



REQUEST: Site Plan Level IV Review: Public Purpose Use for 71,737 Square-Foot Community Center with 5,271 Square Feet of Retail Space, and; Request for Relief for Setbacks, Landscape Bufferyard, and other dimensional requirements as identified herein.

Case Number	R19004		
Applicant	City of Fort Lauderdale		
Address	1409 NW 6 th Street		
Property Size	84,570 square feet / 1.94 acres		
Current Zoning	Park (P) and Residential Single Family and Cluster / Medium Density (RC-15)		
Existing Use	Vacant (Formerly Mizell Community Center)		
Proposed Use	Community Center with Retail		
Future Land Use Designation	Northwest Regional Activity Center (NW-RAC)		
Applicable ULDR Sections	Section 47-5.33, Table of dimensional requirements (RC-15) Section 47-8.30, Table of dimensional requirements (P) Section 47-18.26, Public Purpose Use Section 47-25.2, Adequacy Requirements Section 47-25.3, Neighborhood Compatibility Requirements		
	Required (P)	Required (RC-15)	Proposed
Lot Density	N/A	15 dwelling units per net acre	N/A
Lot Size	None	5,000 square feet minimum	84,570 square feet
Lot Width	None	50 feet minimum	338 feet
Building Height	60 feet	35 feet	58 feet
Setbacks/Yards	Required (P)	Required (RC-15)	Proposed
Front (S)	25 feet	25 feet	1 foot
Side Corner Yard (E)	25 feet	25 feet	8 feet
Side Yard (W)	25 feet	5 feet	7 feet
Rear Yard (N)	25 feet	15 feet	127 feet
Parking	161		80*
Notification Requirements	Section 47-27.4. Public Participation Section 47-27.5.A Sign Notice 15 days prior to meeting Section 47-27.5.A Mail Notice 10 days prior to meeting		
Action Required	Approve, Approve with Conditions, or Deny		
Project Planner	Nicholas Kalargyros, Urban Planner II		NJK 92.

*Parking reduction granted pursuant to ULDR Section 47-20.3.A.4.b, parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area reviewed and approved under Site Plan Level I (administrative) approval.

PROJECT DESCRIPTION

The Young Men's Christian Association (YMCA) of South Florida, Inc., the applicant, with consent of the property owner, the City of Fort Lauderdale, is proposing to construct a 71,737 square-foot community recreation and learning facility and supporting retail space at 1409 NW 6th Street (Sistrunk Boulevard). More specifically, the building will include 66,214 square feet for the YMCA use with 5,523 square feet of retail space, replacing the former "Mizell Community Center" on the subject site. The site is zoned Park (P) District and Residential Single Family/Medium Density (RC-15) District, with an underlying land use designation of Northwest Regional Activity Center (NW-RAC).

On August 22, 2017, the City executed a lease with the Young Men's Christian Association of South Florida, Inc., in conjunction with a development incentive program between the applicant and the Fort Lauderdale Community Redevelopment Agency, to construct the new facility along the Sistrunk Corridor, due to the existing YMCA facility located south of the proposed site becoming outdated.

Pursuant to the City's Unified Development Regulations (ULDR) Section 47-18.26, Public Purpose Use, the applicant is requesting certain exemptions from the zoning district requirements. A detailed analysis on the applicant's request is provided herein. The proposed site plan and applicant's project narratives are attached as **Exhibit 1**. Minutes from the August 22, 2017 City Commission Meeting and the City Commission Agenda Memorandum are provided as **Exhibit 2**. An associated right-of-way vacation request (DRC Case #V19004) is also scheduled on this agenda.

PRIOR REVIEWS

The project was reviewed by the Development Review Committee (DRC) on January 22, 2019. All comments have been addressed. The Development Review Committee record is available on file with the Department of Sustainable Development.

