



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-1020

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

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

DATE: September 19, 2017

TITLE: Quasi-Judicial Resolution Approving a Site Plan Level II Development
Permit Allocating 362 Downtown Dwelling Units, 488 Residences –
SWFB, LLC – 488 SW 1st Avenue – Case Number R17005

Recommendation

It is recommended that the City Commission adopt a resolution approving a Site Plan Level II Development Permit that includes the allocation of 362 Downtown Dwelling Units for the “488 Residences” multi-family residential 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, SWFB, LLC, submitted a development permit application for the construction of a 38-story development at the north-east corner of SW 1st Avenue and SW 5th Street, in the Downtown Regional Activity Center - City Center (RAC-CC) Zoning District. The development will consist of 362 residential units, 6,000 square feet of restaurant/retail space and a 363-space parking garage. The site plan is provided as Exhibit 1.

Pursuant to Section 47-13.20., Downtown RAC Review Process and Special Regulations, allocation of Downtown 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 criteria as outlined herein 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 362 Downtown Dwelling Units for the proposed development be approved, 1918 dwelling units will remain in the RAC unit pool.

As shown in the table below there are two other projects on this agenda requesting Downtown Dwelling Units; Riverwalk Residences of Las Olas (CAM #17-1127) and Las Olas Walk North and South (CAM #17-1022 and CAM #17-1021 respectively).

The project was reviewed by the Design Review Team (DRT) on December 20, 2016 and by the Development Review Committee (DRC) on January 10, 2017. The applicant
09/19/2017
CAM #17-1020

has addressed all comments and the project received preliminary approval on July 25, 2017. The application and record and report of the DRC and DRT are attached as Exhibit 2. The remaining documentation is on file with the Department 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 placement of retail space at the corner of SW 1st Avenue and SW 5th Street and extending eastward along SE 5th Street. The lobby entrance and leasing office further animate the 1st Avenue frontage;
- To animate the public realm, the ground floor retail space, at the southwest corner, opens to a small plaza space with water feature and distinctive paving pattern extending outward to the street corner;
- The tower is richly articulated with generous use of glass and projecting balconies in a varying pattern on the south and north facades, in contrast the east and west façades are solid walls with punched window openings of varying sizes and occasional balconies for added interest;
- In order to bring interest and variation to the skyline, the tower is crowned by a distinctive top consisting of terraces of varying heights and four rectangular pavilions of varying heights and sizes;
- While not lined with habitable space, the parking garage is wrapped by an exceptionally-creative screening consisting of curtain-like translucent polycarbonate panels that will be backlit at night by continuous LED lighting strips in order to produce a shimmering effect; and,
- In order to provide a safe and comfortable public realm, as per the DMP, parallel parking will buffer pedestrians from traffic, and shade trees will be placed 30 feet apart between the sidewalk and curb.

Traffic

Vehicular ingress and egress into the site is provided from SW 1st Avenue. The applicant is proposing to provide 363 parking spaces on site. A sidewalk with a minimum 7-foot-wide clear path, lined with shade trees is planned for the perimeter of the project, providing approximately 260 linear feet of new sidewalk.

The applicant's traffic study, prepared by Traf Tech Engineering, Inc., dated May 26, 2017 concluded the following:

- The new trips consist of approximately 1,820 daily trips, approximately 170 AM peak hour trips (41 inbound and 129 outbound), and approximately 285 PM peak hour trips (156 inbound and 129 outbound);
- Level of service deficiencies are projected for most of the intersections. However, this is an existing problem that is mostly due to additional trips generated by committed developments in the area;
- All stop-controlled intersections are projected to operate adequately with one exception. The southbound approach of the SW 1st Avenue/SW 6th Street intersection are projected to operate at a poor level of service. However, this approach is projected to fail without the proposed project. If feasible, the southbound approach of this intersection should be re-stripped in order to provide one exclusive left-turn lane and one shared through/right-turn lane. With the subject improvement in place, the project impacts are mitigated on the southbound approach; and,
- The access driveway off of SW 1st Avenue is projected to operate at level of service "A" as a stop-control intersection during the AM and PM peak hours. No turn lanes are required at the access driveway.

The City's Transportation and Mobility Department staff has reviewed the study and has concurred with the findings. The conclusions of the study are attached as Exhibit 3.

Comprehensive Plan Consistency

Staff has determined that the proposed project is generally consistent with the City's Comprehensive Plan, Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.14, Use of Design Guidelines for Downtown Regional Activity Center (DRAC) to promote quality development, Objective 1.15, Transition Zones for DRAC to ensure compatibility with adjacent neighborhoods, and Objective 1.16, concentrate development, particularly large-scale, mixed-use development, in the Downtown-RAC to discourage suburban sprawl.

The City's Future Land Use Element Map indicates that the site is located in the DRAC land use designation. This designation permits a range of uses in a mixed-use, multi-modal supportive environment. The proposed project is consistent with the DRAC land use designation as outlined in the Comprehensive Plan.

Furthermore, the Comprehensive Plan requires the City track development in the DRAC and monitor the number of units allocated to individual projects. Table 1 below identifies unit allocation from the current available dwelling unit pool, which is the new 5,000 unit pool approved in January 2017, and includes the number of affordable housing units to date. Note that Broward County imposed a condition that 15% of residential units from this pool (750) 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.

Table 1 – 2017 Downtown RAC Unit Summary

Case	Approval Date	Owner	Project	Address	Existing Units	Assigned Units	Market Units	AFH Units
R16016	4/19/17	New River III LLC	New River Yacht Club III	416 SW 1st Ave	-	-	158	-
R16049	4/19/17	Las Olas Riverfront LP	Riverfront	300 SW 1st Ave	-	-	555	-
R17018	7/11/17	Third Street Development, LLC	FAT City	300 N. Andrews Avenue	-	-	612	-
R17032	8/22/17	212 Partners, LLC	2nd Street Residences	212 SE 2nd Ave	-	-	348	-
R16066	9/19/17	Riverwalk Plaza Associates LLP	Riverwalk Residences of Las Olas	333 N. New River Dr. East	-	-	297	-
R17005	9/19/17	SWFB, LLC	488 Residences	488 SW 1 Avenue	-	-	362	-
R16058	9/19/17	Las Olas Co., Inc.	Las Olas Walk-South	200 S. Federal Highway	-	-	127	-
R16059	9/19/17	Las Olas Co., Inc.	Las Olas Walk-North	116 S. Federal Highway	-	-	329	-
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 34 flex units available for allocation to a pending project in Flex Zone 49, North of Broward Blvd.					Total		2788	0
					2017 RAC Units		4250	750
					Units Remaining		1462	-
					Pending		0	0

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board recommend approval of the development, the following conditions are proposed:

1. Applicant will be required to pay a Park Impact Fee for the proposed hotel units prior to issuance of building permit in accordance with ULDR Sec. 47-38A;
2. Prior to final DRC, either one of the following shall be submitted: proof and confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied;

3. Prior to issuance of building permit, applicant shall record public sidewalk access easement dedications along the east side of SW 1st Avenue and the north side of SW 5th Street to accommodate a portion of the seven-foot-wide pedestrian clear path required by the DMP and as approved by the City Engineer.

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 Conclusions

Exhibit 4 – Resolution Approving Site Plan

Exhibit 5 – Resolution Denying Site Plan

Prepared by: Randall Robinson, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development