



## **PRELIMINARY DRC APPROVAL**

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### **Downtown Regional Activity Center**

**IMPORTANT:** Pursuant to Unified Land Development Regulations (ULDR) Sec. 47-13.20.N.2, Downtown RAC review process and special regulations, final approval of a preliminary Development Review Committee (DRC) application shall not take effect, nor shall a building permit be issued, any sooner than 30 days after the approval date, and then only if no motion is adopted by the City Commission seeking to review the application during this period.

In order to comply with ULDR Sec. 47-26.A.2, City Commission Request for Review, the City Commission must notify the Department of its intent to call the item up prior to the end of the 30-day period; May 28, 2020. A motion to set a hearing to review the decision by the DRC shall then be considered, which could take place on the next available City Commission meeting agenda physically held at City Hall.

If the City Commission would like to review the application, please provide a statement of intent via e-mail to Jeff Modarelli, City Clerk, and copy Chris Lagerbloom, City Manager; Alain Boileau, City Attorney and Anthony Greg Fajardo, Director, Department of Sustainable Development. If the City Commission does not intend to review the application, notification of such prior to the end of the 30-day period is requested so the applicant can proceed with the permitting process in a timely manner.

**Start of 30-day period:** April 28, 2020  
**Expiration of 30-day period:** May 28, 2020

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**Case Number:** R18071

**Project Name:** 333 Victoria Park

**Applicant/Agent:** Global Dynamic Group LLC /Stephanie Toothacher

**Location:** 333 NE 7th Avenue

**Zoning District:** Downtown Regional Activity Center – East Mixed-Use (RAC-EMU)

**Project Description:** 14-story, 52-unit Residential Development

Proposed Use: Residential  
Lot Size: 13,601 Square-feet / 0.312 Acre  
Height: 14 floors / 137'-6"  
Parking: 106 parking spaces provided

#### **DEPARTMENT OF SUSTAINABLE DEVELOPMENT**

700 NW 19 AVENUE, FORT LAUDERDALE 33311

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**Project Background:**

The project was reviewed by the Development Review Committee (DRC) on November 13, 2018. All comments have been addressed and are available on file with the Department of Sustainable Development.

Regarding traffic analysis, based on the Traffic Generation Statement prepared by the applicant's traffic consultant, DC Engineers, Inc., dated February 7, 2020, the project does not require a comprehensive traffic impact study pursuant to the City's Unified Land Development Regulations (ULDR) Section, 47-25.2.M, Transportation Facilities, since it generates 495 net new vehicle trips per day, which is less than the 1,000 vehicle trips per day threshold.

The City's Water and Wastewater Analysis Letter dated February 4, 2020, indicates that the project will replace aging and undersized water mains in the vicinity of the project with new high-density polyethylene (HDPE) water mains. With the understanding that the proposed development will connect to the new 6-inch water main along NE 4th Street and would not seek a Certificate of Occupancy prior to July 2021, Public Works staff is confident that the described infrastructure improvement will be complete and able to accommodate the proposed project's calculated demands.

The City's Water and Wastewater Analysis Letter also indicates that the gravity sewer main is approximately 50 years old and is of a vitrified clay material. Therefore, due to the material and the age of the pipe, it can be reasonably estimated that the pipe is in poor condition. Public Works staff recommends replacement of approximately 253 linear feet of gravity sewer main spanning between the two existing manholes to the south of the property with a polyvinyl chloride (PVC) pipe.

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 52 residential flex units be approved, 986 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 of flex unit allocation to date.

**Table 1 – Unified Flex Summary**

	Flex Units
Permitted	5,249*
Assigned to Date	2,125
Pending	2,138
Remaining	986

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

The Project highlights are listed below:

- The tower has a small floorplate of 3,875 square feet, plus balconies at 517 square feet, for levels 8-14, creating a more slender design;
- The podium is 7 levels, which is the maximum building podium height recommended in the Near Downtown Character Area as provided for in the Downtown Master Plan;
- Design complies with tower separation of 60 feet from adjacent sites;
- Proposed parking system includes two lifts at each end of the parking garage which are operated through a valet parking operation;
- The project will replace aging and undersized water mains with new high-density polyethylene (HDPE) water mains;
- Applicant will need to replace approximately 253 linear feet of gravity sewer main spanning between the two existing manholes to the south of the property with a polyvinyl chloride (PVC) pipe;
- To address neighbor concerns regarding vehicular speed adjacent to the development and create awareness of pedestrians, the Applicant is voluntarily proposing to install a brick or textured material speed table, or treatment deemed appropriate by the City's Transportation and Mobility and Public Works Department in consideration of the posted speed and roadway classifications, at the NE 4th Street and NE 7th Avenue intersection.

A reduced set of plans, including building elevation drawings and renderings is attached as Exhibit 1. Applicant's narratives, including project description, responses to DRC comments and code criteria, responses to Downtown Master Plan design guidelines, valet operations summary, applicant's voluntary improvements summary and letters of support provided by the applicant, are attached as Exhibit 2. The City's Water and Wastewater Analysis Letter is attached as Exhibit 3. The Vehicular Trip Generation Statement is attached as Exhibit 4. A letter from the Victoria Park Civic Association expressing concerns with the project, as well as communications from Mr. Art Levy received to date by staff are attached as Exhibit 5. Complete hard copy plans of the development application are available for review upon request.

**Conditions:**

1. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees;
2. This project is subject to the requirements of Broward County Public School Concurrency. Applicant shall obtain confirmation that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied;
3. Proposed improvements within adjacent City right-of-way are to be maintained in perpetuity by property owner and include on-street parallel parking stalls, driveway, sidewalks, concrete curb & gutter, pedestrian lighting, irrigation, and landscaping including structural soil and root barriers.

4. Applicant will not seek a Certificate of Occupancy for the proposed development until the completion of the associated infrastructure improvement that will accommodate the project's calculated demands. Applicant will provide funding for the proportionate cost per linear feet required to address sewer pipe replacement adjacent to the property. The City reserves the right to re-evaluate the availability of capacities at the time of permit application. If sufficient capacities are not available, the City may deny the permit application or ask the Owner/Developer to submit an alternate design prior to approval.

**Staff Contact:** Ella Parker, 954-828-3729

**APPROVAL DATE:** April 28, 2020

**Exhibits:**

1. Reduced Plans, Elevations and Renderings
2. Applicant's Narratives
3. City's Water and Wastewater Analysis Letter
4. Vehicular Trip Generation Statement
5. Victoria Park Civic Association Letter and Mr. Art Levy Communications