REVIEW CRITERIA

The following criteria apply to the proposed request:

- ULDR Section 47-18.26, Public Purpose Use;
- ULDR Section 47-25.2, Adequacy Requirements; and,
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements

Public Purpose Use:

Pursuant to the ULDR Section 47-18.26, Public Purpose Use, publicly owned structures may be erected, and lands used for public purposes, in any zoning district in the City unless prohibited by the City's Comprehensive Plan; provided, however, no building or use permit shall be issued by the City for any such plans, locations or use without the prior approval by the City Commission.

An application for Public Purpose Use must contain certain information including but not limited to a concept site plan, a description of the zoning regulation(s) from which relief is necessary, the need for the public use or structure including a description of other similar uses or structures and their locations in the City, why the proposed location is necessary and desirable, economic and environmental impact, and description on mitigation of impacts to the surrounding neighborhood.

An application that included a site plan, landscape plans, floor plans, and building elevations was submitted to the City on December 12, 2018 with a site plan, landscape plans, floor plans, and building elevations. Areas for vehicular and pedestrian ingress and egress are depicted on the plans demonstrating access to the site from both 14th Avenue and 14th Terrace.

The applicant's request for exemptions is based on square footage requirements and meeting development terms outlined in the lease agreement between the City of Fort Lauderdale and YMCA of South Florida, Inc. The applicant is requesting the following:

Table 1 – Public Purpose Request

ULDR Section	Standard	Required (P)	Required (RC-15)	Proposed
47.8.30	Setbacks: Front (S)	25 feet	25 feet	1 foot
	Side /Corner Yard (E)	25 feet	25 feet	8 feet
	Side Yard (W)	25 feet	5 feet	7 feet
47.19.5	Bufferyard Requirements	5 feet		5-foot high dense landscape buffer in lieu of a 5-foot wall at Vehicular Use Areas

47.21	Landscape Buffer	10 feet	5 feet in lieu of required 10 feet at Vehicular Use Areas
47-20.2	Loading	1 space	None
47.25.3	<u>Design of Parking Facilities</u>		Maintain parking spaces located 5 feet from the property line
47.20.5c.4	Existing parking design kept where currently exists and new upgrades added where possible		Maintain existing dead end
47.21.12.A.4.d			Reduce landscape island
47.21.12.B.4			Maintain landscape island that is not currently curbed
47.21.13.B.16			Maintain existing swale trees
47.20.5			Maintain existing stacking on-site

Pursuant to ULDR Section 47-18.26.F, the City Commission may approve or approve with conditions the application for location of a public use or structure based on the following findings:

There is a need for the use or structure to be located where proposed;

The applicant has indicated that the existing YMCA Family Center located at 408 NW 14th Terrace is approximately 14,285 square feet in size, is outdated and does not meet the needs of the community. With the proposed project, the existing YMCA would become the LA Lee YMCA Mizell Community Center and all the YMCA activities at the existing LA Lee YMCA would be relocated to the proposed 71,737 square foot community center. The center would also further redevelopment efforts along the Sistrunk Corridor.

The use meets a valid municipal purpose;

The City entered into an agreement with the applicant on August 22, 2017. The programming offered by the leaseholder provides a valid municipal purpose and YMCA's activities serve the community.

The location of the use or structure is not in conflict with the City's Comprehensive Plan;

The location of the use and structure is not in conflict with the City's Comprehensive Plan. The proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.7, Development and Redevelopment consistent with Northwest Progresso Flagler Heights Redevelopment Plan, Policy 1.7.1, which the City shall continue to implement the Redevelopment Plan for the Northwest/Progresso/Flagler Heights area (NWPFH), which was prepared and adopted pursuant to Chapter 163, Part III, Florida Statutes. Additionally, Objective 1.8, Sistrunk Boulevard Redevelopment Efforts, Policy 1.8.3, encourages developers to build projects with a mix of uses and implement the City's streetscape design and urban enhancements for Sistrunk Boulevard.

