



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

#21-0275

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 15, 2021

TITLE: Quasi-Judicial Resolution - Approving a Site Plan Level IV Development
Permit Amendment - Orton Place LLC - The Terraces - Case No. UDP-
A20001 - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider approving an amendment to a Site Plan Level IV development permit for “The Terraces”, a ten-story, 18-unit multifamily residential development proposed at 527 Orton Avenue.

Background

The applicant, Orton Place, LLC., is proposing to amend the approved site plan for “The Terraces” development (Case #R18004) to increase the building height from six stories to ten stories. The subject development site has an underlying land use designation of Central Beach Regional Activity Center and is zoned North Beach Residential Area (NBRA) District. The development was originally approved on December 4, 2018 by the City Commission. A location map is attached as Exhibit 1. The application, proof of ownership, project narratives, and amended site plan are attached as Exhibit 2.

The Administrative Review Committee reviewed the revised application on December 8, 2020. All comments have been addressed and are on file with the Department of Sustainable Development.

The application is subject to the following Unified Land Development Regulations (ULDR) review criteria:

- ULDR Section 47-12.5.E North Beach Residential Area (NBRA) District
- ULDR Section 47-12.6. Central Beach Permitting and Approval
- ULDR Section 47-25.2 Adequacy Requirements
- ULDR Section 47-25.3 Neighborhood Compatibility

The number of proposed dwelling units in the proposed amended plan remains the same. The amendment proposes increasing the height of the building from 6 floors (75 feet) to 10 floors (115 feet). The maximum height in the NBRA district is 120 feet.

The standard setbacks for buildings in the NBRA are 20 feet for the front yard and one half the height of the building for the side and rear yards. Pursuant to Section 47-12.5.E.1.d. of the ULDR, a development approved through the Site Plan Level IV process may request side yard setbacks to be reduced to 10 feet for the portion of the structure up to 35 feet, 20 feet for the portion of the structure greater than 35 feet and up to 75 feet, and 30 feet for the portion of the structure greater than 75 feet up to 115 feet. The rear setback may be reduced to 20 feet.

The proposed amended site plan increases the approved side yard setbacks and decreases the approved rear setbacks. The north side setbacks would increase from 26 feet and 3 inches to 35 feet and 10 inches from the third floor through the ninth floor and to 52 feet and 2 inches at the tenth floor. The ground floor setback would remain the same. The south side setbacks would increase from 34 feet and 1 inch to 59 feet and 11 inches on the third floor, to 44 feet and 5 inches from the fourth floor through the ninth floor, and to 53 feet and 4 inches for the tenth floor. The west rear setbacks would decrease from 28 feet and 4 inches to 20 feet on the second and third floors and to 24 feet for floors four through ten. The setback to the nearest balcony will remain the same.

The following table shows the previously approved setback and the proposed changes to the setbacks by cardinal direction and floor:

N, S, E, W	Height (Floor)	Standard Setback (1/2 height)	Approved Setback	Proposed Setback
North	Floors 3-9	57-feet 6-inches	26-feet 3-inches	35-feet 10-inches
North	Floor 10	57-feet 6-inches	26-feet 3-inches	52-feet 2-inches
South	Floor 3	57-feet 6-inches	34-feet 1-inch	59-feet 11-inches
South	Floors 4-9	57-feet 6-inches	44-feet 5-inches	44-feet 5-inches
South	Floor 10	57-feet 6-inches	44-feet 5 inches	53-feet 4-inches
West (rear)	Floors 2-3	57-feet 6-inches	28 feet 4-inches	20-feet
West (rear)	Floors 4-10	57-feet 6-inches	28 feet 4-inched	24-feet

* The east property line is the front yard. No modification of this setback is requested.

Pursuant to Section 47-12.6.B of the ULDR, the following criteria shall apply for developments located in the Central Beach area:

1. It shall first be determined whether the proposed development or use is compatible with the character of the overall plan of development contemplated by the revitalization plan for the central beach area;

Pursuant to Section 47-12.2 of the ULDR, the North Beach Residential Area District was established for the purpose of encouraging the preservation, maintenance and revitalization of existing structures and uses that make up the distinct neighborhood that occurs in the center of the North Beach area. The architecture in the proposed amended plan is compatible with the overall architectural theme of the North Beach Village area. The design includes unique features including varying balcony widths and high-quality architecture features such as floor to ceiling windows, and aluminum and glass railing.

