



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#22-0454

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 17, 2022

TITLE: Motion for Discussion – City Commission Request for Review – Site Plan
Level III Development – Waterway Use and Yard Modification – Seven
Multi-Family Residential Units – 500 Hendricks, LLC – Lumiere – 500
Hendricks Isle – Case No. UDP-S21050 - (**Commission District 2**)

Recommendation

Staff recommends the City Commission consider a motion to set a hearing to review the approval of *Lumiere*, a Site Plan Level III development consisting of seven multi-family residential units, reviewed as a waterway use with yard modification (Case No. UDP-S21050) proposed at 500 Hendricks Isle, and determine whether to set a de-novo hearing to review the application.

Background

The City Clerk has received a statement of intent filed from the office of Commissioner Steven Glassman, 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 approval of the site plan for “Lumiere”.

The applicant, 500 Hendricks, LLC., is proposing to redevelop the property located at 500 Hendricks Isle, which is the site of an existing five-unit residential building, with a new residential building containing seven units. The site has a Medium-High Residential land use designation and is zoned Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District. A Location Map of the project site is provided as Exhibit 1.

The project was reviewed by the Development Review Committee (DRC) on December 14, 2021. The comments are available on file with the Development Services Department (DSD). The DRC Comments are attached as Exhibit 3.

The Planning and Zoning Board (PZB) reviewed and approved the project by a vote of (4-3) on April 20, 2022, with improvements proffered by the applicant and staff conditions.:

1. 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.
2. 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.

An Abbreviated Site Plan Set that contains the proposed site plan, floor plans, building elevations, and renderings is provided as Exhibit 4. The April 20, 2022, PZB Staff Report is attached as Exhibit 5. The April 20, 2022, Draft PZB Meeting Minutes are attached as Exhibit 6.

City Commission Action

Pursuant to ULDR, Section 47-24.2.A.6, an approval of site plan development permit subject to City Commission Request for Review shall not be final until 30 days after preliminary approval and then only if no motion is adopted by the City Commission seeking to review the application, pursuant to the process provided in ULDR Section 47-26A.2.

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 proposed development.

The City Commission motion approving a CRR shall include the date for the City Commission to consider the application, no later than 60 days from the date the motion is adopted. Review by the City Commission shall consider ULDR standards and criteria for waterway use and yard modification in a de-novo hearing supplemented by the record. At the conclusion of the hearing, the City Commission shall take action approving, approving with conditions or denying the application.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- Neighborhood Enhancement
- 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
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Statement of Intent

Exhibit 3 – December 14, 2021, DRC Comments

Exhibit 4 – Abbreviated Site Plan Set

Exhibit 5 – April 20, 2022, PZB Staff Report

Exhibit 6 – April 20, 2022, Draft PZB Meeting Minutes

Prepared by: Yvonne Redding, Urban Planner III, Development Services Department

Department Director: Anthony Greg Fajardo, Development Services Department