Off-site or on-site conditions exist which reduce any impact of permitting the public use or structure;

The P (Park) zoning district allows for the use of the proposed community center; however, exemptions from zoning for public purpose use are requested by the applicant to make the project viable.

On-site improvements have been incorporated into the site plan which minimize any adverse impact as a result of permitting the public use or structure;

The parking layout proposed in the site plan is a significant improvement from current conditions. The layout responds to the pedestrian context of the community and takes significant advantage of existing on-site and on-street parking that is currently underutilized. Separate building entrances promote vehicular traffic to utilize different right-of-way for the early childhood education center

and the YMCA to assist in alleviate traffic congestion. A colonnade is proposed to access the building fronting Sistrunk Boulevard. The project includes improved streetscapes that mirror the cross-section street design requirements of the Northwest Regional Activity Center: Illustration for Design Standards, including sidewalks and increased landscaping, which will allow for a better walkable experience for the community.

Alternative locations have been identified and reviewed or it has been determined that no feasible alternative locations are available;

The leaseholder collaborated with the Fort Lauderdale Community Redevelopment Agency staff to find a suitable location for an expansion of the YMCA facility, which has outgrown its current location. It has been determined that there are no other facilities in the Northwest Regional Activity Center that will offer the same or similar level of services that the proposed project will offer. At this time, there are no other YMCA facilities in the City of Fort Lauderdale and no other feasible alternatives of suitable size were found to be available.

The proposed site is found to be the most feasible for location of the public use or structure;

The proposed development replaces two existing facilities on existing and neighboring properties and combines them into one building. The neighboring properties should not be affected by the new proposed building compared to the existing buildings. The quality of the building and significant programming of the space at the proposed YMCA will be a benefit to the neighboring properties. The proposed improvements include significant landscaping and enhanced sidewalks, and will benefit the community by providing a more walkable environment and improved site conditions. Other reasonable sites in the area do not share the same characteristics of the proposed site.

The public purposes to be met by the location of use or structure outweigh the application of the zoning regulation and prohibiting the location of the public use or structure;

The proposed site is ideal for transportation purposes to and from the proposed YMCA. The proposed redevelopment fits within the improved Sistrunk corridor and enhances the existing pedestrian sidewalks. An elevated colonnade, fronting the full length of the proposed building, will provide shade to pedestrian traffic and serves as a transition to the proposed ground floor activity along Sistrunk Boulevard. A shelter for mass transit patrons that use the two existing bus stops serving the property will be constructed along Sistrunk Boulevard. The existing zoning districts are restrictive in terms of building setbacks which are 25 feet on the front, side, corner, and rear. The properties located east and west of the proposed development are in the Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw) and have no setback requirement which the proposed development aligns with.

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 is serviced by the City of Fort Lauderdale. A capacity letter was issued by the City's Public Works Department which identified the plant facilities, pump station and associated infrastructure servicing this project and the project's impact on capacity. The letter stated that there is capacity within the City's Pump Station (PS) A-23 and no improvements are needed based on the proposed developments water and sewer needs. The capacity letter is attached as **Exhibit 3**.

The neighborhood compatibility criteria of ULDR Sec 47-25.3 include performance standards requiring all developments to be "compatible with and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or

orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts".

The land use category of Northwest Regional Activity Center encourages a mix of uses including residential, community facilities, retail, restaurants, child care facilities, and office uses and provides opportunities for redevelopment activities while also preserving single-family residential neighborhoods within the area. The site is located within the boundaries of the North West Neighborhood Improvement District, Northwest/Progresso/Flagler Heights Community Redevelopment Area and the Durrs Community Association. The proposed use is generally consistent with surrounding character of the area. The proposed project has direct access to the existing roadway network and provides an improved streetscape that contributes to a positive public realm. Shade trees and an 8-foot concrete sidewalk will enhance the pedestrian environment along NW 14th Terrace and NW 14th Avenue to provide a connection from the proposed development to the surrounding neighborhood. The design of the project is generally consistent with the size and mass of surrounding buildings. The simple geometric lines and clean building design complement and fit with the character of the commercial corridor and the surrounding residential neighborhood.

