



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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: July 5, 2022

TITLE: Quasi-Judicial Resolution to Consider an Amendment to “Alhambra”
Planned Development District Development Plan – KT Seabreeze Atlantic,
LLC. – Case No. UDP-A21031– **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider a resolution amending the “Alhambra” Planned Development District (PDD). This item was deferred from the June 21, 2022 to the July 5, 2022 at the request of the applicant.

Background

The applicant, KT Seabreeze Atlantic, LLC., received approval from the City on October 6, 2020, for a Planned Development District (PDD) and associated development plan for the project called “Alhambra” now known as “Selene” through the adoption of City Ordinance No. C-20-33. Subsequent to approval, the applicant submitted an amendment to the PDD and site plan to amend certain development standards as well as revisions to the development program, Case No. UDP-A21031. A Location Map is attached as Exhibit 1. Ordinance No. C-20-33 is attached as Exhibit 2.

The Unified Land Development Code (ULDR), Section 47-37A.15, Amendments to approved PDD development plans, states that applicants seeking to amend PDD site plan or design narrative or any other aspect of the PDD previously approved as part of the rezoning as a PDD, that such amendment shall be done in accordance with provisions for amending a site plan level IV, as provided in Section 47-24.2.A.5. Section 47-24.2.A.5.b.ii, states that administrative approvals to site plan level III and IV may be granted by Development Services Department if proposed increases to floor area or height do not exceed five percent (5%) of the existing or approved floor area or height or any modification to reduce yards or setbacks up to five percent (5%) of the existing or approved so long as such does not violate the minimum yard or setback. As proposed, the amendments exceed the authority of the department and consistent with Section 47-24.2.A.5.c, amendments that exceed the authority of the department shall be forwarded to the body which gave the final approval, which for this application is the City Commission.

The applicant is proposing to amend the original approved site plan regarding certain PDD development standards, the development program, architectural revisions, and minor landscape and civil adjustments. More specifically, the amendment to the PDD standards are:

- Reduction from 215 to 196 multifamily residential units.
- Increase from 5,150 to 5,615 square feet retail and restaurant use.
- Reduction from 497 to 480 parking spaces including 120 public parking spaces
- Reduction of side yard setback from 21.3 feet to 20 feet.
- Reduction of rear yard setback from 20.6 feet to 20.2 feet.
- Increase in building length from 356 feet to 358 feet.
- Reduction in tower separation from 68.7 feet to 67.7 feet.

In addition to the amendments above, the applicant also proposes modifications to the architecture. The modifications rearrange the hierarchy of materials and emphasize the project’s overall design intent as well as mitigating glare from the parking podium. Minor landscape and civil changes are also proposed. There are no changes to the off-site improvements that were approved as part of the PDD, which contain hardscape and landscape improvements as well as art installations on the parcel referenced as the “Triangular Open Space Parcel.” These off-site improvements will be completed by issuance of building certificate of occupancy. The PDD Amendment Narrative and Amended Plans are attached as Exhibit 3. Note, the amended plans contain the original approved sheets and corresponding amended sheets.

Based on the amendments to the development program, the applicant revised water and wastewater service demand, which resulted in less demand. In addition, the applicant has provided an updated trip analysis as part of this amendment. The City’s Comprehensive Plan requires that the City track development in the Central Beach Regional Activity Center (Beach RAC) and monitor the number of units and vehicular trips allocated to individual projects. As originally approved, the project required the allocation of 215 residential units and 95 PM peak hour trips. The amendment would reduce the total number of units for the project to 196 residential units, providing for 19 units returning to the Beach RAC availability for future allocation, and 80 PM peak hour trips, providing for 15 trips credited back into the Beach RAC availability. Table 1 below provides a summary of units and trips allocated to date. The Updated Trip Analysis, prepared by DC Engineers, Inc. is attached as Exhibit 4.

Table 1 – Central Beach RAC Development Tracking Summary

Total Summary - Units		Total Summary - Trips	
Residential Units Permitted	5,500	Total Peak Hour Trips Permitted	3,220
Built and Approved Units ⁽¹⁾	5,124	Built and Approved Trips	3,190
Demolition Credits ⁽²⁾	34	Demolition Credits ⁽²⁾	50
Allocation for PDD	-19	Allocation for PDD	-15
Number of Units Available if PDD Amendment is Approved	380	Number of Trips Available if PDD Amendment is Approved	95

(1) Includes existing 3,050 units as of July 1998, built, and approved not yet built.

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

Should the City Commission approve the proposed PDD development plan amendment, the following conditions shall apply:

1. Prior to issuance of building permit for the first residential tower, applicant shall provide the Final School Capacity Adequacy Determination (SCAD) letter to the staff.
2. Prior to issuance of building permit for the first residential tower, applicant shall provide a copy of the updated water and wastewater capacity letter to the staff.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

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

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.

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.

Related CAM

#22-0661

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Ordinance No. C-20-33

Exhibit 3 - PDD Amendment Narrative and Amended Plans

Exhibit 4 - Updated Trip Analysis, DC Engineers, Inc.

Exhibit 5 - Resolution Approving

Exhibit 6 - Resolution Denying

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Department

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