



CITY OF FORT LAUDERDALE
City Commission Agenda Memo

#15-0118

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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: February 17, 2015

TITLE: QUASI-JUDICIAL – MW Lauderdale LP - Resolution to Approve an
Amendment to a Site Plan Level IV Development Permit – 529 North Fort
Lauderdale Beach Boulevard - Case No. A15001

Recommendation

It is recommended that the City Commission adopt a resolution approving amendments to the site plan level IV development permit for the Ocean Wave project.

Background

The City Commission is to determine whether the proposed amendment to the approved development plan for the Ocean Wave project meets the standards and requirements of the Unified Land Development Regulations (ULDR) and criteria for development in the Central Beach.

On April 15, 2008, the Site Plan was approved by the City Commission as a Site Plan Level IV and received nine points on the Design Compatibility and Community Character Scale of Section 47-12.5.B.6 of the ULDR. The determination that a project meets these requirements allows for a maximum building height of 240' and a maximum Floor Area Ratio of 4.8. The site plan was originally approved at 220' height and 4.8 FAR. The development approval has been extended and is valid.

On January 15, 2015, the project received administrative approval to make certain modifications to the approved Site Plan including aesthetic enhancements and upgrades, reducing the number of hotel rooms, adding residential uses, reducing the number of floors and increasing height by 5%. In addition, the modifications incorporated an enlarged plaza area on the east side, a reduced podium pedestal, increased tower setbacks on the north and south of the property and narrowing the overall tower. The project was then at 231' height and 4.8 FAR.

At this time, the Applicant is requesting an amendment to the Site Plan to increase the height of the approved building by nine feet and six inches, in order to accommodate necessary mechanical equipment.

Review Criteria

The ULDR provides that the Site Plan may be amended pursuant to the terms of ULDR Section 47-24.2. The Applicant's modifications qualify under Section 47-24.2.A.5.c. to be reviewed by the body that gave final approval to the original development permit which, in this case, was the City Commission.

Conditions of Approval:

Should the City Commission approve the development, the following conditions are proposed:

1. If approved, the residential units are subject to School Board of Broward County public school concurrency review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC;
2. 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 Sec. 47-38A;
3. Applicant shall execute a maintenance agreement at time of construction permitting for any improvements in public easements and sidewalks for hardscape, landscape, trees, and irrigation;
4. Construction debris mitigation measures shall be included in a Construction Debris Mitigation Plan and submitted to the City's Building Official prior to issuance of a building permit for the subject development. Additional measures may be required to ensure compliance with the City's Code, as deemed necessary by the Building Official. Applicant shall submit a detailed construction staging and traffic routing plan, prior to approval of a construction permit.

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 advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Here*.

Attachments

Exhibit 1 – Site Plan and Applicant's Narratives

Exhibit 2 – Resolution to Approve

Exhibit 3 – Resolution to Deny

Prepared By: Randall Robinson, Planner II

Department Director: Jenni Morejon