of the conditions. With the infrastructure upgrades the project has adequate water and sewer capacity.

The City of Fort Lauderdale Public Works Department Capacity Letter is attached as Exhibit 5.

Transportation and Traffic Analysis

A parking reduction analysis was prepared by Danielsen Consulting Engineers, Inc., on May 31, 2024, using the Parking Generation Manual published by the Institute of Transportation Engineers (ITE), 11th Edition. Per the analysis the project is expected to generate 1,503 new vehicle trips per day, with 79 vehicle trips occurring during A.M. peak hour, and 100 vehicles trips occurring the P.M. peak hour. The parking requirement per

the ULDR is 355 vehicle parking spaces and the project is providing 356 vehicle parking spaces and 43 bicycle parking spaces. With the proposed 356 parking spaces provided, the development has met the parking requirements of the city. The applicant's consultant recommends that after the project is built and occupied, the development team contact Broward County Traffic Engineering Division to request the signal timing of area wide traffic signals be reviewed and optimized.

The Applicant's Traffic Impact Study is attached as Exhibit 6.

Comprehensive Plan Consistency

The Comprehensive Plan and ongoing City initiatives support the development of additional affordable housing options, specifically Housing Element Policy HS 1.2.9 which states that the city shall support the construction of diverse affordable housing types, include multi-family homes.

The project fulfills Objective FLU 2.4 which states that the City will direct growth to designated Urban Redevelopment/Downtown Revitalization Areas to discourage urban sprawl, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential, and cultural activities.

Conditions of Approval

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

1. At the time of the issuance of building permits, the applicant will be required to pay a Park Impact Fee for the proposed residential units in accordance with ULDR Sec. 47-38A.
2. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, a payment in the amount of \$2,647,100, increasing three percent annually (January 1st of each year) shall be paid to the City of Fort Lauderdale at the time of building permit issuance, to be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund.
3. Prior to the issuance of a building permit, the 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.
4. Prior to Final DRC Sign-off, the corresponding Easement Vacation (UDP-EV23010) shall obtain approval from the City Commission.
5. Prior to issuance of Certificate of Occupancy, applicant shall record a public right-of-way dedication or right-of-way easement along the east side of N Andrews Avenue consisting of nine (9) feet to partially complete the minimum eighty-eight (88) foot right-of-way section required per the Broward County Trafficways Plan as approved by the Broward County Highway Construction & Engineering Division (BCHCED).

6. Prior to issuance of Certificate of Occupancy, applicant shall dedicate and record a public right-of-way easement along the south side of NE 7th Street, consisting of five (5) feet to complete the respective minimum fifty (50) foot right-of-way section as approved by the City Engineer.
7. Prior to issuance of Certificate of Occupancy, applicant shall dedicate and record a public pedestrian sidewalk access easement along the east side of N Andrews Avenue, to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way as approved by the BCHCED.
8. Prior to issuance of Certificate of Occupancy, applicant shall dedicate and record a pedestrian sidewalk access easement along the east side of Flagler Drive, to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way and proposed right-of-way easements as approved by the City Engineer.
9. Prior to issuance of Certificate of Occupancy, applicant shall dedicate and record a pedestrian sidewalk access easement along the south side of NE 7th Street, to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way and proposed right-of-way easements as approved by the City Engineer.
10. Prior to issuance of Certificate of Occupancy, applicant shall dedicate a minimum ten (10) foot by fifteen (15) foot water easement for the proposed water meter located within the proposed development and outside of existing right-of-way and proposed right-of-way easements to facilitate City maintenance access as approved by the City Engineer.
11. Prior to issuance of Certificate of Occupancy, all proposed improvements adjacent and within N Andrews Avenue shall be reviewed and approved by Broward County Highway Construction and Engineering Division (BCHCED).
12. Prior to issuance of Certificate of Occupancy, applicant shall coordinate and provide a Maintenance Agreement with the BCHCED (for property frontage along N Andrews Avenue), and with the City (for property frontage along NE 7th Street, NE 1st Avenue and Flagler Drive). Proposed improvements within adjacent City right-of-way include paver driveway, specialty on-street parallel parking stall paving, concrete curb & gutter, drainage pipes and landscaping including structural soil and irrigation. Please be advised that the applicant will be responsible for maintenance of proposed storm drain infrastructure improvements located within adjacent City Right-of-Way during a one (1)-year warranty period, until accepted by the City's Public Works Department.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2024 *Commission Priority*, advancing Housing Accessibility.

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This item supports the *Press Play Fort Lauderdale 2029 Strategic Plan*, specifically advancing:

- Housing
- Goal 2: Enable housing options for all income levels.

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 – Development Application Form

Exhibit 2 – Narrative Responses to Criteria

Exhibit 3 – Site Plan and Elevations

Exhibit 4 – November 28, 2023, Development Review Committee Comment Responses

Exhibit 5 – City of Fort Lauderdale Public Works Department Capacity Letter

Exhibit 6 – May 31, 2024, Traffic Impact Study, by Daniels Consulting Engineers

Exhibit 7 – Resolution Approving

Exhibit 8 – Resolution Denying

Prepared by: Adam Schnell, Urban Planner III, Development Services Department

Acting Department Director: Alfred G. Battle Jr., Development Services Department