



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: February 5, 2013

TITLE: Resolution approving a Development Permit with the Allocation of Post-
2003 Downtown Dwelling Units - 2nd Street Residences - Case 77R12

Recommendation

It is recommended that the City Commission adopt a resolution approving the issuance of a Site Plan Level II Development Permit, subject to conditions herein, that includes the allocation of 398 dwelling units for the 2nd Street Residences development.

Background

The City Commission is to determine whether the proposed development or use meets the standards and requirements of the 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 December 3, 2012 and by the Development Review Committee (DRC) on December 11, 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 30-story residential development at 411 NE 2nd Street in the DRAC City Center Zoning District (RAC-CC). The development site extends through the block with the main entrance on NE 2nd Street and the garage entrance on NE 3rd Street. The development will consist of a 30-story L-shaped tower containing 398 units and a 7-story enclosed parking garage accommodating 487

vehicles.

The project is consistent with the Downtown Master Plan's intent of creating a more livable and active urban center with walkable streets and well-designed buildings. A few of the project's highlights are listed below:

- The height and floor plates of the building are consistent with its Near Downtown character area location and its residential use as described in the Downtown Master Plan, providing for a less bulky building and providing more light and air at the street level. The project's 398 household units will contribute to the more active environment envisioned for the area that will support neighborhood retail, walkability, and future transit options; the project is located approximately three blocks from a planned Wave streetcar transit station.
- The project's ground floor frontages are both designed to foster street level-pedestrian activity. The NE 3rd Street frontage includes 2,200 square feet of retail space with a height of 19 ft. which is four feet higher than the 15 ft. minimum called for in the Downtown Master Plan. The taller retail space will be more inviting to pedestrians. The NE 2nd Street frontage includes the project's main pedestrian entrance and space for active rental office and resident uses.
- The NE 2nd and 3rd Street improvements included in the project are consistent with the local street sections set forth in the Downtown Master Plan and include shade trees, wide sidewalks, and on-street parking, providing for a comfortable pedestrian environment around the perimeter of the project
- The design of the project's residential tower features an active and engaging façade composition of rectangular grid elements, extensive use of windows and balconies, and a distinctive corner roof element.

The project's parking garage facade is proposed to be screened with an architectural treatment combining rectangular concrete grid elements of the larger building design, architectural metal screening, and multi-level storefronts. The final garage façade design requires some further development to balance screening and ventilation requirements; the applicant will submit a revised garage facade drawing subject to staff review and approval prior to Final DRC.

This project joins the completed 440 Flagler, Alexan, Strada and Bamboo Lofts projects, among others, in furthering the development of an active, mixed-use, human-scaled neighborhood with supporting amenities in Flagler Village on the north side of the Downtown Core.

Transportation & Mobility Impact

Traf Tech Engineering, Inc. was retained by the developer Ellis Diversified, Inc. to conduct a traffic study in connection with the subject project. At the time of submittal of

this memorandum, the traffic study was completed but had not received final review and approval by the City's Traffic Consultant and City staff. The study analyzed trip generation, access to the site, the traffic impacts on the nearby transportation network, and potential transportation improvements intended to mitigate trips generated by the project. City staff are generally comfortable with the study's methodology and mitigation recommendations but still need to complete a comprehensive review of the study prior to issuing Final DRC approval of the project.

Intersections analyzed in the traffic study are projected to operate adequately, with some exceptions where traffic mitigation has been accounted for through Broward County's Transit-Oriented Concurrency System and through signal timing modifications and optimization.

The traffic study includes the following proposed measures to mitigate the traffic impacts associated with the project:

- Upon project completion, the developer will coordinate with Broward County Traffic Engineering Division in order to request that the signal timing at the intersection of Federal Highway and NE 4th Street be reviewed and optimized.
- 7 to 10-foot-wide sidewalks on NE 2nd Street and 7 to 15-foot-wide sidewalks on NE 3rd Street should be provided within the limits of the project site (proposed sidewalks are 12 feet, 8 inches on NE 3rd Street and 13 ft. on NE 2nd Street).
- Consider providing an area within the project to accommodate a B-cycle station.
- Provide bike storage room/racks for at least 10% of the total number of residential units.
- Provide an area to display information for the tenants of the project regarding B-cycle, public transportation, etc. in the lobby of the project.

Final Approval Conditions

1. The traffic study and any mitigation measures shall be finalized and approved prior to Final DRC approval. The applicant acknowledges they are proceeding at their own risk, and will be responsible for all costs of mitigation, and will take all actions necessary to amend the site plan as necessary in order to comply with any site plan revisions necessitated by the traffic study.

2. Applicant will work with staff to finalize parking garage treatment/screening solutions prior to Final DRC.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 - Site Plan

Exhibit 2 - Traffic Study Executive Summary

Exhibit 3 - Resolution to Approve

Exhibit 4 - Resolution to Deny

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