



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

#19-0899

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: October 15, 2019

TITLE: Quasi-Judicial - Resolution Approving an Affordable Housing Height Bonus for a Site Plan Level II Development Permit for a 65-foot High Mixed-Use Development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 Square Feet of Commercial Use in the North West Regional Activity Center – Mixed Use West (NWRAC-MUw) Zoning District, proposed at 501 NW 7th Avenue – Fort Lauderdale Community Redevelopment Agency (CRA), Sistrunk 2245 LLC, 220145 LLC, Urbano 500 LLC, Anointed by Christ International Christian Center Inc. – The Adderley (F.K.A. West Village) - Case No. R19014 - (Commission District 3)

Recommendation

It is recommended the City Commission consider a resolution approving an Affordable Housing Height Bonus for a Site Plan Level II Development Permit for a 65-foot High Mixed-Use Development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 Square Feet of Commercial Use in the North West Regional Activity Center-Mixed Use west (NWRAC-MUw) zoning district, pursuant to Unified Land Development Regulations (ULDR), Section 47.13.52.B, "Special Regulations, Performance Standards and Criteria for Additional Height Bonus."

Background

On October 2, 2019, the City Commission approved an associated rezoning application (Case No. Z19001) to rezone 1.463 acres of the 3.56-acre parcel of land from Residential Midrise Multifamily/Medium-High Density (RMM-25) to the NWRAC-MUw zoning district for a proposed mixed-use project that includes 455 units with 10 percent of those units qualifying as affordable housing units. The proposed development also consists of a six-story building and 17,752 square feet of commercial use on the ground floor. The planned building configuration proposes to utilize the adjacent alleyway, which was approved for vacation by the City Commission on October 2, 2019.

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

Review Criteria

Pursuant to ULDR Section 47.24, Development Permits and Procedures, the proposed development requires Site Plan Level II Review by the Development Review Committee (DRC) and City Commission approval because the proposed building exceeds 45 feet in height Pursuant to ULDR Section 47-13.31, Table of Dimensional Requirements for the NWRAC-MU District, Note B.

ULDR Section 47-13.52.B, outlines performance standards by which an applicant may request additional height above 45 feet up to a maximum height of 65-feet in the NWRAC-MUw Zoning District, when a project qualifies as an affordable housing development.

The applicant proposes to maintain 10 percent of the residential units as affordable and is requesting the maximum building height of 65 feet. The proposed development is subject to the Performance Standards of Section 47-13.52.B. and Adequacy Review requirements, per Section 47-25.2, as outlined below. The DRC reviewed the proposal on April 23, 2019. The complete application and DRC record is available on file with the Department of Sustainable Development.

Adequacy and NWRAC-MU Special Regulation Performance Standards

The adequacy criteria of ULDR Section 47-25.2 is used to evaluate the demand created on public services and facilities by a proposed development. The proposed development does not adversely impact or create additional demand on public services and facilities.

The applicant has provided a narrative response regarding the project's compliance with ULDR Sections 47-13.52.B., Performance Standards and Criteria for Additional Height Bonus and Section 47-25.2 Adequacy Requirements, which are provided and attached herein as Exhibit 1, to assist the City Commission in determining if the proposal meets the criteria. The following is an excerpt from the applicant's narrative:

B. Performance standards and criteria for additional height bonus.

1. The purpose of Affordable Housing height incentive is to maintain a balanced community that provides housing for people of all income levels and to ensure the opportunity of affordable housing for employees of businesses that are located or will be located in the community.
 - The proposed development incorporates a mix of residential units, designed for all income levels, that include market rate units and affordable housing units as defined in ULDR, Section 47-13.52. - NWRAC-MU special regulations. The project contains 455 rental residential units, of which 46 (10 percent) will be affordable and 409 will be market rate.

Unit Type	SF Range	Market Rate	Affordable	Total
STUDIO	487 - 570	77	9	86
1 BED	454 - 866	254	28	282
2 BED	774 - 881	64	7	71
	1,282 -			
TOWNHOUSE	1,754	14	2	16

- The project will be phased, with the north building containing 254 units comprising Phase 1 and the south building comprising 201 units as Phase 2. Affordable units will be 26 in Phase 1 and 20 in Phase 2, with units located throughout the project in the same proportion as the overall unit mix.
- The affordable units will be scattered throughout the project and not specifically designated but will be allocated in the same ratio of studios, one and two bedrooms as the overall project mix.

The Adderley development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving residential, business and shopping area. The project supports the long-term future vision of the NWRAC-MU district of promoting and enhancing the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses.

