



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#16-0115

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

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

DATE: February 16, 2016

TITLE: Quasi-Judicial Resolution Approving a Site Plan Level II Development Permit Allocating 232 Post 2003 Downtown Dwelling Units and 125 flexibility units from Flex Zone 49 – Morgan on 3rd – Putnam Realty Limited – 400 NE 3rd Avenue – Case Number R15034

Recommendation

It is recommended that the City Commission adopt a resolution approving the Development Review Committee's (DRC) approval of a Site Plan Level II Development Permit that includes the allocation of 232 post 2003 dwelling units and 125 flexibility units from Flex Zone 49 for the "Morgan on 3rd" multi-family residential development.

Background

The City Commission is to review the application for a Site Plan Level II development permit that requires the allocation of post 2003 development units and flexibility units from Flex Zone 49 and determine whether it is in compliance with the criteria applicable to the proposed development as provided in the Unified Land Development Regulations (ULDR) and whether the application is consistent with the design guidelines, or has proposed alternative designs which meet the intent of the design guidelines provided in the Downtown Master Plan ("DMP") and any subsequent amendments to the DMP.

Applicant, Putnam Realty Ltd, submitted a development permit application for the construction of a 7-story residential development on the north side of NE 4th Street, between NE 3rd and 4th Avenues in the Regional Activity Center-City Center (RAC-CC) Zoning District. The development will consist of 357 units and an enclosed parking garage accommodating 516 vehicles. Pursuant to Section 47-13.20.B.4 of the ULDR, density within the entire Downtown Regional Activity Center (DRAC) is limited to a total of 5,100 dwelling units. Section 47-13.20.B.4, however, also provides that additional dwelling units may be permitted through flexibility rules in accordance with Section 47-28 and through the allocation of post 2003 development units in accordance with Section 47-13.20.B.4.b, ULDR.

The project was reviewed by the Design Review Team (DRT) on July 7, 2015 and by the DRC on July 28, 2015. The applicant has addressed all comments and the Site Plan

Level II development permit, including the allocation of 125 flexibility units from Flex Zone 49 and 232 post 2003 development units, was approved on January 22, 2016. The application and the record and report of the DRT and DRC are attached as Exhibit 3. Pursuant to 47-13.20.B.4.b, ULDR allocation of the post 2003 development units shall not take effect until the application is reviewed and approved by the City Commission.

The application shall be reviewed for compliance with the criteria applicable to the proposed development as provided in the ULDR and consistency with the design guidelines of the Downtown Master Plan ("DMP"). The project is consistent with the Downtown Master Plan's intent to create a vibrant, pedestrian-friendly "live, work, play" downtown environment. A few project highlights are listed below:

- The building maximizes active ground level uses through the inclusion of ground-floor walk-up units with stoops and small private outdoor spaces. A large amenity court opens to NE 4th Street. The leasing foyer and club room are located at the corner of 4th Street and 3rd Avenue. Together, these features will contribute towards a lively pedestrian experience along the NE 3rd Avenue spine.
- The project improves connectivity in the area by including a mid-block pedestrian passage connecting 3rd and 4th Avenues along with vest-pocket parks along the 4th Avenue frontage.
- The streetscapes have been designed to meet the intent of the Local Street Section of the Downtown Master Plan by incorporating parallel parking and spacing of canopy trees at 30 feet apart.
- The parking garage is wrapped by habitable space on its south, east, and west sides, completely concealed from the three surrounding streets.

Several other projects are also in the planning review or construction stages in the vicinity. Together these developments will foster the continued revitalization of Flagler Village, with additional opportunities for living in the Downtown.

Traffic

Vehicular ingress and egress into the site is provided from NE 4th Avenue. The applicant is proposing to provide 516 parking spaces on site, with an additional 19 on-street spaces along the three surrounding streets, for a total of 535 spaces. A 7-foot wide sidewalk lined with shade trees is planned for the perimeter of the project, providing approximately 1,320 linear feet of new sidewalk.

The applicant's traffic study, prepared by Cathy Sweetapple and Associates, dated January 10, 2016, indicates that the street system surrounding the development site has sufficient capacity to accommodate the new trips anticipated by the proposed project.

City Transportation and Mobility Department staff has reviewed the study and has concurred with the findings.

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 Impact Statement

Exhibit 3 – Application, DRC Comments and Approval

Exhibit 4 – Resolution to Approve

Exhibit 5 – Resolution to Deny

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