



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

FROM: Susan Grant, Acting City Manager

DATE: March 18, 2025

TITLE: **WALK ON** – Motion for Discussion – City Commission Request for Review – Flowing Waters - Case No. UDP-S24030 - 3000 E. Oakland Park Blvd - **(Commission District 1)**

Recommendation

Staff recommends the City Commission consider the review of a proposed site plan for the project known as “Flowing Waters”, Case No. UDP-S24030, and determine whether to set a de-novo hearing to review the application.

Background

The City Clerk received a statement of intent filed from the office of Mayor Dean Trantalis, pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR), Section 47-26A.2, City Commission Request for Review (CRR) to review the site plan for “Flowing Waters”.

The applicant, Claridge Homes 3000 Waterside, LP, proposes to construct a new mixed-use development consisting of 129 residential units and 4,935 square feet of commercial use on a 1.35-acre site located at 3000 E. Oakland Park Blvd. The property is zoned Community Business (CB) with an underlying land use of Commercial. The site is currently vacant.

The project was reviewed by the Development Review Committee (DRC) on May 14, 2024, and was presented to the Planning and Zoning Board (PZB) on February 19, 2025. The PZB approved the project (4-3) subject to a 30-day City Commission Request for Review period, which expires on March 21, 2025, with staff conditions:

1. Prior to issuance of final certificate of occupancy, the applicant shall dedicate a ten-foot (10) by fifteen-foot (15) utility easement for any four-inch (4) or larger water meter vault located within the proposed development and outside of the existing right-of-way and proposed right-of-way easements to facilitate City maintenance access as approved by the City Engineer.
2. Prior to issuance of final certificate of occupancy, the applicant shall dedicate a ten-foot (10) by fifteen-foot (15) utility easement for the first private sanitary sewer

manhole located within the proposed development and outside of the existing right-of-way as approved by the City Engineer.

3. Prior to issuance of the final certificate of occupancy, the applicant shall coordinate a Maintenance Agreement with the City for property frontage along NE 30th Place. Proposed special improvements for this project within the adjacent City right-of-way to be maintained in perpetuity by property owner include driveway pavement, curb, landscape, structural soil, root barriers and specialty paving.
4. Prior to permitting, the proposed sidewalk on NW 30th Place shall be designed to comply with the Florida Accessibility Code.

The statement of intent is attached as Exhibit 1. A location map of the project site is attached as Exhibit 2. The plan set containing the proposed site plan, floor plans, elevations and renderings is attached as Exhibit 3. The February 19, 2025 PZB Staff Report is attached as Exhibit 4. The February 19, 2025, PZB Draft Meeting Minutes are attached as Exhibit 5.

City Commission Request for Review

Pursuant to ULDR, Section 47-24.2.A.6, approval of site plan development permit subject to City Commission Request for Review (CRR) shall not be final until thirty (30) days after preliminary approval and then only if no motion is adopted by the City Commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. The City Commission may adopt a motion to set a hearing to review the application if it is found that the new project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The process for CRR may be initiated by a statement of intent filed by any member of the City Commission with the City Clerk with a copy to the department. The motion shall be considered within 30 days of the decision by the lower body with the certain exceptions provided in Section 47-26.A.2 of the ULDR.

The motion approving a CRR shall set a date for consideration of the application no later than sixty (60) days from the date the motion is adopted. Notice of the hearing shall be provided by posting a sign at least ten days before the hearing in accordance with ULDR, Section 47-27, Notice Procedures. Review by the City Commission shall be by de-novo hearing supplemented by the record and the same standards and criteria applicable to the development permit shall be applied. At the conclusion of the hearing the City Commission shall take action approving, approving with conditions, or denying the application.

Should the City Commission wish to proceed with the CRR request, a hearing must be set within the required sixty (60) day period to consider the application.

However, pursuant to State Statute 166.033(1), the 180-day timeframe for approval or denial of the development permit was extended to April 13, 2025, which falls short of the 60-day period to hold a de novo hearing. The hearing could be held at the regularly scheduled City Commission meeting on April 1, 2025.

Resource Impact

There is no fiscal impact associated with this section.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Economic Development initiative.

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

- The Housing Focus Area, 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 Housing Element
- Goal 2: Be a Community of strong, beautiful and healthy neighborhoods.

Attachments

Exhibit 1 – Intent Statement

Exhibit 2 – Location Map

Exhibit 3 – Abbreviated Plan Set

Exhibit 4 – February 19, 2025, PZB Staff Report

Exhibit 5 – February 19, 2025, PZB Draft Meeting Minutes

Prepared by: Tyler Laforme, AICP, Urban Planner III, Development Services Department

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