



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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** December 7, 2021

**TITLE:** De Novo Hearing – Consideration of a Quasi-Judicial Resolution for Site  
Plan Level III Application – 808 SE 4<sup>th</sup> Residences – Case No. R19052 –  
808 SE 4<sup>th</sup> Street – **(Commission District 4)**

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**Recommendation**

Staff recommends the City Commission consider a resolution for the Site Plan Level III Application regarding the project known as “808 SE 4<sup>th</sup> Residences”, Case No. R19052.

**Background**

The applicant, SE Fourth, LLC., is proposing to redevelop an existing parcel of land located at 808 SE 4<sup>th</sup> Street, which is generally located south of Las Olas Boulevard, east of Federal Highway, along SE 4<sup>th</sup> Street on the north side of the New River. The subject property contains an existing residential building with 34 units which is proposed to be redeveloped with a new residential building containing 77 units. The site is located in the Downtown Regional Activity Center and is zoned Regional Activity Center – East Mixed Use (RAC-EMU). A Location Map of the project site is provided as Exhibit 1.

The development application for this project was submitted on July 12, 2019, prior to the codification of the Downtown Master Plan (DMP), which were adopted on November 5, 2020. The application was reviewed for consistency with the DMP design guidelines with an evaluation of site-specific design features proposed to meet the intent of the design guidelines.

The project was reviewed by the Development Review Committee (DRC) on January 14, 2020 and presented to the Planning and Zoning Board (PZB) on October 20, 2021. The PZB approved (7-2) the project subject to the 30-day City Commission Request for Review and improvements proffered by the applicant during the applicant’s presentation, survey inspections of properties to the east and west of the proposed development, and staff conditions:

1. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Section 47-38A, Park Impact Fees.

2. Applicant will be required to obtain a Final School Capacity Availability Determination (SCAD) letter prior to the submittal of building permit and provide the City with a copy at time of building permit submittal.
3. Prior to Final DRC, the applicant shall execute a valet parking agreement with the City and record such agreement in public records.

The October 20, 2021, PZB Meeting Minutes and October 20, 2021, PZB Staff Report are attached as Exhibit 2 and Exhibit 3, respectively. The exhibits presented to the PZB are identified below and attached as indicated.

- PZB Exhibit 1, Application, Project Narratives, and Plans (Attached as Exhibit 4);
- PZB Exhibit 2, Water Sewer Capacity Letter (Attached as Exhibit 5);
- PZB Exhibit 3, Traffic Statement, Kimley-Horn and Associates, July 10, 2019 (Attached as Exhibit 6);
- PZB Exhibit 4, Public Participation Meeting Summary and Affidavit (Attached as Exhibit 7);
- PZB Exhibit 5, Public Sign Notice and Affidavit (Attached as Exhibit 8); and
- PZB Exhibit 6, Public Letters of Support and Opposition (Attached as Exhibit 9)

On November 2, 2021, the City Commission heard the item as part of the City Commission Request for Review process and voted 3-2 to set a De Novo for December 7, 2021.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a *2021 Commission Priority*, advancing the Smart Growth initiative.

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

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

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 – Location Map

Exhibit 2 – October 20, 2021 PZB Meeting Minutes

Exhibit 3 – October 20, 2021 PZB Staff Report

Exhibit 4 – Application, Project Narratives, and Plans

Exhibit 5 – Water Sewer Capacity Letter

Exhibit 6 – Traffic Statement, Kimley-Horn and Associates, July 10, 2019

Exhibit 7 – Public Participation Meeting Summary and Affidavit

Exhibit 8 – Public Sign Notice and Affidavit

Exhibit 9 – Public Letters of Support and Opposition

Exhibit 10 – Resolution Approving

Exhibit 11 – Resolution Denying

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Prepared by: Jim Hetzel, AICP, Principal Urban Planner

Department Director: Anthony Greg Fajardo, Sustainable Development