

## PRELIMINARY DRC APPROVAL

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### Downtown Regional Activity Center

**IMPORTANT:** Pursuant to *ULDR Sec. 47-13.20.M.2*, final approval of a preliminary DRC application shall not take effect, nor shall a building permit be issued, any sooner than 30 days after the approval date, and then only if no motion is adopted by the City Commission seeking to review the application during this period.

In order to comply with Unified Land Development Regulations (ULDR) Section 47-26.A.2, City Commission Request for Review, the City Commission must notify the Department of its intent to call the item up prior to the end of the 30-day period, which falls on March 2, 2018. A motion to set a hearing to review the decision by the lower body shall then be considered, which could take place on the following City Commission meeting dates: **February 6, 2018 or February 20, 2018.**

If the City Commission would like to review the application, please provide a statement of intent via e-mail to Jeff Modarelli, City Clerk, and copy Anthony Greg Fajardo, Director, Department of Sustainable Development. If the City Commission does not intend to review the application, notification of such prior to the end of the 30-day period is requested so that applicant can proceed with the permitting process in a timely manner.

**Start of 30-day period:** January 31, 2018  
**Expiration of 30-day period:** March 2, 2018

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**Case Number:** R17044

**Project Name:** Next Las Olas

**Applicant:** SE 2<sup>nd</sup> Street Owner, LLC

**Location:** 419 SE 2<sup>nd</sup> Street

**Zoning District:** Regional Activity Center – City Center (RAC-CC)

**Project Description:**

Proposed Uses: 374 residential units, 2,914 square feet of restaurant/retail space  
Lot Size: 67,662 square feet / 1.55 acres  
Height: 32 levels / 333' 10" (City Measured Height); 343' 8" (Highest Point)  
Parking: 472 on-site parking spaces provided

Pursuant to ULDR Sec. 47-13.20.B.3 Downtown RAC Review Process and Special Regulations Criteria, an application for a development permit requesting the allocation of Post 2003 units shall be reviewed for compliance with the ULDR regulations, as applicable to the proposed development, and shall meet the Downtown Master Plan ("DMP") design guidelines or propose alternative designs which meet the intent of the DMP. In the event compliance with the ULDR would not permit consistency with the design guidelines, the design guidelines shall govern.

**Determination:**

The project was reviewed by the Development Review Committee (DRC) on August 8, 2017. All comments have been addressed.

The proposed Next Las Olas development consists of 374 residential units. The subject property is located within the Downtown RAC, where currently 1,462 residential units are available from the 2016 density pool of units. Should the allocation of the 374 residential units in the proposed development be approved, 1,088 units will remain.

The project is consistent with the Downtown Master Plan's (DMP) intents. A few of the highlights are listed below:

- In order to create a comfortable, safe and inviting public realm, as per the DMP, the streetscape design incorporates shade trees spaced 30' on center and a minimum 7' clear path around the perimeter of the development parcel;
- Large pedestrian plazas at the southeast and southwest corners of the site animate the public realm;
- A broad entry plaza centered on SE 2<sup>nd</sup> Street welcomes the pedestrian and further animates 2<sup>nd</sup> Street pedestrian conditions;
- Creating a seamless pedestrian experience, the entry plaza is approached by broad stairs centered on the main doors and at the southeast corner;
- The ground floor is animated by a fitness center, restaurant/retail space, building offices and conference space;
- A partially-covered, partially open-to-the-sky pedestrian passage runs east-west through the block, connecting Financial Plaza and SE 5<sup>th</sup> Avenue, breaking down the block and increasing the pedestrian scale of the vicinity;
- The passage is punctuated by a paved and landscaped courtyard enlivened with a water feature;
- On its primary façade, facing 2<sup>nd</sup> Street, the tower is a curved slab providing variety on the skyline and is topped with a lounge with a projecting roof, providing "skyline drama";
- The tower and parking garage are separate but connecting buildings, allowing the tower's habitable space to rise uninterrupted from the ground;
- The parking garage, while not lined with habitable space, is creatively screened and camouflaged.

**Conditions:**

1. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees.

**Staff Contact:** Randall Robinson, 954-828-5265

**PRELIMINARY APPROVAL DATE:** January 31, 2018

Please see attached project renderings for reference. Complete hard copy plans are available for review upon request. Thank You.