The Northwest Regional Activity Center is experiencing rapid redevelopment and there is a recognized need for permanent supportive housing in Fort Lauderdale. The proposed use of residential apartments and commercial/retail is suitable to the mixed-use character of the area. Providing employment, shopping, services, cultural and residential opportunities further promote the goals, objectives and policies of the City of Fort Lauderdale.

The full-block development builds out the urban street wall fabric, while offering a variety of pedestrian experiences. The articulated facades, mini pocket art plazas, deeply carved reveals and varying building entrances create a dynamic streetscape and pedestrian interaction. The intersection of Sistrunk and NW 7th Avenue integrates a multi-story public plaza space that marks the gateway to the Sistrunk neighborhood while the intersection of NW 5th Street and NW 7th Avenue anchors the south end of the block with retail and residential entrances. The NW 5th Street and the NW 7th Terrace corridors are lined with walk-up units that anchor the pedestrian scale to the surrounding single-family homes, and the plan also envisions commercial spaces to activate the sidewalk and plaza. The interior courtyards were designed with controlled entrance locations and openings from the street, offering glimpses into the interior spaces and creating a sense of visual transparency throughout the block.

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 North West Regional Activity Center. The surrounding areas include commercial uses along the Sistrunk Corridor, framed by residential uses to the south and west of the corridor. The vision and intent for this area, as established in the NWRAC-MU Illustration of Design Standards, Section 1 and Zoning Regulations, is to provide a road map by which streets and buildings are designed and built, such that they contribute to the creation of a dynamic, livable community, providing walkable, tree-lined streets; distinct public spaces; high quality buildings designed and oriented to provide light, air, and active uses at the street level; all in the service of creating an exceptional urban environment. The proposed development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving residential, business and shopping area.

The proposed building design is subject to the Northwest-RAC Illustration of Design Standards. The application of the standards controls the massing of the proposed structure, by limiting floorplate size, requiring a maximum shoulder height of five stories that provides a defined streetwall and maintains a comfortable pedestrian scale. Table 1 provides a comparison of abutting zoning district dimensional requirements.

Table 1. Dimensional Requirements

Zoning District	Permitted Height	Minimum Front Yard	Minimum Corner Yard	Minimum Side Yard	Minimum Rear Yard
Residential Midrise Multifamily/Medium-High Density (RMM-25)	35 feet (Single Family) 55 feet (Multifamily)	25 feet	25 feet	10 feet	20 feet
NWRAC-MUw (west)	45 feet up to 65 feet with City Commission Approval *	0 feet primary street 5 feet secondary	N/A	15 feet when abutting residential	15 feet when abutting residential
NWRAC-MUe (east)	65 feet up to 110 feet with City Commission Approval *	0 feet primary street 5 feet secondary	N/A	15 feet when abutting residential	15 feet when abutting residential

* Structures exceeding the permitted height threshold of the NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission

review and approval in accordance with the performance standards in the Unified Land Development Regulations (ULDR), Section 47-13.52.B.

Comprehensive Plan Consistency

The proposed development is consistent with the City's Comprehensive Plan in that the residential development and commercial use are supported by the underlying future land use of the Northwest Regional Activity Center (NWRAC), and furthers 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. Additional affordable housing facilities will enhance the City and community by providing essential services and resources to residents.

The project is further supported by Objective 1.10: Northwest Regional Activity Center (Northwest-RAC) Redevelopment Efforts and Objective 1.21: Encouraging Mixed Use Development, by providing a percentage of affordable housing opportunities to low and moderate-income households within the Northwest-RAC and supporting a live, work, and shopping environment to a rapidly redeveloping area within the Northwest-Progresso-Flagler Heights Community Redevelopment Area.

Notice Requirements

The site plan approval is subject to the public notice requirements established in ULDR Section 47-27.3., requiring notice be given by agenda posting prior to the City Commission Meeting.

Please note that the associated rezoning and right-of-way vacation requests, which were approved by the City Commission on October 2, 2019, included a requirement for public participation as established in ULDR Section 47-27.4. As indicated in those approvals a public participation meeting was held on April 11, 2019 and May 6, 2019, to offer the neighborhood surrounding the property the opportunity to learn about the proposed project.

In addition, those requests met the mail notice and sign notification requirements established in ULDR Section 47-27.4.

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 6: Be an inclusive community made of distinct, complementary, and diverse neighborhoods.

- Objective 2: Ensure a range of housing options for current and future neighbors
- Initiative 2: Provide land use and zoning for a range of housing options to match community and business needs, such as accessory dwelling units and live-work units

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

Attachments

Exhibit 1 – Applicant’s Application and Narratives

Exhibit 2 – Site Plans

Exhibit 3 – Resolution of Approval

Exhibit 4 – Resolution of Denial

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