



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

#20-0416

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 16, 2020

TITLE: Motion for Discussion – City Commission Request for Review – 333
Victoria Park – Global Dynamic Group, LLC – Case No. R18071 – 333 NE
7th Avenue - **(Commission District 2)**

Recommendation

It is recommended the City Commission review the Development Review Committee (DRC) April 28, 2020 preliminary approval of the application known as 333 Victoria Park (Case No. R18071) and decide whether to set a de-novo hearing to review the application.

Background

The City Clerk received a statement of intent from the office of Vice Mayor Steven Glassman 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 “333 Victoria Park”.

At the City Commission virtual meeting on May 19, 2020, per the applicant’s request, the City Commission deferred the motion for discussion to the June 16, 2020 City Commission meeting.

The proposed development is located at 333 NE 7th Avenue in the Downtown Regional Activity Center – East Mixed Use (RAC-EMU) zoning district. It consists of 52 multi-family residential units proposed in a 14-story (137 feet – 6 inches) high building, with a parking garage which will accommodate 106 parking spaces.

The Development Review Committee (DRC) reviewed the project on November 13, 2018. All comments have been addressed and are on file with the Department of Sustainable Development (DSD). The project received preliminary approval on April 28, 2020.

A reduced set of plans, including building elevations is attached as Exhibit 1. Complete hard copy plans of the application are available for review upon request. Applicant’s narratives, including responses to DRC comments and 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. The City Commission Request for Review Memo, including staff analysis is provided as Exhibit 6.

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. The motion shall be considered within thirty days of the decision by the lower body with the certain exceptions provided in Section 47-26.A.2 of the ULDR .

The motion approving a CRR shall set a date for consideration of the application no later than sixty (60) days from the date the motion is adopted. Notice of the hearing shall be provided by posting a sign at least ten days before the hearing in accordance with ULDR, Section 47-27, Notice Procedures. Review by the City Commission shall be by de novo hearing supplemented by the record 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.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Fiscal Year 2020 Commission Annual Action Plan* priority, included within the Management Agenda, advancing the Affordable Housing: Incentive initiative. This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

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

Attachments

Exhibit 1 – Reduced Plans, Elevations and Renderings

Exhibit 2 – Applicant's Narratives

Exhibit 3 – Water and Wastewater Capacity Availability Letter

Exhibit 4 – Vehicular Trip Generation Statement

Exhibit 5 – Victoria Park Civic Association Letter and Art Levy Communications

Exhibit 6 – City Commission Request for Review Memo

Prepared by: Ella Parker, Urban Design and Planning Manager, DSD

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