



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#16-1483**

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

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

**DATE:** December 6, 2016

**TITLE:** City Commission Request for Review - 4 West Las Olas - Case R16013

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**Recommendation**

It is recommended that the City Commission analyze the proposal and decide whether to set a hearing to review the application known as “4 West Las Olas” (Case R16013), a mixed-use project proposed at 4 West Las Olas Boulevard.

**Background**

The City Clerk has received a statement of intent filed by Vice Mayor Trantalis, pursuant to Section 47-26A.2 of the City of Fort Lauderdale Unified Land Development Regulations (ULDR), City Commission Request for Review (CRR), to review a 273-foot tall building with 261 residential units and 4,988 square feet of restaurant/retail space proposed at 4 West Las Olas Boulevard, in the Regional Activity Center - City Center (RAC-CC) zoning district. The site plan, project renderings and elevations are provided as Exhibit 1. A full set of plans is available upon request via the Department of Sustainable Development (DSD).

The project was reviewed by the Development Review Committee (DRC) on April 12, 2016. All comments have been addressed and are on file with DSD. The project was also reviewed by the Historic Preservation Board (HPB) on November 7, 2016 regarding impacts on historic resources. The HPB requested, and the developer agreed, to provide a report to the City after the demolition of the existing One River Plaza building to demonstrate how the demolition went, particularly in respect to any impacts on the neighboring historic Bryan building, and to provide an update of any archeological items found during demolition or construction of the new building.

Pursuant to Section 47-26A.2 of the ULDR, CRR, if an application for development permit is approved or denied and the ULDR provides for CRR as shown in Table 1 of Section 47-24 of the ULDR, Development Permits and Procedures, 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 30 days of the decision by the lower body.

The motion approving a CRR shall set a date for consideration of the application no later than 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 days before the hearing in accordance with Section 47-27 of the ULDR, 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.

Should the City Commission wish to proceed with the CRR request, a hearing may be set on January 4, 2017 or January 18, 2017, to comply with the requisite 60 day period to set a date for consideration of the application relative to the “4 West Las Olas” project.

#### **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 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

#### **Attachments**

Exhibit 1 – Site Plan, Building Elevations & Renderings

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