



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#19-0679

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: October 2, 2019

TITLE: Quasi-Judicial – Ordinance – Rezone from Residential Midrise Multifamily/Medium-High Density (RMM-25) to Northwest RAC Mixed-Use west (NWRAC-MUw) – City of Fort Lauderdale / Anointed by Christ International Christian Center, Inc. / 220145, LLC. / URBANO 500, LLC. / Sistrunk 2245, LLC. – 501 NW 7th Street – Case No. Z19001 - (Commission District 3)

Recommendation

It is recommended the City Commission consider an ordinance rezoning 1.463 acres of land legally described as lots 27 through 46, Block 14, North Lauderdale Plat Book 1, Page 48, of the Public Records of Broward County, Florida, from RMM-25 to NWRAC-MUw.

Background

The applicant, Keith and Associates, under the authorization of the property owners, City of Fort Lauderdale; Anointed by Christ International Christian Center, Inc.; 220145, LLC.; URBANO 500, LLC.; Sistrunk 2245, LLC., request to rezone 1.463 acres of land located at 501 NW 7th Avenue from Residential Midrise Multifamily/Medium-High Density District (RMM-25) to Northwest RAC Mixed-Use west District (NWRAC-MUw) to unify the site under a consistent zoning designation. An associated Site Plan Level II development application (Case No. R19014) for a height bonus request, for the “West Village” mixed-use development is currently under review and will be subject to City Commission approval. The current proposed development consists of a six-story building with 455 multifamily units and 17,752 square feet of commercial use on the first floor.

The sketch and legal description of the area proposed to be rezoned is included as Exhibit 1. The application and applicant’s narrative are included as Exhibit 2. The associated development application (Case No. R19014) is attached as Exhibit 3. The planned building configuration proposes to utilize the adjacent alleyway, requiring a vacation of the right-of-way. The right-of-way vacation application associated with the proposed development is also scheduled on this agenda as CAM No. 19-0805.

The application was reviewed by the Planning and Zoning Board (PZB) on June 19, 2019, and recommended for approval by a vote of 6-2. The staff report and minutes from the PZB meeting are available as Exhibits 4 and 5.

Per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The proposed rezone is generally consistent with the City's Goals, Objectives and Policies for the Northwest Regional Activity Center land use category. More specifically, the proposed rezoning and resulting development will be consistent and compatible the following Goals Objectives and Policies of the Fort Lauderdale Comprehensive Plan including Land Use Element GOAL 1, OBJECTIVE 1.7, OBJECTIVE 1.10, OBJECTIVE 1.21, and OBJECTIVE 1.32. Objective 1.10 of the Comprehensive Plan encourages redevelopment and the expansion of employment opportunities in the Northwest Regional Activity Center and POLICY 1.8.3 which encourages mixed-use projects and implementation of the City's streetscape design and urban enhancements for Sistrunk Boulevard and within close proximity to this corridor along NW 7th Avenue.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

The property's future land use designation of Northwest Regional Activity Center encourages mixed-use projects along main corridors such as Sistrunk Boulevard and NW 7th Avenue, which is consistent with the proposed zoning designation. The Sistrunk Boulevard corridor is beginning to undergo significant mixed-use redevelopment. The proposed rezoning will permit a mixed use project that will be consistent and compatible with the mixed-use nature of other projects in the area, as well as with the existing mix of uses along Sistrunk Boulevard and NW 7th Avenue.

3. The character of the area surrounding the parcel proposed to be rezoned is compatible with the uses permitted in the proposed zoning district.

The rezoning of the property to NWRAC-MUw is compatible with the existing mix of land uses along Sistrunk Boulevard and NW 7th Avenue. The property is surrounded by the following zoning districts:

- West – RMM-25
- East – NWRAC-MUw
- North – NWRAC-MUw
- South – NWRAC-MUw

The proposed rezoning expands the NWRAC-MUw mixed-use zoning westward along NW 7th Terrace, and does not intrude into the residential area to the west of the mixed use corridors. It would reinforce the 'main street' character of Sistrunk Boulevard that serves the adjacent residentially-zoned areas. In order to assure that mixed-use development of the parcel is compatible with the adjacent residential area, the development will be required to meet ULDR setback and screening requirements by providing a buffer between it and abutting residentially-zoned property.

