



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-0248

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

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

DATE: April 19, 2017

TITLE: Quasi-Judicial Resolution - City Commission Review and Approval of a
Site Plan Level II Development Permit Including the Allocation of 32 Post
2003 Downtown Dwelling Units and 158 Downtown Dwelling Units, New
River Yacht Club Phase III - The Related Group - 416 SW 1 Avenue -
Case Number R16016

Recommendation

It is recommended that the City Commission adopt a resolution approving a Site Plan Level II Development Permit that includes the allocation of 32 post 2003 residential dwelling units and 158 dwelling units from the new 5,000 downtown unit pool for the "New River Yacht Club, Phase 3" mixed-use development.

Background

The applicant, the Related Group, submitted a development permit application for the construction of an eight-story development on the west side of Andrews Avenue, between the existing New River Yacht Club, Phase 1 and SW 5th Street, in the Downtown Regional Activity Center, City Center (RAC-CC) zoning district. The development will include a total of 190 residential units, 2,000 square feet of restaurant/retail space, and a 277-space parking garage.

Pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-13.20, Downtown RAC Review Process and Special Regulations, 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 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.

The recent Downtown Land Use Amendment which added 5,000 new residential units

to the Downtown unit pool was conditioned on the need to address affordable housing. The condition reads as follows: “Prior to the issuance of building permit 2,501 of the 5,000 dwelling units, the City shall demonstrate that at least 15% (375 dwelling units) of the permitted or built units are affordable (up to 120% of the median income limits adjusted for family size for the households). If the City is unable to demonstrate that at least 15% of the permitted or built dwelling units meet that criteria, no additional market rate units shall be permitted or built until such time that the City provides an implementation action plan or program that is reviewed and approved by the County Commission.”

City staff tracks development in the Downtown RAC and monitors the number of units allocated to individual projects. Table 1 below identifies unit allocation from the 5,000 unit pool and the number of affordable housing units to date.

Table 1 – 2017 Downtown RAC Unit Summary

DRC Case #	DRC Date	Applicant	Project Name	Project Address	Existing Units (credit)	Assigned Units	Market Units	AFH Units
R16016	6/14/16	New River Yacht Club III	New River III LLC	416 SW 1 st Ave	-	-	158	-
R16049	9/13/16	Las Olas Riverfront LP	Riverfront Residence	300 SW 1 st Ave	-	-	555	-
Notes: (1) Pending projects are projects currently under DRC review; (2) There are 170 units remaining from the 2003 unit pool for allocation to a pending project north of Broward Blvd.; (3) There are 301 flex units available for allocation to a pending project in Flex Zone 49, North of Broward Blvd.							Total	713
							2017 RAC Units	4,250
							Units Remaining	3,537
							Pending	2,079
								0
								750
								-
								0

Broward County imposed a condition that 15% of the additional 5,000 dwelling units be set aside for affordable housing. The condition sets the issuance of a building permit for the construction of the 2,501st dwelling unit, the half-way point of the total unit allocation, as a marker providing that no additional market rate units can be permitted or built if less than 375 affordable housing dwelling units have been permitted or built at that time. Applicants should note that although the City will monitor and allocate units in compliance with this condition, failure of developers to permit and construct projects to which affordable housing units have been allocated may result in an inability for the applicant to obtain a building permit.

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.

The project is located in the Downtown Core character area of the DMP and the Tarpon River Neighborhood Waterfront character area of the New River Master Plan and is

consistent with the Master Plans intent to create a vibrant, pedestrian-friendly “live, work, play” downtown environment. A few project highlights are listed below:

- To animate the pedestrian environment, the project includes a restaurant/retail space at the corner of SW 5th Street and Andrews Avenue. The sidewalk will widen into a small plaza at this corner, providing ample room for outdoor dining. The plaza will include a covered, double-height space to give it more prominence and further engage the pedestrian experience;
- To provide a comfortable pedestrian environment on SW 1st Avenue, the design follows the Local Street Section of the DMP, providing a 7-foot-wide sidewalk, street trees and parallel parking;
- The pedestrian realm is further enhanced with the inclusion of ground floor walk-up units, which line the 1st Avenue and Andrews Avenue frontages;
- The project meets the prescribed setback and stepback lines for the Downtown Core character area to create a consistent building streetwall, re-enforcing the intended dense, yet low-scale character of the area;
- As the project’s vehicular drop-off will be off the alley running between Andrews Avenue and SW 1st Avenue, the alley will be enhanced with a 15-foot-wide sidewalk, specialty paving materials and canopy trees;
- To break up building length, the Andrews Avenue façade includes a small entry plaza with water walls. The space of the entry plaza is carried through vertically to provide a significant building break. In addition the façade is well-articulated with recessed and projecting balconies and vertical elements of varying heights;
- To lend architectural interest, and tie-in with the adjacent New River Yacht Club, Phase 1, the center portion of the SW 5th Street façade bows outward, recalling the rounded south end of the New River Yacht Club, Phase 1 tower. Further lending interest to the corner of SW 5th Street and Andrews Avenue, the space at the southwest corner of the 7th floor is double-height.

Condition of Approval

Pursuant to the Interlocal Agreement between the City and Broward County for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in the Downtown Fort Lauderdale Regional Activity, developments seeking unit allocation shall be subject to the following condition:

1. City allocation of units to a Site Plan Level II development permit in the Downtown RAC, does not guarantee the City’s ability to issue a building permit for the development if affordable housing is not provided consistent with the conditions outlined in the Interlocal Agreement; 15% of the first 2,500 units (375 units) permitted or built; total set aside of 750 affordable units of the 5,000 units.

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 – Resolution to Approve

Exhibit 4 – Resolution to Deny

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