The applicant has submitted narratives outlining how the project complies with all ULDR requirements, which are attached as part of **Exhibit 1**, to assist the Board in determining if the proposal meets these criteria.

PARKING AND TRANSPORTATION:

Vehicular ingress and egress into the site is provided from both NW 14th Terrace and 14th Avenue. The applicant is proposing an 8-foot concrete paver walk along both NW 14th Terrace and NW 14th Avenue, in addition to pedestrian connections from the street to the building. Shade trees and landscaping will be provided along the new wider sidewalks. Twenty-one additional on-street parking spaces are located within a block of the proposed development which are available to the public.

A total of 161 parking spaces are required for the proposed uses as identified in Table 2 below. The applicant is proposing 80 onsite parking spaces for the proposed development, as part of a parking reduction request based upon a shared parking analysis and granted pursuant to ULDR Section 47-20.3.A.4.b, Parking Reductions and Exemptions, which stipulates that parking reductions on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area are subject to Site Plan Level I (administrative) review and approval. A shared parking analysis was completed by the applicant's parking consultant, KPB Consulting, Inc. and indicates that the peak parking demand is 76 parking spaces for all proposed uses.

Table 2 – Parking Summary

Use	Area	Parking Ratio	Required	Provided
Pool	663 Square Feet	1/200 Square Feet	3.315	
Pre-School	4,557 Square Feet	1/350 Square Feet	13.02	
Retail	8,140 Square Feet	1/250 Square Feet	32.56	
Gym	5,880 Square Feet	1/200 Square Feet	29.4	
Basketball Courts	3,663 Square Feet	1+1/200 Square Feet	19.315	
Office	892 Square Feet	1/250 Square Feet	3.568	
Public Assembly	6,338 Square Feet	1/400 Square Feet	15.845	
Broward College Classrooms	3,870 Square Feet	1/150 Square Feet	25.8	
Broward College Office	710 Square Feet	1/250 Square Feet	2.84	
School Board Classrooms	2,225 Square Feet	1 per classroom + 1/10 students	15	
		Totals:	161 spaces	80 spaces

The proposed L.A. Lee YMCA - Mizell Community Center is anticipated to generate 1,843 daily vehicle trips, 137 AM peak hour vehicle trips (91 inbound and 46 outbound) and 178 vehicle trips (84 inbound and 94 outbound) during the typical afternoon peak hour. When compared with the existing community center development on this site this represents an increase of 923 daily vehicle trips, an increase of 37 AM peak hour trips, and an increase of 74 PM peak hour trips.

COMPREHENSIVE PLAN CONSISTENCY:

The City's Future Land Use Map indicates that the proposed project is located in the Northwest Regional Activity Center land use designation. The land use allows for community facility, retail and restaurant uses. The proposed Community Center is consistent with the land use.

The proposed use is also consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.7, Development and Redevelopment consistent with Northwest Progresso Flagler Heights Redevelopment Plan, Policy 1.7.1, which the City shall continue to implement the Redevelopment Plan for the Northwest/Progresso/Flagler Heights area (NWPFH), which was prepared and adopted pursuant to Chapter 163, Part III, Florida Statutes. Additionally, Objective 1.8, Sistrunk Boulevard Redevelopment Efforts, Policy 1.8.3, encourages developers to build projects with a mix of uses and implement the City's streetscape design and urban enhancements for Sistrunk Boulevard.

PUBLIC PARTICIPATION:

The project is subject to the public participation requirements established in ULDR, Section 47-27.4. According to the applicant, two public participation meetings were held on April 15, 2019 and April 22, 2019 to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project and associated right-of-way vacation. The public participation meeting summary and affidavit are provided as **Exhibit 4**.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of 6 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. **Exhibit 5** contains the affidavit and photographs of the posted signs.

