



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

**#18-0707**

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

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

**DATE:** August 21, 2018

**TITLE:** Resolution Expressing No Objection to the Amendment to a Site Plan  
Level II Development Permit – Villa Medici Association, Inc. 1033 NE 17<sup>th</sup>  
Way - Case No. A17011

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**Recommendation**

It is recommended that the City Commission consider a resolution expressing no objection to applicant's requests to amend the Villa Medici, Site Plan Level II project. Specifically, permitting motorized vehicular access to residents to NE 11<sup>th</sup> Street, at NE 17<sup>th</sup> Terrace (exit only) and NE 17<sup>th</sup> Way (entrance only).

**Background**

This item was deferred from the following City Commission meetings:

- CAM 18-0558 – June 19, 2018
- CAM 18-0505 – May 15, 2018
- CAM 18-0452 – April 17, 2018
- CAM 18-0038 – February 6, 2018
- CAM 17-0351 – September 6, 2017

An associated development application for the 118-unit Villa Medici residential project, known at the time as East Side Village was approved in 2002. The development is a gated community that spans three blocks, from NE 17<sup>th</sup> Avenue on the west to the back of the lots on the east side of NE 17<sup>th</sup> Way on the east. The enclosure of the development required the vacation of portions of NE 17<sup>th</sup> Terrace and NE 17<sup>th</sup> Way that traverse the development parcel. The vacations were approved by a City Commission vote of 3 to 2 on first reading and second reading on September 17, 2002 and October 1, 2002 respectively, and retained easements for utilities and pedestrian and non-motorized vehicle access.

The approved site plan provides an interior street layout that connects to the existing rights-of-way of NE 17<sup>th</sup> Terrace, NE 17<sup>th</sup> Way and NE 11<sup>th</sup> Street with access controlled by four City approved and permitted gates, two facing NE 11<sup>th</sup> Street on the north side of the development and two on the south side of the development facing Sunrise Boulevard. An Illustrative Site Plan is provided as Exhibit 1.

The approved site plan, however, only permitted entry and exit through the south gate that opened to NE 17<sup>th</sup> Way which connects to Sunrise Boulevard. The remaining three gates are operable only by emergency vehicles. It should also be noted that prior to the approval of this development road closures were placed on all north-south thoroughfares in the Lakeridge neighborhood by the City Commission. The closures were erected to prevent vehicular access to the neighborhood from Sunrise Boulevard.

In July of 2014 the Applicant, Villa Medici Association, Inc., approached the City about opening the north gates to limited access by the residents to NE 11<sup>th</sup> Street (one gate for entry the other for exit only). 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 Boulevard, especially during high traffic in the mornings and afternoons, as well as during special City events or when the intersection of Sunrise Boulevard and NE 17<sup>th</sup> Way is blocked due to a vehicular accident.

Staff has analyzed the request to determine its impact on the public easements and the NE 11<sup>th</sup> Street. Opening the gates would allow approximately 340 daily trips onto NE 11<sup>th</sup> Street. Staff feels this would be a negligible impact to the Lakeridge neighborhood and could indirectly address other issues that have been brought to our attention by the residents such as addressing Crime Prevention Through Environmental Design (CPTED) principles, deterring unwanted behavior by providing more opportunities for active surveillance and “eyes on the street”. Staff has also determined that the vehicular access will not interfere with pedestrian and non-motorized vehicular access.

The applicant also requests that the gate at NE 17<sup>th</sup> Way (the development’s northeast gate) be restricted to entrance only; and the gate at NE 17<sup>th</sup> Terrace (the development’s northwest gate) be restricted to exit only. Permitting ingress and egress from NE 11<sup>th</sup> Street will help to alleviate problems associated with having only the current single Villa Medici point of access at Sunrise Boulevard. This request by Villa Medici is similar to the approval granted to the Galleria Lofts project which allowed access from Sunrise Boulevard at NE 18<sup>th</sup> Avenue and electronic entry gates, permitting access onto NE 11<sup>th</sup> Street. The application for site plan amendment is included as Exhibit 5.

The gates, as currently designed, do not meet required stacking distances for vehicles entering the development and the current configuration indicates the gates swing out into public right-of-way. Minimum stacking for a development over 500 trips per day are required to provide 5 spaces that are 12-feet by 22-feet in dimension and the City’s Unified Land Development Regulations (ULDR) do not permit gates to swing into public right-of-way. Should the City Commission approve the openings onto NE 11<sup>th</sup> Street the applicant will be required to submit to the Department of Sustainable Development for all required development and building permits and all gates shall be modified to meet all current City of Fort Lauderdale ULDR and Florida Building Code requirements. These ULDR requirements include, but are not limited to the following Sections:

- 47-19.5 – Fences, Wall and Hedges (subsection 47-19.5.E – Standards for Fences)
- 47-20.5 – General Design of Parking Facilities (subsection 47-20.5.C.6 – Minimum Stacking Distance)

### **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 & October 1, 2002, City Commission Meetings

Exhibit 5 – Application for Site Plan Amendment

Exhibit 6 – Resolution

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