



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#19-0351

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: April 2, 2019

TITLE: Motion for Discussion – City Commission Request for Review – 629
Residences – Lauderdale 629 LLC – Case No. R19002

Recommendation

It is recommended the City Commission analyze the proposal and decide whether to set a hearing to review the application known as 629 Residences (Case R19002), reviewed by the Development Review Committee (DRC) on January 22, 2019.

Background

The City Clerk has received a statement of intent by Vice Mayor Ben Sorensen 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 “629 Residences,” a project consisting of 246 multi-family residential units and 1,300 square feet of restaurant/retail.

The proposed project is located at 616 SE 4th Avenue 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 Development Review Committee (DRC) reviewed the project on January 22, 2019. All comments have been addressed and are on file with the Department of Sustainable Development (DSD). The project received preliminary approval on March 12, 2019.

The proposed 629 Residences development consists of 249 multi-residential units. The subject property is located within the City’s Unified Flex Zone and is eligible for residential flex unit allocation. Should the allocation of the 249 residential flex units be approved, 3,072 residential flex units will remain. Please note that Broward County Planning Council (BCPC) releases flex units in increments of 5,000 and the City has additional flex units in the total flex unit count yet to be released. Table 1 identifies a breakdown on flex unit allocation.

Table 1 – Unified Flex Summary

	Flex Units
Permitted	5,218*
Assigned to Date	334
Pending	1,812
Remaining	3,072

**Broward County Planning Council releases increments of 5,000 flex units based on the City's total flex unit count.*

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. For more information please see the Water and Wastewater Capacity Availability Letter attached as Exhibit 3.

Parking and Circulation:

Access to the parking garage will be provided via a driveway off of SE 5th Avenue. Access to ground level parking and loading will be provided off SE 4th Avenue.

A Traffic Impact Analysis dated February 1, 2019 and prepared by Kimley-Horn concluded that the net new trip generation potential of the proposed site is 1,118 net external daily trips, 68 net new external AM peak hour trips (16 in / 52 out) and 86 net new external PM peak hour trips (51 in / 35 out).

After being reviewed by City staff and City traffic engineering consultant, T.Y. Lin, the Traffic Study concluded that based on the data provided, the applicant addressed the Comprehensive Plan requirements for a DRC application.

The complete Traffic Study is attached as Exhibit 4 and the Traffic Study Approval letter is attached as Exhibit 5.

Downtown Master Plan Consistency

The project meets all dimensional requirements of the Downtown Master Plan, except for the street section facing SE 4th Avenue; building façades located along local streets have a street design guideline of 35-feet from the center line of the street. Due to the

narrowness of the block, the 35-foot distance from center line of the right-of-way could not be met because of the minimum geometrical requirements of the structured parking levels. Therefore, instead of 35-feet, the building façade along SE 4th Avenue is located 33-feet and eight and a half inches from the center line of the street, resulting in a difference from the guideline of 1-foot and three and half inches.

Highlights regarding the masterplan are listed below:

- While there is no City-imposed height limit in the Downtown Core character area, the building is 34 stories in height, including a rooftop amenity deck. At seven levels, including lower rooftop amenity deck, the podium height is below the nine level preferred maximum in the Downtown Core. The habitable height of the tower is 334-feet 10-inches with the overall height of the building including equipment screening is 359-feet 10-inches;
- At 11,595 square feet, the tower floorplates are within the maximum preferred size of 12,500 square feet, creating a pleasingly slender tower and allowing for sufficient light and air to reach the ground;
- To allow for sufficient light and air to reach the ground, towers are recommended to be a minimum of 60-feet apart. Therefore, towers should be set back 30-feet from neighboring properties. The tower of 629 Residences meets the preferred tower separation distance from property lines;
- In order to provide maximum pedestrian connectivity and an active street presence in this area of downtown, active uses line the primary SE 5th Avenue frontage and the lobby space provides a view through the block from SE 5th Avenue to SE 4th Avenue;
- Tree-shaded sidewalks, with a minimum seven-foot-wide clear path, assure pedestrian comfort. An eight-foot-wide parking/stopping lane next to the sidewalk buffers pedestrians from vehicular traffic providing a sense of safety, further supporting pedestrian comfort;
- The mass of the proposed building is broken down by strong vertical elements that project from both facades and the rooftops. Finished in a light contracting color, the elements accent the verticality of the tower, while the limited floorplate insures a slim profile;

The parking garage, while not lined with habitable space, is limited in bulk by the relatively small size of the site and is wrapped by screening in the same design vocabulary as the tower, further lessening its impact.

City Commission Request for Review

Pursuant to Section 47-13.20.N.2 , ULDR, Site Plan Level II development approvals

within the RAC shall not be final until 30 days after preliminary DRC approval only if no motion is adopted by the City Commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. The City Commission may adopt a motion to set a hearing to review the application if it finds that DRC has misapplied or failed to apply one or more requirements of the ULDR or the City's Comprehensive Plan in approving the application. 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 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 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 days before the hearing in accordance with ULDR, 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 must be set within the requisite 60-day period to consider the application relative to 629 Residences.

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, specially 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

Exhibit 5 – Traffic Study Approval Letter

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