



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

#19-0526

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 18, 2019

TITLE: Quasi-Judicial – Resolution Approving a Height Bonus for a Site Plan Level II Development Permit in NWRAC-MUw, 909 Sistrunk Development Project – Mayoub and Sons, Inc. – 909 NW 6th Street – Case No. R19028
(Commission District 3)

Recommendation

It is recommended the City Commission adopt a resolution approving a height bonus for Site Plan Level II Development Permit for the construction of a 65-foot-high development consisting of 3,335 square feet of restaurant, 7,660 square feet of retail space 18,442 square feet of office space, and 85 parking spaces pursuant to Unified Land Development Regulations (ULDR) Section 47.13.52.B, “Special Regulations, Performance Standards and Criteria for Additional Height Bonus,” North West Regional Activity Center-Mixed Use west (NWRAC-MUw).

Background

On February 19, 2019, the City Commission approved an associated rezoning application (Case No. Z18004) to rezone 0.285-acres of the 0.632-acre parcel of land from Residential Midrise Multifamily/Medium-High Density District (RMM-25) to North West Regional Activity Center-Mixed Use west (NWRAC-MUw).

The Application and Applicant’s Narratives are included as Exhibit 1. Site Plans are included as Exhibit 2.

The Development Review Committee (DRC) reviewed the proposal on April 23, 2019. The complete application and DRC record is available on file with the Department of Sustainable Development.

Review Criteria

The proposed development requires Site Plan Level II Review by the Development Review Committee pursuant to ULDR Section 47.24.1 and City Commission approval for the proposed 65-foot building height pursuant to ULDR Sections 47-13.31, Table of Dimensional Requirements for the NWRAC-MU District, Note B and 47-13.52.B. The proposed development is subject to the requirements of ULDR Section 47-13.52.B,

Performance standards and criteria for additional height bonus and ULDR Section 47-25.2. Adequacy Review, as outlined below.

Adequacy and NWRAC-MU Special Regulation Performance Standards

The surrounding zoning districts consist of NWRAC-MUw, RMM-25 and Community Business (CB). RMM-25 permits a maximum height of 55-feet. CB permits a maximum height of 150-feet. The proposed height increase is for a total of 65-feet, 85-feet less than the maximum height permitted in the CB district.

The potential impacts of the proposed use on existing uses are nominal, with nearby uses consisting of one and two-story residential and commercial buildings. The proposed development site is adjacent to residential and commercial uses. To the south, across Sistrunk Boulevard, is a two-story building with available space for ground floor restaurant/retail and office above. To the east, across NW 9th Avenue, are one-story retail buildings. To the north, along NW 9th Avenue, are one and two-story residential buildings.

Additional Height Criteria

Per ULDR Section 47-13.52.B.4, land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties;

The property is zoned North West Regional Activity Center-Mixed Use west (NWRAC-MUw) with an underlying future land use of NW Regional Activity Center. The developer is proposing a commercial use development that includes restaurant, retail and offices. The surrounding areas include commercial uses along Sistrunk Corridor, framed by residential uses to the north and south of the corridor. The vision for this area, as established in the NWRAC-MUw Design Standards and Zoning Regulations, is to promote a mix of uses along the Sistrunk Corridor. The proposed development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving business and shopping area.

Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures; effective transition between higher and lower density uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional zoning approach.

The proposed development considered the transition to the adjacent commercial and residential uses, by providing a sensitive design solution and compatible uses to the nearby neighborhood. Side and rear setbacks of 15-feet are provided

along the west and north sides abutting the residential uses and additional 15-foot stepbacks are provided above 45 feet along the same sides to allow for air and space between proposed development and residential properties. The design of the parking garage is well integrated in the overall design by adding to the play of forms and articulation of the building, allowing for the ground floor to be completely activated with retail and restaurant uses. The screening of the garage displays exceptional design solutions through an artistic use of quality materials, such as: wood louvers, concrete and green wall elements. Overall, a well-thought design is being proposed to enhance the visual appearance of the site and improve the public space. Particular attention was given to the ground floor which is lined with active uses along both street sides and enhanced with large window coverage which allow for transparency and interaction with the public realm.

The neighboring area has experienced some new commercial and residential projects. The proposed structure is subject to the Northwest-RAC Illustration of Design Standards for Sistrunk Boulevard. The application of the guidelines control the massing of the proposed structure, by limiting floorplate size, requiring a maximum shoulder height that allows the base of a structure to be in alignment with a “human scale” experience, and building shoulder height between two and five stories. Table 1 provides a comparison of abutting zoning district dimensional requirements. Table 2 provides Shoulder Height, Floorplate Size and Stepback Regulations for the proposed structure.

Dimensional Requirements - Table 1

Zoning District	Permitted Height	Minimum Front Yard	Minimum Corner Yard	Minimum Side Yard	Minimum Rear Yard
RMM-25	55 feet	25 feet	25 feet	5 feet	15 feet
CB	150 feet	5 feet	5 feet	0 feet	0 feet
NWRAC-MUw	45 feet up to 65 feet with City Commission Approval	0 feet primary street 5 feet secondary	N/A	15 feet where abutting residential	15 feet where abutting residential

Shoulder Height, Floorplate Size and Stepback Regulations - Table 2

Minimum Shoulder Height	25 feet/2 Stories
Maximum Shoulder Height	65 feet/5 Stories
When abutting residential	45 feet/4 stories maximum

Tower Stepback	Primary Street – 12 feet	
	Secondary Street – 15 feet	
	Side/Rear – Dependent on floorplate	
Maximum Tower Floorplate/ Minimum Tower Separation	Floorplate Maximum	Side/Rear Stepback Minimum
Non-Residential	32,000 square feet	30 feet
	20,000 square feet	25 feet
	16,000 square feet	20 feet

Comprehensive Plan Consistency

The proposed development is consistent with the City's Comprehensive Plan in that the commercial uses are supported by the underlying future land use of the NWRAC, and furthers the goals of the City's land use and housing goals, as follows:

The project is supported by Future Land Use Goal 1, by aligning with and promoting the distribution of land uses that "meet the social and economic needs" of the City of Fort Lauderdale, while ensuring compatibility of land uses and providing adequate services and facilities.

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 Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, ports, and rail connections.
- Objective 1: Define, cultivate, and attract targeted and emerging industries.
- Initiative 2: Work with partners to promote Fort Lauderdale as a year-round destination for domestic and international travel.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

Attachments

Exhibit 1 - Application and Applicant's Narratives

Exhibit 2 - Site Plans

Exhibit 3 - Resolution of Approval

Exhibit 4 - Resolution of Denial

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