Though the RMM-25 and NWRAC-MUw districts are clearly different, as detailed in the table below, the Sistrunk Boulevard and NW 7th Avenue corridors are currently comprised of a mix of uses, thus rezoning the RMM-25 portion of the parcel to NWRAC-MUw will not represent a change in the character. Nor will the rezoning change the area pattern of mixed-use corridors with immediately adjacent residential areas. To protect existing residential areas from adjacent development, building articulation, buffer and setback provisions as provided for in the NWRAC-MUw zoning designation will be assessed and applied through the Development Review Committee.

Table 1 – Comparison of Permitted Uses

Existing Zoning Districts		Proposed Zoning District
NWRAC-MUw	RMM-25	NWRAC-MUw
Automotive	Single Family Dwelling	Automotive
Boats, Watercraft and Marinas	Single Family Dwelling, Attached: Cluster Dwellings,	Boats, Watercraft and Marinas
Commercial Recreation	Existing Single Family Dwelling: Zero-lot-line,	Commercial Recreation
Food and Beverage Service	Single Family Dwelling, Attached: Duplex/Two (2) Family/Dwelling,	Food and Beverage Service
Lodging	Single Family Dwelling, Attached: Townhouses,	Lodging
Mixed Use Developments	Multifamily Dwelling: Coach Home,	Mixed Use Developments
Public Purpose Facilities	Multifamily use.	Public Purpose Facilities
Retail Sales	Community Residence, 3 residents maximum.	Retail Sales
Services/ Office Facilities	Community Residence, 4 to 10 residents; 1,000' distance separation	Services/ Office Facilities
Accessory Uses, Buildings and Structures	Urban Agriculture	Accessory Uses, Buildings and Structures
Urban Agriculture	Existing Multifamily Dwelling	Urban Agriculture
	Active and Passive Park	
	Social Service Residential Facility, Level I,	
	Family Day Care Home	
	Accessory Uses, Buildings and Structures	

Table 2 – Comparison of Dimensional Requirements

Requirement	Existing Zoning District	Proposed Zoning District
	RMM-25 <i>Residential Midrise Multifamily/Medium-High Density</i>	NWRAC-MUw <i>Northwest RAC Mixed-Use west</i>
Building Height	35 to 55 feet	45 feet 65 feet*
Building Length	200 feet	n/a
Front Setbacks	25 feet	none
Rear Setback	20 feet	15-feet when abutting residential
Side Setback	10 to 20 feet	15-feet when abutting residential
Lot Size	4000 to 10,000 square feet	n/a
Landscape Area	Minimum of 35% of the gross lot square footage	n/a

*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.

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 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
- Initiative 6: Amend the Northwest Regional Activity Center (NW RAC) zoning regulations and implement design guidelines

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

Attachments

Exhibit 1 – Sketch & Legal Description

Exhibit 2 – Application and Applicant's Narratives

Exhibit 3 – Associated Development Application Case No. R19014

Exhibit 4 – June 19, 2019 PZB Meeting Minutes

Exhibit 5 – June 19, 2019 PZB Staff Report Minutes

Exhibit 6 – Ordinance

Prepared by: Yvonne Redding, Urban Planner III, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development

10/02/2019

CAM #19-0679

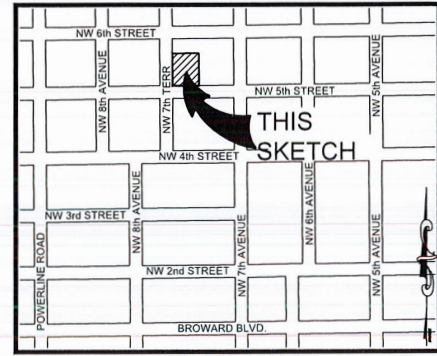
Page 4 of 4

PETITION TO REZONE FROM "RMM-25" TO "NWRAC-MUw"

