



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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 7, 2022

TITLE: Quasi-Judicial – Resolution Approving Site Plan Level IV Development Permit for a 54 Multifamily Residential Units and 100-Room Hotel Development with Setback Modifications Development known as “Ocean Park” - Sunrise FTL Ventures, LLLP - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider a resolution approving a Site Plan Level IV development permit for a 54 Multifamily Residential Units and a 100-Room Hotel Development with Setback Modifications Development known as “Ocean Park”, located at 2851, 2901 NE 9th Court.

Background

The applicant, Sunrise FTL Ventures, LLLP, is proposing to develop 54 multifamily residential units and a 100-room hotel development proposed at 2851 and 2901 NE 9th Court. The project site is approximately 1.26 acres (54,870 square feet) and is generally located east of the Intracoastal Waterway, west of North Birch Road, south of Sunrise Boulevard and north of NE 9th Court. The site has an underlying land use designation of Central Beach Regional Activity Center (Central Beach RAC), is zoned Sunrise Lane Area (SLA) District and is currently occupied with commercial buildings. The proposed development includes the construction of two buildings. The proposed residential building, (western building) will be 11 stories and the proposed hotel (eastern building) is 12 stories, with an overall building height for both buildings being 120 feet.

The application was reviewed by the Development Review Committee (DRC) on August 10, 2021. All comments have been addressed. The DRC Comment Report is attached as Exhibit 1. On April 20, 2022, the Planning and Zoning Board (PZB), acting as the local planning agency, reviewed the application and recommended approval finding the proposed development is consistent with the applicable ULDR criteria by a vote of 8-0 subject to the following staff conditions and applicant’s voluntary proffers:

1. Prior to building permit submittal, the applicant shall provide structural soil detail and composition to be shown on the site and civil plans.

2. Prior to building permit submittal, corresponding easement vacation UDP-EV21005, a three-foot utility easement located on NE 9th Court running north along lot 7 pursuant to the legal description, according to plat of 'Seabridge', according to the plat thereof recorded in Plat Book 21 at Page 46 of the Public Records of Broward County, Florida in Section 1, Township 50 South, Range 42 East, shall be approved by City Commission.
3. Prior to issuance of final certificate of occupancy, applicant shall prepare, execute, and record an agreement or other document for the perpetual maintenance of private improvements within the existing and proposed rights-of-way of Northeast 9th Court, as depicted on Sheet X2 of the site plan.
4. Prior to issuance of final certificate of occupancy, applicant shall record a non-exclusive public pedestrian sidewalk access easement along the north side of NE 9th Street to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way.
5. Prior to issuance of final certificate of occupancy, the applicant shall provide a non-exclusive pedestrian access easement for public access along a safe pedestrian path through the plaza onsite as depicted on Sheet X3, Utility/Public Access Easement Exhibit, included on page 92 of Exhibit 1 to connect from NE 9th Court to Sunrise Boulevard.
6. Prior to issuance of final certificate of occupancy, applicant shall dedicate a non-exclusive minimum ten (10) foot by fifteen (15) foot utility easement for the two four (4) inch water service and meters proposed and located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer.
7. 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.
8. 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.
9. If, during the course of development, archaeological materials or unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately and the developer, property owner, or authorized agent shall immediately alert the City's Historic Preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.
10. In accordance with the Water and Wastewater Capacity Availability letter issued by the City's Public Works Department, dated April 5, 2022, the Applicant will make the necessary improvements including design, permitting and construction of said improvements in order to meet adequacy requirements per ULDR section 47-25.2. prior to issuance of a Temporary Certificate of Occupancy and/or Final Certificate of Occupancy.

11. The voluntary proffer by applicant regarding hours for outdoor amplified sound shall be limited to the following times:
- a. Monday through Thursday from 11:00 am to 9:30pm.
 - b. Friday from 11:00 am to 11:00 pm.
 - c. Saturday from 10:00 am to 11:00 pm.
 - d. Sunday from 10:00 am to 9:30 pm.

To review staff conditions, as well as detailed analysis of the application, please refer to the April 20, 2022, PZB Staff Report attached as Exhibit 2.

The exhibits presented to the PZB are identified below:

- Application, Narrative Responses to code Criteria, and Site Plan
- April 5, 2022, Water/Sewer Capacity Letter Issues by the City’s Public Works Department
- January 2022 Traffic Impact Study, DC engineering, Inc
- Shadow Study
- Public Participation Meeting Summary and Affidavit
- Public Sign Notice and Affidavit
- Public comments

The April 20, 2022, PZB meeting minutes are attached as Exhibit 3.

The Comprehensive Plan requires that the City track development in the Central Beach RAC and monitor the number of residential units and vehicular trips allocated to individual projects. At time of PZB, the vehicular trips were calculated using the 10th edition of the ITE manual, which resulted in a net reduction of 19 net PM peak-hour trips leaving 93 trips remaining in the Central Beach RAC. Post PZB, the applicant updated the traffic study using the 11th edition of the ITE manual. Based on the update, the project will result in a net reduction of 36 net PM peak-hour trips. If the proposed project is approved, 110 trips will be available in the Central Beach RAC. Table 1 below provides a summary of the residential and vehicular trips allocated in the Central Beach RAC to date.

Table 1 – Beach RAC Development Tracking Summary

Residential Unit Summary		Vehicle Trip Summary	
Total Residential Units Permitted	5,500	Total Peak Hour Trips Permitted	3,220
Built and Approved Units ⁽¹⁾	5,100	Built and Approved Trips ⁽¹⁾	3,196
Demolition Credits ⁽²⁾	34	Demolition Credits ⁽²⁾	50
Number of Available Units	434	Number of Available Trips	74
Allocation for Ocean Park	54	Allocation for Ocean Park	-36

Number of Units Available if Proposed Ocean Park House is Approved	380	Number of Trips Available if Proposed Ocean Park is Approved	110
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The Traffic Study Executive Summary with the updated calculations is attached as Exhibit 4.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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
- Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Related CAM

#22-0464

Attachments

- Exhibit 1 – August 10, 2021, DRC Comment Report
- Exhibit 2 – April 20, 2022, PZB Staff Report
- Exhibit 3 – April 20, 2022, PZB Meeting Minutes
- Exhibit 4 – May 18, 2022, Executive Summary
- Exhibit 5 – Resolution Approving
- Exhibit 6 – Resolution Denying

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