Furthermore, the request is subject to mail notification requirements established in ULDR Section 47-27.5. The applicant has provided staff with stamped envelopes addressed to property owners of all properties within 300 feet from the site and the notices were mailed 10 days prior to the Planning and Zoning Board hearing.

CONDITIONS OF APPROVAL:

Should the Board approve the proposed application, the following conditions apply:

1. Prior to issuance of Final Development Review Committee (DRC) approval, applicant shall obtain City Commission approval of the Right-of-Way Vacation (DRC Case #V19004) submittal associated with this project;
2. Prior to issuance of building permit, applicant shall coordinate with City on lease agreement mechanism and entity responsible for recording a public right-of-way easement on the northwest corner of NW 6th Street/W Sistrunk Boulevard & NW 14th Avenue and northeast corner of NW 6th Street/W Sistrunk Boulevard & NW 14th Terrace intersections, each consisting of ten (10) foot corner chord as approved by the City Engineer. Dedication shall be recorded prior to issuance of Final Certificate of Occupancy (C.O.);
3. Prior to issuance of building permit, applicant shall coordinate with City on lease agreement mechanism and entity responsible for recording a public pedestrian sidewalk access easement along the west side of NW 14th Avenue to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way as approved by the City Engineer. Dedication shall be recorded prior to issuance of Final C.O.;

4. Prior to issuance of building permit, applicant shall coordinate with City on lease agreement mechanism and entity responsible for recording a seven (7) foot by twenty (20) foot utility easement for four (4) inch or larger water meter located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer. Dedication shall be recorded prior to issuance of Final C.O.;
5. Prior to issuance of building permit, applicant shall coordinate with City on lease agreement mechanism and entity responsible for Maintenance Agreement with the City for property frontage along NW 14th Avenue, NW 6th Street/W Sistrunk Boulevard, and NW 14th Terrace. Proposed improvements within adjacent City right-of-way include specialty sidewalk and concrete driveway paving, concrete curb & gutter, landscaping including structural soil, and irrigation. Maintenance Agreement shall be recorded prior to issuance of Final C.O.;
6. Prior to issuance of building permit, applicant shall coordinate with City on lease agreement mechanism and entity responsible for maintaining existing pedestrian connectivity between northern and southern portions of NW 14th Terrace located within the proposed development to facilitate public access of the property as approved by the City Engineer. Dedication shall be recorded prior to issuance of Final C.O.;
7. Prior to issuance of building permit, applicant shall coordinate with City on lease agreement mechanism and entity responsible for maintaining existing vehicular turnaround on the northern portion of NW 14th Terrace located within the proposed development to facilitate public access of the property as approved by the City Engineer. Dedication shall be recorded prior to issuance of Final C.O.;
8. Provide in Building Permit plans the pollution prevention and erosion control plan showing the existing City's stormwater systems (adjacent to the proposed development), including size of stormwater pipes and inlets. Please include the following notes to this plan:
 - i. Contractor shall Closed-Circuit TV (CCTV) the condition of the City's storm drain system before and after construction, and shall provide the videotapes to City stormwater operations group prior to construction & Final C.O. to verify that the City's stormwater system has not been negatively affected by the construction activities.
 - ii. If debris is found in the City's stormwater system prior to construction, the general contractor shall inform the City's stormwater operations department for proper removal.
 - iii. If debris is found in the City's storm systems as a result of construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system & provide proof of its final condition to the City's stormwater operations group for approval prior to Final C.O.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Public Purpose Use, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Public Purpose Use permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Public Purpose Use permit.

EXHIBITS:

1. Site Plan and Applicant's Narratives
2. August 22, 2017 City Commission Minutes and Commission Agenda Memorandum
3. Water/Sewer Capacity Letter
4. Public Participation Meeting Summary and Affidavit
5. Photographs of Public Notice Signs and Sign Affidavit