LEGAL DESCRIPTION:

LOTS 27 THRU 46, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 63,750 SQUARE FEET (1.463 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

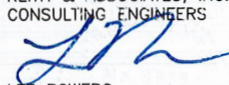
SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 13, 2019 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS


LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

LOTS 27 THRU 46
BLOCK 14,
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.

FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 09535 01-SKETCH & DESCRIPTION 02.DWG

DATE 2/13/19

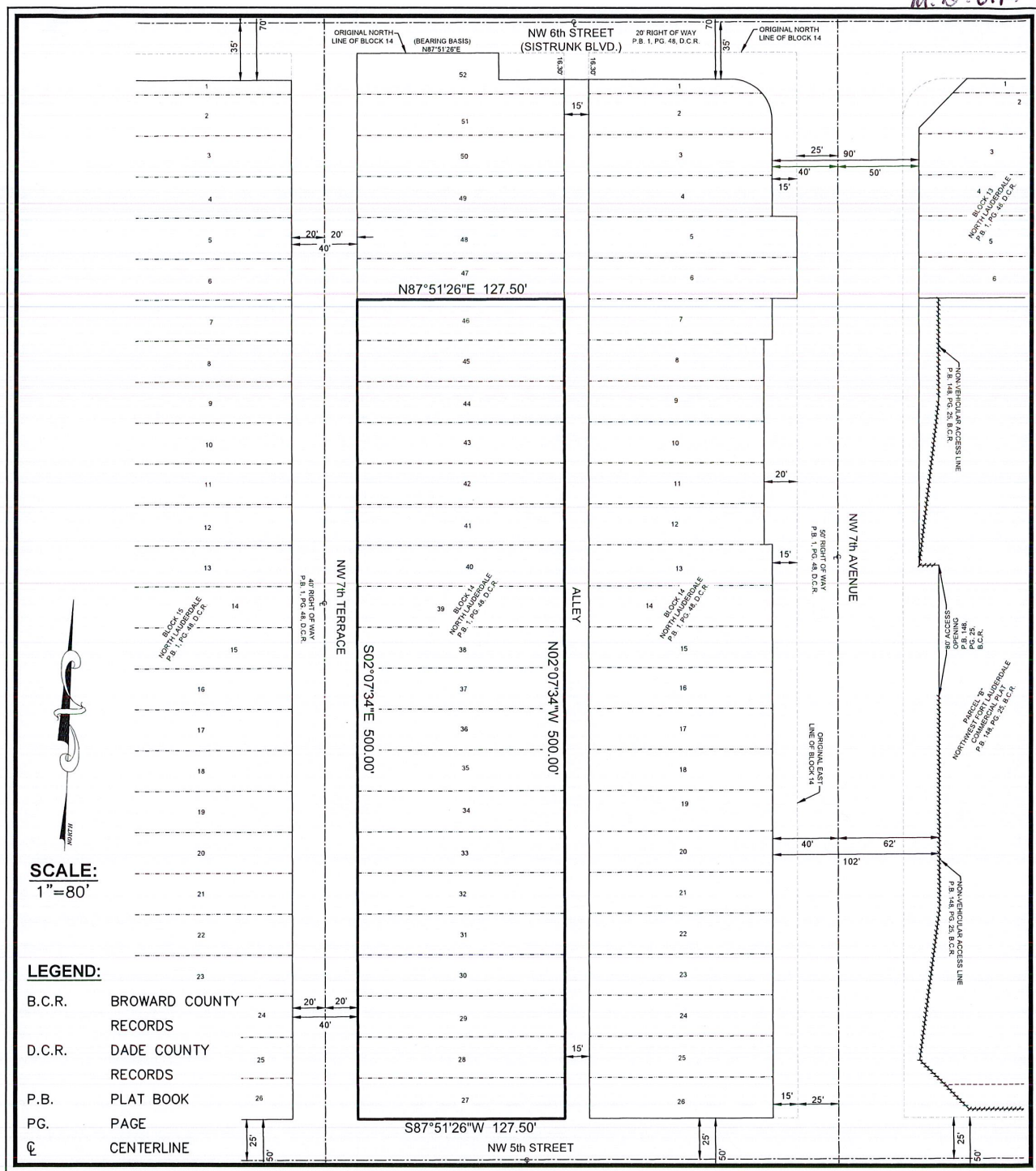
SCALE 1"=80'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE REVISIONS



