



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

#18-0505

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

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

DATE: May 15, 2018

TITLE: Quasi-Judicial – Amendment to a Site Plan Level II Development Permit –
Villa Medici Association, Inc. 1033 NE 17th Way - Case No. A17011

Recommendation

It is recommended that the City Commission consider a resolution approving an amendment to the Villa Medici, site plan Level II project. Specifically, the applicant proposes to make operable for residents two gates opening to NE 11th Street, one at NE 17th Terrace for resident left turn exit and one at NE 17th Way for resident entry. The gates are currently operable only by fire rescue vehicles.

Background

On June 25, 2002 the Development Review Committee (DRC) reviewed the application for the 118-unit Villa Medici residential project, known at the time as East Side Village. The development spans three blocks, from NE 17th Avenue on the west to the back of the lots on the east side of NE 17th Way on the east. The portions of NE 17th Terrace and NE 17th Way that traverse the development parcel were vacated in conjunction with the development proposal. The vacations were approved by a Commission vote of 3 to 2 on first reading and second reading on September 17, 2002 and October 1, 2002. It should also be noted that, previous to these two vacations, road closures were placed on all north-south thoroughfares in the Lake Ridge neighborhood by Commission Approval. The closures were erected to prevent vehicular access to the neighborhood from Sunrise Boulevard.

The development is enclosed by four City approved and permitted gates, two facing NE 11th Street on the north side of the development, and two on the south side of the development facing the un-vacated portions of NE 17th Terrace and NE 17th Way, between the development and Sunrise Boulevard. An Illustrative Site Plan is provided as Exhibit 1. The site was developed such that entry and exit would only occur at the south gate on NE 17th Way which connects to Sunrise Boulevard. The remaining three gates are operable only by emergency vehicles allowing access by these vehicles to/from NE 11th Street or to/from the un-vacated portion of NE 17th Terrace leading to Sunrise Blvd. The applicant states that the single access point for vehicular traffic makes it extremely difficult for Villa Medici residents to access the project to and from Sunrise Blvd.,

especially during high traffic in the mornings and afternoons as well as during special City events or when the intersection of Sunrise Blvd. and NE 17th Way is blocked due to a vehicle accident.

In July of 2014 the applicant approached the City about opening the north gates to limited access by the residents (one gate for entry the other for exit only), which would allow access to NE 11th Street. During discussions it became clear there was a difference of opinion as to the commitments made by the developer in regards to access to and from NE 11th Street into and/or out of the development site and what the Lake Ridge Civic Association felt was agreed to at the time of approval.

Staff researched the approval and found no condition limiting the development to only permitting access to the development from NE 11th Street by emergency vehicles with general access limited to the south gate on NE 17th Way. While there was discussion regarding pedestrian and vehicular traffic, staff can find no evidence of a condition restricting the opening of the gates to resident vehicular traffic. Minutes on the closures and vacations from the Property and Right-of-Way Committee, the Planning & Zoning Board and City Commission are attached as Exhibits 2, 3 and 4 respectively.

Staff has analyzed the request and has determined that opening the gates would allow approximately 340 daily trips onto NE 11th Street. Staff feels this would not be a negative impact to the neighborhood and could indirectly address other issues that have brought to our attention by the residents such as addressing eyes on the street to discourage unwanted behavior.

The applicant further argues that the gate at NE 17th Way (the development's northeast gate) would be restricted to Entrance only; and the gate at NE 17th Terrace (the development's northwest gate) would be restricted to a left turn only. Permitting ingress and egress from NE 11th Street will help to alleviate problems associated with having only the current single Villa Medici point of access at Sunrise Blvd. This request by Villa Medici is similar to the approval granted to the Galleria Lofts project which allowed access from Sunrise Blvd. at NE 18th Avenue and electronic entry gates permitting access onto NE 11th Street.

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 Public Safety 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 Vision Plan 2035: We Are Community*.

Attachments

Exhibit 1 – Illustrative Site Plan

Exhibit 2 – Minutes of January 17, 2002 Property & Right-of-Way Committee Meeting

Exhibit 3 – Minutes of July 17, 2002, Planning Zoning Board Meeting

Exhibit 4 – Minutes of September 17, 2002 & October 1, 2002, City Commission Meetings

Exhibit 5 – Approving Resolution

Exhibit 6 – Denial Resolution

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