



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-0991

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

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

DATE: August 22, 2017

TITLE: Quasi-Judicial Resolution – City Commission Review and Approval of a Site Plan Level II Development Permit Including the Allocation of 348 Dwelling Units for Proposed Development within the Downtown Regional Activity Center Land Use Designation – 212 Southeast 2nd Ave Residence – 212 Partners, LLC. – Case Number R17032

Recommendation

It is recommended that the City Commission adopt a resolution approving a Site Plan Level II Development Permit including the allocation of 348 dwelling units within the Downtown Regional Activity Center (Downtown RAC) for the 212 Southeast 2nd Ave Residences development project.

Background

The applicant, 212 Partners, LLC, submitted a Site Plan Level II development application for the construction of a 27 story mixed-use project which was reviewed and approved by the Development Review Committee on June 27, 2017. Pursuant to the ULDR, an approved development permit that includes the allocation of dwelling units with the Downtown RAC does not take effect until the application is reviewed and approved by the City Commission.

The project proposes 348 residential units, 27,911 square feet of retail space for a grocery market, and seven level parking podium with 629 parking spaces. The site is located at southwest corner of Southeast 2nd Street and Southeast 3rd Avenue. An associated site plan application was also submitted for the property located immediately to the south of the subject site, Case R17033, which is currently under review and will be subject to the City Commission Request for Review provision once completed. Both projects encompass the entire block, with the 212 Southeast 2nd Ave Residence project site taking up 1.2 acres of the block. The subject project is located in the Downtown Regional Activity Center - City Center (RAC-CC) Zoning District. The proposed site plan package is included as Exhibit 1.

The building is designed to create a strong street presence with a single retail tenant, currently identified as a grocery market use. The residential lobby fronts Southeast 2nd

Street and the loading areas are located along Southeast 2nd Avenue. An elevated terrace is proposed along Southeast 3rd Avenue as a means to address the increase in finished floor height to the public sidewalk, and to create an entrance feature to the grocery market. The terrace will also provide opportunities for outside seating.

The parking podium contains seven levels and is screened with a variety of decorative perforated metal panels. The portion of the parking podium where the residential lobby is located contains a vertical architectural feature with creative dimpled aluminum panels that can be backlit to add visual interest.

The residential tower is located above the parking podium and contains 19 levels of residential units. The residential tower is configured in an L-shaped design and contains a floorplate size of 19,014 square feet, which exceeds the maximum floorplate size of 18,000 square feet as outlined in the Downtown Master Plan (DMP). The applicant has requested a slight increase to the floorplate size and to orient the building tower along Southeast 2nd Street as opposed to the primary street, Southeast 3rd Avenue as typically recommended in the DMP in order to accommodate the functionality of the retail grocer space.

Vehicular ingress and egress to the project is from Southeast 2nd Ave, which leads into the parking podium for both the residential and retail users. Loading and back of house activity is accessed from Southeast 2nd Ave and the applicant minimized the impact to pedestrian and vehicular conflicts in this area by providing a pedestrian island between these access points. In addition, the applicant is proposing to dedicate four spaces for electric charging vehicles and is providing 62 bicycle parking spaces.

A traffic review concluded that the traffic generated from the project will result in limited impacts on the surrounding roadways and intersections. The proposed development will complement the Downtown Regional Activity Center uses and will help to support a multi-modal environment including walking, biking, bus transit, Sun Trolley service, WAVE Streetcar, and the nearby Brightline rail service.

The traffic analysis indicates that the proposed redevelopment program results in 988 net new daily trips; a net decrease of 40 P.M. peak hour trips, and a net increase of 83 A.M. peak hour trips. The analysis applied trip reductions based on percentage discounts for multi-modal options surrounding the project and the amenities the applicant is proposing on site. This is a similar approach used in evaluating traffic impacts for downtown mixed-use projects. A traffic analysis table is provided as Exhibit 2.

Downtown Master Plan

The project was reviewed for consistency with the Downtown Master Plan (DMP) through the completion of a Design Review Team (DRT) application review on May 1, 2017 and review by the Development Review Committee (DRC) on June 27, 2017. The development application, DRT, and DRC Report are attached as Exhibit 4. In summary, staff has determined that the project meets the overall intent of the DMP to create a vibrant, pedestrian-friendly “live, work, play” downtown environment and has met the

applicable design guidelines set forth in the DMP. The items below highlight the project design aspects that help meet the DMP intent:

Streetscape Design:

- The proposed project will improve the streetscape cross sections for Southeast 3rd Avenue, Southeast 2nd Street, and Southeast 2nd Avenue with shade trees, on-street parking, and pedestrian pathways (DMP, Design Guidelines S-3, S-5, S-7,S-9);
- Ground floor contains active uses with retail fronting Southeast 3rd Avenue and building frontage creates presence along street frontage (DMP, Design Guidelines B-2, B-3, B-4, SF-1,SF-3, SF-5);

Building Design:

- The architecture contains high-quality materials and is comprised mostly of glass with residential balconies, and perforated metal screen the parking podium, (DMP, Design Guidelines B-4, B-9, Q-5);
- The building elevations contain articulation and variety of material for visual interest, (DMP, Design Guidelines B-9, B-12, Q-8);

Public Realm:

- Public realm space is provided for along all street frontages (DMP, Local Street Design and Cross Sections).