<div>SKETCH & DESCRIPTION</div> <div>LOTS 27 THRU 46 BLOCK 14, NORTH LAUDERDALE PLAT BOOK 1, PAGE 48, D.C.R.</div> <div>FT. LAUDERDALE, BROWARD COUNTY, FLORIDA</div>	<div> KEITH</div> <div>301 EAST ATLANTIC BOULEVARD POMPAHO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860</div> <div>SHEET <u>2</u> OF <u>2</u> DRAWING NO. <u>09535.01-SKETCH & DESCRIPTION 02.DWG</u></div>	<div>DATE <u>2/14/19</u></div> <div>SCALE <u>1"=80'</u></div> <div>FIELD BK. <u>N/A</u></div> <div>DWNG. BY <u>DDB</u></div> <div>CHK. BY <u>LP</u></div>	<table><tr><th>DATE</th><th>REVISIONS</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	DATE	REVISIONS														
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CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#19-0805

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: October 2, 2019

TITLE: Quasi-Judicial Ordinance Vacating an Alley Right-of-Way Located between and perpendicular to NW 5th Street and NW 6th Street – 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. – 501 NW 7th Street - West Village - Case No. V19002 - (Commission District 3)

Recommendation

It is recommended the City Commission consider an ordinance vacating a 15-foot-wide, approximately 633.70-foot-long portion of an alley right-of-way located between and perpendicular to NW 5th Street and of NW 6th Street.

Background

The applicant, Keith and Associates, under the authorization of the property owners, City of Fort Lauderdale Community Redevelopment Agency; Sistrunk 2245, LLC; 220145, LLC; Urbano 500, LLC; and Anointed by Christ International Christian Center Inc., requests a vacation of a 15-foot-wide, approximately 633.70-foot-long portion of a North/South alley right-of-way located between NW 5th Street and NW 6th Street. An associated Site Plan Level II development application (Case No. R19014) for a height bonus request, for the “West Village” mixed-use development is currently under review and will be subject to City Commission approval. The current proposed development consists of a six-story building with 455 multifamily units and 17,752 square feet of commercial use on the first floor. The planned building configuration proposes to utilize the adjacent alleyway, requiring a vacation of the right-of-way.

The sketch and legal description of the proposed vacation is attached as Exhibit 1. The Applicant’s Application, Narratives, and Utility Letters are attached as Exhibit 2. The associated development application (Case No. R19014) is attached as Exhibit 3. The rezoning application associated with the proposed development is also scheduled on this agenda as CAM No. 19-0679.

The vacation request was reviewed by the Planning and Zoning Board (PZB) on June 19, 2019. The PZB Staff Report and Minutes are attached as Exhibit 4 and 5, respectively. The PZB recommended approval of the vacation of the right-of-way by a vote of 6-2 including staff conditions of approval as listed herein.

