



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: May 7, 2013

TITLE: Resolution approving a Development Permit with the Allocation of Post-
2003 Downtown Dwelling Units – Pinnacle at Tarpon River - Case 36R13

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 112 dwelling units for the Pinnacle at Tarpon River 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 Downtown RAC was limited to a total of five thousand one hundred (5,100) dwelling units. An additional 5,960 dwelling units were added to the overall supply of dwelling units in the Downtown RAC as per Comprehensive Plan amendments in 2003 and 2007, bringing the total allowable density to 11,060 dwelling units. Dwelling units in excess of the original 5,100 dwelling units in the Downtown RAC as certified by the Comprehensive Plan amendments 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 (DMP).

The project was reviewed by the Design Review Team (DRT) on February 7, 2013 and by the Development Review Committee (DRC) on March 12, 2013, and the applicant has addressed 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 residential development at 805 SE Third Avenue in the Downtown Regional Activity Center - City Center Zoning District (RAC-

CC). The development will consist of a 10-story tower containing 108 units, and a 3-level parking garage with 111 spaces, anchored by two townhouse structures containing 4 units at the western end of the garage. Of the total 112 units, 100 will be designated as affordable units and 12 as market rate units.

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 the Near Downtown character area location and residential use as described in the DMP, providing for a less bulky building with more light and air at the street level. The project's 112 household units will contribute to a more active environment envisioned for the area that will help support neighborhood retail, walkability, and future transit options.
- The project's ground floor frontages are designed to foster street level-pedestrian activity. The SE 3rd Avenue frontage includes approximately 4,452 square feet of leasing and common space, a portion of which is envisioned to be converted to retail at a future point. The SE 9th Street ground floor frontage includes a 2,100 square foot fitness center and space for a bicycle sharing station.
- The SE 3rd and SE 2nd Avenue, and SE 9th Street improvements included in the project are generally consistent with the 3rd Avenue and Local street sections set forth in the DMP and include shade trees, wide sidewalks, and some on-street parking. The current configuration of the SE 3rd Avenue street section does not include the parallel parking shown in the DMP 3rd Avenue section. Staff is currently studying this segment of SE 3rd Avenue to determine what street elements, including turn lanes, bicycle lanes, and parallel parking, would be most appropriate along this corridor. It is anticipated that the final design of this section will be finalized prior to the Final DRC being issued for the project.
- The design of the project's residential tower features an active and engaging façade composition of a central vertical element with extensive windows, balconies, and window shading elements. The applicant worked diligently from the time of initial DRT submission on the project's massing and design elements to arrive at the final design.
- The project's parking garage will feature a façade screened with a metal mesh and its roof will include trellises, landscaping in planters, and a recreational area.

Traf Tech Engineering, Inc. was retained by the developer to prepare a Traffic Impact Statement which indicates that the project will generate 663 daily trips.

The project will create new 7-10 ft. wide tree-shaded sidewalks along SE 3rd Avenue and SE 9th Street which will dramatically increase the walkability of the area. The project will also include space for a shared bicycle station.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 - Site Plan

Exhibit 2 - Resolution to Approve

Exhibit 3 - Resolution to Deny

Prepared by: Donald Shockey, Principal Planner

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