Comprehensive Plan Consistency

Staff has determined that the proposed project is generally consistent with the City's Comprehensive Plan, Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.14, Use of Design Guidelines for Downtown Regional Activity Center (Downtown RAC) to promote quality development, Objective 1.15, Transition Zones for DRAC to ensure compatibility with adjacent neighborhoods, and Objective 1.16, concentrate development, particularly large-scale, mixed-use development, in the Downtown-RAC to discourage urban sprawl.

The City's Future Land Use Element Map indicates that the site is located in the Downtown RAC land use designation. This designation permits a range of uses in a mixed-use, multi-modal supportive environment. The proposed project is consistent with the Downtown RAC land use designation as outlined in the Comprehensive Plan.

Furthermore, the Comprehensive Plan requires that the City tracks development in the Downtown RAC and monitors the number of units allocated to individual projects. Table 1 below identifies unit allocation from the current available dwelling unit pool, which is the new 5,000 unit pool approved in January 2017, and includes the number of affordable housing units to date. Note that Broward County imposed a condition that 15% of residential units from this pool (750) be set aside for affordable housing. The

condition sets the issuance of a building permit for the construction of the 2,501st dwelling unit, the half-way point of the total unit allocation, as a marker providing that no additional market rate units can be permitted or built if less than 375 affordable housing dwelling units have been permitted or built at that time.

Table 1 – 2017 Downtown RAC Unit Summary

Case	Approval Date	Owner	Project	Address	Existing Units	Assigned Units	Market Units	AFH Units	
R16016	4/19/17	New River Yacht Club III	New River III LLC	416 SW 1 st Ave	-	-	158	-	
R16049	4/19/17	Las Olas Riverfront LP	Riverfront Residence	300 SW 1 st Ave	-	-	555	-	
R17018	7/11/17	Third Street Development, LLC	FAT City	300 N. Andrews Avenue	-	-	612	-	
R17032	8/22/17	212 Partners, LLC	2 nd Street Residence	212 SE 2 nd Ave	-	-	348	-	
Notes: (1) Pending projects are projects currently under DRC review; (2) There are 170 units remaining from the 2003 unit pool for allocation to a pending project north of Broward Blvd.; (3) There are 34 flex units available for allocation to a pending project in Flex Zone 49, North of Broward Blvd.							Total	1,673	0
							2017 RAC Units	4,250	750
							Units Remaining	2,577	-
							Pending	3,241	0

The City Commission shall review the application and determine whether it is in compliance with the criteria and if it is consistent with the DMP design guidelines, or has proposed alternative designs which meet the intent of the design guidelines. If determined to be compliant, then pursuant to Section 47-13.20 of the City’s Unified Land Development Regulations (ULDR), Downtown RAC Review Process and Special Regulations, density within the Downtown RAC is limited to 5,100 dwelling units with additional dwelling units permitted above this limit as provided for in the City of Fort Lauderdale Comprehensive Plan, Downtown RAC 2017 amendment, residential unit pool of 5,000 units. The applicant is seeking allocation of 348 dwelling units from the 5,000 unit pool.

Conditions of Approval: DRC imposed the following conditions to approval:

- 1) Prior to issuance of building permit, applicant shall record a public right-of-way or right-of-way easement dedication along the west side of SE 3rd Avenue consisting of five feet to complete the minimum 80 foot right-of-way section required per the Broward County Trafficways Plan as approved by the Broward County Highway Construction & Engineering Division.
- 2) Prior to issuance of building permit, applicant shall record a public right-of-way easement dedication along the east side of SE 2nd Avenue consisting of five feet to complete the minimum 50 foot right-of-way section as approved by the City Engineer.
- 3) Prior to issuance of building permit, applicant shall record a pedestrian sidewalk access easement dedication along the west side of SE 3rd Avenue to accommodate a portion of the seven foot pedestrian clear path as approved by the City Engineer.

- 4) Prior to issuance of building permit, applicant shall record a public sidewalk access easement dedication along the east side of SE 2nd Avenue to accommodate a portion of the seven foot pedestrian clear path as approved by the City Engineer.
- 5) Prior to issuance of building permit, applicant shall dedicate a ten foot by 15 foot utility easement dedication for any four-inch or larger water meter and /or the first private sanitary sewer manhole located within the proposed development and outside of any right-of-way easement dedication to facilitate City maintenance access as approved by the City Engineer.
- 6) Prior to issuance of building permit, applicant shall address the proposed encroachments (raised sidewalk, retaining wall, backflow preventers, storm drain system, building overhangs, signage, or any other encroachment) into the public rights-of-way or right-of-way easements through application and approval of a revocable license agreement by the entity with jurisdiction over that portion of the public right-of-way.
- 7) Prior to Final Development Review Committee (DRC) approval, applicant shall demonstrate compliance with all City of Fort Lauderdale Code of Ordinances and Unified Land Development Regulations (ULDR) requirements.
- 8) In the event dedications, as stated above, result in public improvements that impact the design of the site plan, the applicant shall submit revised plans to the City for review and adjust, to extent possible, to meet the overall intent of design elements as outlined in the Downtown Master Plan.
- 9) Applicant shall complete a Federal Aviation Administration Form 7460-1, Statement Letter of No Hazard prior to Final-DRC approval.

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 Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

Attachments

Exhibit 1 – Site Plan

Exhibit 2 – Traffic Analysis Table

Exhibit 3 – Development Application, DRT, DRC Report

Exhibit 4 – Resolution Approval

Exhibit 5 – Resolution Denial

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