10/02/2019
CAM #19-0805

Page 1 of 5

REVIEW CRITERIA:

Vacation of Rights-of-Way:

As per the Unified Land Development Regulations (ULDR), Section 47-24.6.A.4., Vacation of Right-of-Way, the request is subject to the following criteria:

- a. *The right-of-way or other public place is no longer needed for public purposes;*

The subject portion of the 15-foot-wide right-of-way is currently not needed for public purposes. The alley is not used by the public for pedestrian or vehicular access to the abutting properties. The alley bisects the proposed development site for the "West Village" development. The applicant has indicated that pedestrian and vehicular access and circulation will be provided by the current easement which will be repurposed, and access provided on other portions of the site. The applicant will also grant easements for relocated utilities existing in this portion of the alley, as needed and as required by conditions of utility holders.

- b. *Alternate routes if needed are available which do not cause adverse impacts to surrounding areas;*

The alley is not currently used for pedestrian or vehicle traffic. The surrounding areas and other abutting properties can be accessed from NW 6th Street, NW 7th Terrace, or NW 5th Street.

- c. *The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area;*

The alley cannot currently be used for vehicular traffic due to landscaping, utility poles, and development on the alley. Vehicles will be able to utilize NW 4th Avenue, NW 7th Street, or NW 3rd Avenue to access the abutting properties.

- d. *The closure of a right-of-way shall not adversely impact pedestrian traffic;*

The alley is not currently used for pedestrian traffic. The proposed "West Village" development includes an east to west cross-access within the block. Finalization of location of said cross access is subject Final DRC Site Plan approval. The proposed development plans will enhance the sidewalk experience along all perimeters of the site, per the intent of the design standards for projects located within the North West Regional Activity Center District.

- e. *All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.*

Letters of no objection have been received from all applicable franchise utilities and the applicant is coordinating how to address existing facilities and future service. All providers state they have no objection to the proposed street vacation. AT&T and FPL have no objection to vacating the street as long as the existing facilities are relocated by the customer (owner/developer) including any new easements secured and facilities constructed to serve any existing FPL customers that may be affected by the request. Additionally, FPL will require a complete set of plans prior to construction for review and approval. The utility provider letters are attached as Exhibit 2, pages 36-40.

Adequacy and Neighborhood Compatibility:

The adequacy criteria of ULDR, Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed vacation. The proposed vacation 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 47-24.6.A.4., Vacation of Rights-of-Way and Section 47-25.2 Adequacy Requirements, which are provided and attached herein as Exhibit 2, pages 7-12, to assist the City Commission in determining if the proposal meets the criteria.

Public Participation

The right-of-way vacation request is subject to the public participation requirements established in ULDR, Section 47-27.4. According to the applicant, 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. Staff also received a letter from the Historic Dorsey Riverbend Civic Association dated June 10, 2019, regarding questions and concerns pertaining to the development project that they would like to be taken into consideration. The public participation meeting summary, affidavit and Historic Dorsey Riverbend Civic Association letter are attached as Exhibit 6.

In addition, this request is subject to mail notice and sign notification requirements established in ULDR, Section 47-27.4. The applicant has installed a total of 6 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 6 contains the mail notice, affidavit and photographs of the posted signs.

Conditions

Should the City Commission approve the proposed vacation, the following conditions apply:

1. The applicant shall provide concurrency/correspondence from all utility owners (i.e. Florida Power and Light (FPL), AT&T, Comcast and TECO), regarding proposed conceptual utility relocation plan and any easement requirements associated with the relocation/ removal of their facilities. Prior to Engineer certificate being executed, letters from these utility owners shall be provided to the City Engineer or designee, indicating relocation and/or removal of their facilities, additional provisions and easements have been completed to the utility owners

satisfaction;

2. A cross-access easement shall be recorded along east to west of property, exact location to be determined, prior to Final DRC Approval of Case Number R19014. Prior to Engineer certificate being executed, a copy of recorded document shall be submitted City Engineer or designee and to Department of Sustainable Development (DSD) Urban Design & Planning Division, indicating recorded cross-access easement;
3. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;
4. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider; and,
5. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided by the applicant to the City.

