



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#14-0838

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

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

DATE: July 1, 2014

TITLE: MOTION FOR DISCUSSION – City Commission Request for Review – 105
North – Happy Land FL LLC - Case R14011

Recommendation

It is recommended the City Commission analyze the proposal and decide whether to set a hearing to review the application known as 105 North (Case R14011), approved by the Development Review Committee.

Background

The City Clerk has received a statement of intent filed by Commissioner Romney Rogers 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 DRC approval of 105 North, a retail furniture store located at 105 North Federal Highway, in the Downtown Regional Activity Center-City Center (RAC-CC) zoning district. 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 105 North project on March 25, 2014 and received preliminary site plan approval on June 19, 2014. The project was also reviewed by the Design Review Team (DRT) for consistency with the Downtown Master Plan. In summary the project meets the intent of the Master Plan Design Guidelines by framing the street to promote a well-defined, continuous pedestrian-oriented corridor that encourages walkability and active street fronts.

The proposed 36,216 square foot retail furniture store is located on the northwest corner of North Federal Highway and NE 1 Street. The three-story building features lightly tinted glass to allow for expansive views into the building from the pedestrian level. The façade is well articulated and provides visual variety in its urban context. The RAC-CC zoning district is exempt from parking requirements; therefore, developments in this zoning district provide parking based on what they believe will support operational needs and the predicted market demands for the type of use proposed. Six parking spaces and loading are located on the ground floor, inside of the building.

Pursuant to ULDR Section 47-26A.2., City Commission Request for Review:

- 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.

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.

Should the City Commission wish to proceed with the CRR request, a hearing may be set on August 19, 2014 to comply with the requisite sixty (60) day period to set a date for consideration of the application relative to 105 North.

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: Thomas Lodge, Planner II

Department Director: Greg Brewton, Sustainable Development
Jenni Morejon, Director Designee