2. It shall then be determined whether the architectural design of the proposed development is compatible with the design guidelines provided in Sec. 47-25.3. The design guidelines provided in Sec. 47-25.3 are intended to provide a framework for design review of proposed developments and outline the design elements which have been determined to be compatible with the revitalization plan;

Per the applicant, the building is designed to be contemporary in feeling with cantilevered terraces that break up the mass of the structure. An enhanced pedestrian-friendly public realm with active uses at the ground floor, street trees, and open space are key design components that can enhance and revitalize this distinct neighborhood. The applicant has made efforts to enhance the public realm by creating a more pedestrian-friendly ground level experience by locating a glass enclosed lobby and forecourt on the ground floor.

3. The design guidelines provided in this section are not intended to be exclusive. Alternative architectural and design concepts outlined in the development application will be considered during review of the development application. It shall be the applicant's burden to show that the proposed alternative architectural and design concepts are compatible with the character of the overall plan of development contemplated by the revitalization plan for the central beach area and not incompatible with the design guidelines provided in this section;

The proposed architecture in the proposed amended plan is compatible with the overall architectural theme of the North Beach Village area. The design also includes unique features including varying balcony widths and high-quality architecture features such as floor to ceiling windows, and aluminum and glass railings. Per the applicant, the increases in side-yard setbacks will result in a taller-thinner building form.

4. It shall then be determined whether the proposed development incorporates design or architectural elements which mitigate the development's impacts, if any, on existing uses in the immediate vicinity of the proposed development; and

The proposed amended site plan retains a wider 7-foot sidewalk, and the swale area will be improved with landscaping including canopy trees and improved drainage accommodations.

5. The goal of the City in the adoption of the revitalization plan is to facilitate development of the central beach area as a world-class destination resort. The primary objective of the design review shall be to implement the overall plan of development and to foster redevelopment as contemplated in the revitalization plan.

The project continues to reflect the intent of Central Beach master planning including additional landscaping, wider sidewalks and an active street front.

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 development. Water and wastewater utilities are serviced by the City of Fort Lauderdale. A capacity letter has been issued by the City's Public Works Department dated February 11, 2021 which identifies the facilities and associated infrastructure servicing this project and the project's impact on capacity. The letter states that the existing water and sewer infrastructure have the capacity to support the proposed development and no improvements are needed. The capacity letter is attached as Exhibit 3.

Per ULDR Section 47-12.6.F, beach development permits located in the Central Beach Area may have allocable capacity trips designated for development if there is a finding of adequacy that traffic capacity is adequate to support the proposed development. A trip generation analysis was conducted by Flynn Engineering Services using the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition for the proposed redevelopment plan. The proposed redevelopment will generate 75 net new daily trips, 10 net new A.M. peak hour trips and 10 net new P.M. peak hour trips. When the project was approved in December 2018, 10 allocable capacity trips were reserved for the project. Because the number of dwelling units will remain the same in the proposed amended site plan, there is no change in the number of trips generated by the proposed development.

The properties to the north, south, east and west of the site are zoned NBRA. The buildings surrounding the project site range from two to seven stories. To the north and west are two-story hotel and multifamily residential buildings. Directly to the south is a three-story hotel. To the east there are buildings that are five and seven stories tall. The proposed building is generally compatible with the existing mass and scale of the surrounding buildings.

Comprehensive Plan Consistency

The proposed development supports Future Land Use Element Objective FLU 2.1 regarding Neighborhood Compatibility and Policy 2.1.2, which requires buffering residential areas through setbacks and buffer landscaping. Additionally, the project

supports Urban Design Element Policy UD 1.1.6 which states that where buildings engage the streets, high quality building design will be promoted through the use of high-quality materials and building façade features such as transparency that include plenty of windows. Urban Design Element Policy UD 1.1.7 is also implemented by placing the building entrance along an active street.

Public Participation

The applicant presented the project amendment to the Central Beach Alliance in November 2020 and to the general membership in January 2021.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a 2021 Commission Priority, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale Strategic Plan 2024*, specifically advancing:

- The Business Development Focus Area.
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Nurture and support existing local businesses

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Proof of Ownership, Project Narratives, and Site Plan

Exhibit 3 – Water and Sewer Capacity Letter

Exhibit 4 – Resolution Approving

Exhibit 5 – Resolution Denying

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