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 1: Be a pedestrian friendly, multi-modal City.
- Objective 2: Integrate transportation land use and planning to create a walkable and bikeable community.
- Initiative 3: Develop a citywide comprehensive public/private sidewalk polity and plan to improve sidewalks and connections.

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

Related CAM

#19-0679

Attachments

Exhibit 1 - Sketch and Legal Description

Exhibit 2 - Applicant's Application, Narratives, and Utility Letters

Exhibit 3 - Associated Development Application Case No. R19014

10/02/2019

CAM #19-0805

Exhibit 4 - PZB Staff Report
Exhibit 5 - PZB Minutes
Exhibit 6 - Public Participation, Mail Notice and Sign Notification
Exhibit 7 - Ordinance

Prepared by: Linda Mia Franco, AICP, Principal Urban Planner,
Sustainable Development

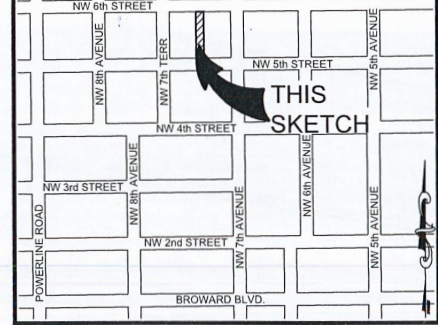
Department Director: Anthony Greg Fajardo, Sustainable Development

LEGAL DESCRIPTION:

THAT CERTAIN 15.00 FOOT WIDE ALLEY IN BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THE NORTH 16.30 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,506 SQUARE FEET (0.218 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
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8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

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KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

[Signature]

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

**SKETCH & DESCRIPTION
ALLEY VACATION**

15' ALLEY
BLOCK 14,
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 09535.01-SKETCH & DESCRIPTION.DWG

DATE 2/13/19

SCALE 1"=80'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE REVISIONS

3/28/19 TEXT HEIGHTS

Case Number: V19002

- ☒ **PRE CITY COMMISSION**
☐ **AMENDED DEVELOPMENT REVIEW COMMITTEE**
☒ **PRE PLANNING & ZONING BOARD**
☐ **ADMINISTRATIVE REVIEW**
☐ **FINAL DEVELOPMENT REVIEW COMMITTEE**
☐ **OTHER**

DEPARTMENT / DISCIPLINE <small>Project Planner check all that apply:</small>	REPRESENTATIVE SIGNATURE	DATE	COMMENTS / CONDITIONS <small>Representative check "YES" or "NO"</small>			
<input type="checkbox"/> AIRPORT			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> BUILDING - FLOODPLAIN			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> BUILDING - STRUCTURAL			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> CITY ATTORNEY OFFICE			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input checked="" type="checkbox"/> CITY SURVEYOR	<i>Michael D. Diller</i>	4/10/19	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/> CRA			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input checked="" type="checkbox"/> ENGINEERING	<i>Cem</i>	6/10/19	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> FIRE			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> INFORMATION SYSTEMS			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> LANDSCAPE			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> MARINE FACILITIES			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> PARKS & RECREATION			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> POLICE			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> SANITATION / RECYCLING			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> STORMWATER			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> SUSTAINABILITY			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> TRANSPORTATION & MOBILITY			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input checked="" type="checkbox"/> *URBAN DESIGN & PLANNING	<i>Dr. J</i>	6/10/19	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> UTILITIES			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> ZONING			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO

*Obtain Urban Design & Planning signature last

Approval conditions/comments found in
Final DRC Certificate of Compliance or
Notice of DeterminationFinal Review Body: ☐ Administrative ☐ DRC ☐ Planning & Zoning Board ☒ City CommissionAPPROVAL DATE: / / **SITE PLAN EXPIRES UNLESS:**A. Building Permit Application for above
ground principal structure is submitted
within 18 months following APPROVAL
DATE, by: / / B. Building Permit is issued within 24 months
following APPROVAL DATE, by: / /



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

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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

Prepared by: Linda Mia Franco, AICP, Principal Urban Planner,
Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development