



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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: June 16, 2015

TITLE: Motion Relating to a City Commission Request for Review – All Aboard
Station - Case R14043

Recommendation

It is recommended the City Commission analyze the proposal and decide whether to set a hearing to review the application known as All Aboard Station (Case R14043), which received preliminary Development Review Committee (DRC) approval on May 27, 2015.

Background

The City Clerk has received a statement of intent filed by Commissioner Dean Trantalis pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-26A.2, City Commission Request for Review (“CRR”) of the preliminary DRC approval for All Aboard Station, a 30,276 square feet building with boarding operations to service the future All Aboard Passenger Rail service.

The site is partially located in the Downtown Regional Activity Center (RAC) with RAC-West Mixed Use (WMU) zoning and the Northwest RAC with Boulevard Business (B-1) zoning. The site plan and elevations are provided as Exhibit 1. A full set of plans is available upon request.

The Development Review Committee (DRC) reviewed the All Aboard Station site plan on September 23, 2014 and preliminary DRC approval was given on May 27, 2015, subject to conditions outlined by the Transportation and Mobility Department and included herein:

- 1) Within 180 days of the date of site plan approval, the applicant shall submit a traffic study as outlined on the proposed methodology prepared by Kimley-Horn dated February 2, 2015 (“KH Supplemental Traffic Study”) to the City’s Transportation and Mobility Department for their review and approval, with the following modification:

- a. Add a Turning Movement Count (TMC) location at the intersection of Northwest 4th Street and Northwest 5th Avenue instead of the Northwest 2nd Avenue at the Northwest 2nd Street location. All other proposed TMC locations should remain;
 - b. The TMCs should be conducted before the proposed temporary closures of Northwest 2nd Street, Northwest 2nd Avenue, and Northwest 3rd Avenue, as presented through DRC on 1/27/15 (DRC Case PRW15001);
 - c. In the event any of the studied intersections are operating at below the accepted LOS of LOS E, the applicant shall contribute/implement additional mitigation measures; including but not limited to access management, signal timing, and multimodal transportation improvements necessary to maintain the accepted LOS.
- 2) If improvements are necessary, the applicant shall contact the City's Transportation and Mobility Department to coordinate.
 - 3) The approval of the site plan for the All Aboard Florida Fort Lauderdale Station and parking lot site plan is contingent upon agreeing to complete the above referenced "KH Supplemental Study" within 180 days of the date of site plan approval.
 - 4) In the event new development application(s) are submitted by the applicant for permanent development adjacent to or surrounding the site, the applicant shall hold a methodology meeting with the City to discuss the parameters of the new development and the previously approved station and conduct an additional traffic study to analyze new development.
 - 5) If multiple scenarios are proposed and submitted by the applicant for new development, a traffic study shall be conducted for each scenario to represent the different traffic patterns and conditions.

The City Commission may adopt a motion to set a hearing to review the application if it is found that the proposed 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 City Commission may review the application pursuant to the two criteria outlined below in ULDR Section 47-26A.2.:

- A. If an application for development permit is approved or denied and the ULDR provides for City Commission request for review ("CRR") as shown in Table 1 of Section 47-24, Development Permits and Procedures, or other provision 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. Except as provided herein, the motion shall be considered within thirty (30) days of the decision by the lower body.

- B. 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 given to the public by posting a sign at least ten (10) days before the hearing in accordance with Section 47-27, Notice Procedures for Public Hearing. Review by the City Commission shall be by de novo hearing supplemented by the record below 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 may be set on July 7, 2015 to comply with the requisite sixty (60) day period to set a date for consideration of the application relative to All Aboard.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Business Development Cylinder of Excellence, specifically advancing:

- GOAL 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- OBJECTIVE 2: Facilitate a responsive and proactive business climate.

This item also advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We are Prosperous*.

Attachments:

Exhibit 1 – Site Plan & Building Elevations

Prepared By: Jim Hetzel, Planner III

Department Director: Jenni Morejon, Director, Sustainable Development