



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-0012

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

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

DATE: January 18, 2017

TITLE: Quasi-Judicial Resolution Approving a Site Plan Level II Development
Permit Allocating 388 Post 2003 Downtown Dwelling Units and 31
Flexibility Units from Flex Zone 54 - Residences of Las Olas – TREH 200
E. Las Olas Holdco, LLC – 215 N. New River Dr. E. – Case Number
R16023

Recommendation

It is recommended that the City Commission adopt a resolution approving a Site Plan Level II Development Permit that includes the allocation of 388 post 2003 dwelling units and 31 flexibility units from Flex Zone 54 for the “Residences of Las Olas” multi-family residential development.

Background

The applicant, TREH 200 E. Las Olas Holdco, LLC, submitted a development permit application for the construction of a 42-story development on the north side of N. New River Drive East, and the east side of Las Olas Way, in the Downtown Regional Activity Center-City Center (RAC-CC) Zoning District. The development will consist of 419 residential units, 4,540 square feet of restaurant/retail space, and a 562-space parking garage. The site plan is provided as Exhibit 1.

Pursuant to Section 47-13.20 of the City’s Unified Land Development Regulations (ULDR), Downtown RAC Review Process and Special Regulations, density within the Downtown RAC is limited to a pool of dwelling units and additional dwelling units may be permitted as provided in Section 47-28 of the ULDR, Flexibility Rules. The applicant is requesting the allocation of 388 post 2003 dwelling units and 31 flexibility units from Flex Zone 54.

Allocation of post 2003 dwelling 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 and if it is consistent with the Downtown Master Plan (“DMP”) design guidelines, or has proposed alternative designs which meet the intent of the design guidelines. Should the allocation

of the 388 Post 2003 downtown dwelling units for the proposed development be approved, 691 development units will remain in the RAC unit pool.

In accordance with Section 47-13.20 of the ULDR, Downtown RAC Review Process and Special Regulations, the request for allocation of the 31 flexibility units from Flex Zone 54 is subject to Section 47-28 of the ULDR, Flexibility Rules. Subject to Section 47-28.1.M of the ULDR, Allocation of Flex Units in the Downtown Regional Activity Center, flex units may be allocated to a development site in the Downtown Regional Activity Center area, subject to demonstration that the use of flex units is in conformance with goals, objectives and policies of the City's Comprehensive Plan, and flex units shall be allocated in accordance with the flex zone boundaries that are contained by the Downtown Regional Activity Center. The development shall be reviewed to determine consistency with the DMP design guidelines or has proposed alternative designs which meet the intent of the design guidelines. A Site Plan Level II approval is required for allocation of the 31 flex units in accordance with Section 47-24 of the ULDR, Development Permits and Procedures. The allocation of flex units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M of the ULDR.

The proposed development is consistent with the City's Comprehensive Plan in that the use is permitted in the Downtown Regional Activity Center land use category. The project was reviewed by the Design Review Team (DRT) on June 14, 2016 and by the Development Review Committee (DRC) on June 28, 2016. The applicant has addressed all comments and the project received preliminary approval on December 15, 2016. The application, record and report of the DRC and DRT are attached as Exhibit 2. Additional documentation is on file with the Department of Sustainable Development and is available upon request.

The application was reviewed for consistency with the design guidelines of the DMP and the New River Master Plan ("NRMP"). 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 the lobby, lobby lounge, leasing offices, conference room, retail space, pet grooming space and bicycle storage all lining the perimeter of the ground floor on the east, west and south sides;
- To enrich the public realm and provide a more spacious pedestrian experience at a Riverwalk entrance, the ground floor retail space, at the southeast corner, opens to a small plaza space at the juncture of N. New River Drive E. and the sidewalk paralleling the 3rd Avenue Bridge;
- By providing all vehicular ingress/egress from Las Olas Way, the project provides a seamless pedestrian experience along Riverwalk;

- The parking garage is fully lined by habitable space facing Riverwalk and is partially lined facing Las Olas Way and the 3rd Avenue Bridge. The balance of the garage is camouflaged by multi-layered screening consisting of a continuous, dark grey, metal-louver screen, over-laid by rectangular aluminum panels in alternating shades of white and light grey;
- The tower is richly articulated with generous use of glass and projecting balconies, particularly at the corners, where the windows reach floor-to-ceiling and are nine feet high. Alternating corner balconies create movement and interest, while breaking down the mass of the tower;
- The tower is crowned by a distinctive top consisting of an oblong, white pitched-plane with cut-outs, suggesting a trellis-like feature. The pitched plane sits atop the rooftop utility housing which consists of the same screening as the garage, to provide continuity throughout the design. At night the underside of the white plane and the utility housing are uplit to provide interest and variety to the skyline.

Transportation and Mobility

Vehicular ingress and egress into the site is provided from Las Olas Way. The applicant is proposing to provide 562 parking spaces on site. A seven-foot wide sidewalk lined with shade trees is planned for the perimeter of the project, providing approximately 640 linear feet of new sidewalk.

In order to bring Las Olas Way closer in line with the street section recommended for streets leading to the river in the NRMP, the applicant has provided a design alternate for the reconstruction of the private street. By removing the existing median and providing wider sidewalks, the alternate design would allow for a more open view to the river and a more comfortable pedestrian environment. The design alternate for Las Olas Way appears on sheet EXB of the plan set and will require the approval of adjacent property owners in order to be implemented.

Also included in the project is the implementation of a roundabout on Las Olas Way, north of the development site, contemplated in the initial plan for the Florida Quality Development which originally encompassed all four adjoining parcels.

The applicant's traffic study, prepared by Traf Tech Engineering, Inc., dated October, 2016, indicates that the street system surrounding the development site has sufficient capacity to accommodate the new trips anticipated by the proposed project. The traffic study is included as Exhibit 3.

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

CONDITIONS OF APPROVAL:

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

1. At time of permit submittal, applicant will be required to pay a Park Impact Fee for the proposed hotel units prior to issuance of building permit in accordance with Sec. 47-38A of the ULDR;
2. Prior to Final DRC, the applicant must comply with Section 47-25.2.P. of the ULDR regarding archaeological resources by documenting compliance from the State, County, or other agency/entity with jurisdiction over archaeological matters and submitting this information to the City.

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 and DRT Comments

Exhibit 3 – Traffic Study

Exhibit 4 – Resolution Approving Site Plan

Exhibit 5 – Resolution Denying Site Plan

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