



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#16-1007

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

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

DATE: September 7, 2016

TITLE: Quasi-Judicial Resolution Approving a Site Plan Level III Development
Permit Allocating 168 Post 2003 Downtown Dwelling Units – Alta Flagler
Village – Alta Flagler Village LLC and Alta Flagler Village Phase II, LLC –
421 NE 6th Street – Case Number R16005

Recommendation

It is recommended that the City Commission adopt a resolution approving a Site Plan Level III Development Permit that includes the allocation of 168 post 2003 residential dwelling units for the “Alta Flagler Village” mixed-use development.

Background

Pursuant to the City’s Unified Land Development Regulations (ULDR), Section 47-13.20, Downtown RAC Review Process and Special Regulations, the applicant, Alta Flagler Village LLC and Alta Flagler Village Phase II, LLC, submitted a development permit application for the construction of a 12-story development on the north side of NE 6th Street, between NE 4th and 5th Avenues, in the Downtown Regional Activity Center, Urban Village (RAC-UV) zoning district. The development will include a total of 214 residential units, 3,250 square feet of restaurant/retail space, and a 269-space parking garage. The request is for allocation of 168 units since 46 units currently exist on the site and will be credited towards the development.

Pursuant to ULDR Section 47-13.20.B.4, Density, allocation of the post 2003 development units shall not take effect until the application is reviewed and approved by the City Commission. The City Commission is to review the application and determine whether it is in compliance with the criteria applicable to the proposed development and whether the application is consistent with the Downtown Master Plan (DMP) design guidelines, or has proposed alternative designs which meet the intent of the design guidelines and any subsequent amendments to the DMP. In the event compliance with the ULDR would not permit consistency with the design guidelines, the design guidelines shall govern. Should the allocation of the 168 residential units for the proposed development be approved, 1,268 units will remain in the RAC unit pool.

The project was reviewed by the Development Review Committee (DRC) on January 26,

2016. The applicant has addressed all comments, including Design Review Team (DRT) comments, which analyzed the development's compliance with the Downtown Master Plan. The application and the record and report of the DRC and DRT are attached as Exhibit 2.

Buildings over 55 feet in height, up to 150 feet in height, in the Regional Activity Center-Urban Village (RAC-CC) zoning district are subject to a conditional use permit. The height of the proposed development is 130 feet. The Planning & Zoning Board (PZB) reviewed the project on June 15, 2016 and approved the conditional use permit by a vote of 9-0. The PZB staff report and PZB meeting minutes are attached as Exhibits 3 and 4.

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 project will provide a comfortable pedestrian environment through the incorporation of the Local Street Section of the DMP with 10-foot wide travel lane, 8-foot wide parking lane, street trees, and 7-foot wide sidewalks;
- The project meets the prescribed setback and stepback lines to create a consistent "streetwall," re-enforcing the intended dense, yet low-scale character for the area;
- Open space totaling 6,000 square feet will be concentrated at the two street corners, outside the restaurant/retail spaces, potentially serving as space for outdoor dining, providing activation for the pedestrian environment;
- The building and street and improvements have been designed to preserve a mature Mahogany tree on NE 5th Avenue, adding interest and variety to the public realm;
- The walk-up units facing NE 4th and 5th Avenues serve as a liner of habitable space screening the parking levels from exposure to the public realm. The multiple entrances of the lobby, walk-up units and restaurant/retail spaces create increased and well-distributed pedestrian activity, as well as improved security by adding activity and "eyes on the street." Multiple entrances also create a more human-scaled, regular rhythm along the street;
- The floor plates of the two towers, at 9,980 square feet, are within the preferred maximum of 10,000 square feet for residential buildings in the Urban Neighborhood Character Area, allowing for ample light and air to meet the ground.

Currently, several other development projects are also in the planning, review or construction stages in the general vicinity of the proposed project. Together these developments are fostering the continued revitalization of Flagler Village, offering additional opportunities for living, working and taking part of activities in the Downtown area.

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 – Application, DRC Comments

Exhibit 3 – PZB Staff Report

Exhibit 4 – PZB Meeting Minutes

Exhibit 5 – Resolution to Approve

Exhibit 6 – Resolution to Deny

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