



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

**#18-0179**

---

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

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

**DATE:** February 20, 2018

**TITLE:** Motion Relating to a City Commission Request for Review - Next Las Olas  
- Case Number R17044

---

**Recommendation**

It is recommended that the City Commission analyze the proposal and decide whether to set a de novo hearing to review the application known as Next Las Olas (Case R17044), a multi-family residential project proposed at 419 SE 2<sup>nd</sup> Street.

**Background**

The City Clerk has received a statement of intent filed by Commissioner Dean Trantalis, pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-26A.2, City Commission Request for Review ("CRR") to review the Preliminary DRC approval of "Next Las Olas", a 333-foot and 10-inch tall, multi-family residential project proposed at 419 SE 2<sup>nd</sup> Street in the Regional Activity Center-City Center (RAC-CC) zoning district. An abbreviated set of plans is provided as Exhibit 1. A full set of plans is available upon request. The City Commission Request for Review Memo including staff analysis is provided as Exhibit 2.

The DRC reviewed the project on August 8, 2017. All comments have been addressed and are on file with the Department of Sustainable Development. The project received preliminary approval on January 31, 2018.

**Adequacy Requirements:**

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater is serviced by the City of Fort Lauderdale. A capacity letter was issued by the City's Public Works Department which identified the plant facilities, pump station and associated infrastructure servicing this project and the project's impact on capacity. The capacity availability letter is attached as Exhibit 3.

**Parking and Circulation:**

Vehicular ingress and egress, and loading, into the site is provided from SE 5<sup>th</sup> Avenue,

with a total of 469 parking spaces proposed on site and additional on-street spaces along SE 2<sup>nd</sup> Street. New sidewalks with canopy trees will be constructed along the surrounding three streets.

A traffic study, dated November 20, 2017 and prepared by KBP Consulting, Inc. concluded that based on the proposed land uses, the proposed development is projected to generate approximately 1,643 new daily trips (approximately 102 new AM peak hour trips and 144 PM peak hour trips). The analysis also indicates that the five signalized intersections and all stop-control intersections, located within the study area will continue to operate adequately with the project in place. The Traffic Study Approval Letter is attached as Exhibit 4.

### **City Commission Request for Review**

Pursuant to ULDR Section 47-26A.2., City Commission Request for Review:

If an application for development permit is approved or denied and the ULDR provides for City Commission request for review ("CRR") as shown in Table 1 of Section 47-24, Development Permits and Procedures, or other provision of the ULDR, 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 thirty (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 sixty (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 (10) days before the hearing in accordance with Section 47-27, 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 February 20, March 6 or March 20, 2018 to comply with the requisite sixty (60) day period to set a date for consideration of the application relative to Next Las Olas.

### **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 – Abbreviated Plans Set

Exhibit 2 – City Commission Request for Review Memo

Exhibit 3 – Water and Wastewater Capacity Availability Letter

Exhibit 4 – Traffic Study Approval Letter

---

Prepared by: Randall Robinson, Planner III

Department Director: Anthony Greg Fajardo, Sustainable Development