



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

#21-1088

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: November 2, 2021

TITLE: Motion for Discussion – City Commission Request for Review – 808 SE 4th
Residence – Case No. R19052 – 808 SE 4th Street – (**Commission District
4**)

Recommendation

Staff recommends the City Commission consider the review of a proposed site plan for the project known as “808 SE 4th Residence”, Case No. R19052, and determine whether to set a de-novo hearing to review the application.

Background

The City Clerk has received a statement of intent filed from the office of Vice Mayor Heather Moraitis, 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 site plan for “808 SE 4th Residence”.

The development application for this project was submitted on July 12, 2019, prior to the codification of the Downtown Master Plan (DMP), which was adopted on November 5, 2020. The application was reviewed for consistency with the DMP design guidelines with an evaluation of site-specific design features proposed to meet the intent of the design guidelines.

The applicant, SE Fourth, LLC., is proposing to redevelop an existing parcel of land located at 808 SE 4th Street, which is generally located south of Las Olas Boulevard, east of Federal Highway, along SE 4th Street on the north side of the New River. The subject property contains an existing residential building with 34 units which would be redeveloped with a new residential building containing 77 units. The site is located in the Downtown Regional Activity Center and is zoned Regional Activity Center – East Mixed Use (RAC-EMU).

The project was reviewed by the Development Review Committee (DRC) on January 14, 2020 and presented to the Planning and Zoning Board (PZB) on October 20, 2021. The PZB approved the project (7-2) subject to the 30-day City Commission Request for Review and improvements proffered by the applicant during the applicant’s presentation,

survey inspections of properties to the east and west during the building construction phase, and staff 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 Section 47-38A, Park Impact Fees.
2. Applicant will be required to obtain a Final School Capacity Availability Determination (SCAD) letter prior to the submittal of building permit and provide the City with a copy at time of building permit submittal.
3. Prior to Final DRC, the applicant shall execute a valet parking agreement with the City and record such agreement in public records.

A Location Map of the project site is provided as Exhibit 1. An Abbreviated Site Plan Set that contains the proposed site plan, floor plans, building elevations, and renderings is provided as Exhibit 2. The October 20, 2021 PZB Staff Report is attached as Exhibit 3.

City Commission Request for Review

Pursuant to ULDR, Section 47-24.2.A.6, approval of site plan development permit subject to City Commission Request for Review (CRR) shall not be final until thirty (30) days after preliminary approval and then 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 is found that the new project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. 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 30 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.

Should the City Commission wish to proceed with the CRR request, a hearing must be set within the required sixty (60) day period to consider the application.

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 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*.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Abbreviated Site Plan Set

Exhibit 3 – October 20, 2021 PZB Staff Report

Prepared by: Jim Hetzel, Principal Urban Planner, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development