

REQUEST:

Site Plan Level IV Review; 8-unit multi-family residential development with reduced side and rear yards request.

Case Number	R14049	
Applicant	740 Bayshore LLC	
General Location	740 Bayshore Drive	
Property Size	12,428 square feet / 0.28 acres	
Zoning	North Beach Residential Area (NBRA)	
Existing Use	Multifamily residential	
Future Land Use Designation	Central Beach Regional Activity Center	
Applicable ULDR Sections	47-12 Central Beach Districts 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	Required	Proposed
Lot Density	32 units per acre = 9 units	8 units
Lot Size	N/A	12,428 square feet / 0.28 acres
Lot Width	N/A	108.17 feet x 85.75 feet
Building Height	120 feet maximum	60.75 feet
Structure Length	200 feet maximum	89 feet
Floor Area Ratio	No maximum in NBRA	1.53
Parking	16	18
Setbacks/Yards	Request Per Level IV Site Plan Review	Proposed
Front (S and W)	20 feet	20 feet
Side (E)	20 feet	20 feet
Rear (N)	10 feet	10 feet
Notification Requirements	Sign Notice 15 days prior to meeting	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Lorraine Tappen, AICP, LEED Green Associate, Planner III	

PROJECT DESCRIPTION:

The applicant proposes to construct a residential project consisting of eight (8) multifamily units at the intersection of Bayshore Drive and Vistamar Street. The development consists of a five-story (61-foot) structure. Parking and a lobby will be placed on the first floor. The remaining four floors will include residential dwelling units. The applicant is requesting 20-foot side yard setback and a 10-foot rear yard setback as part of the request.

PRIOR REVIEWS:

The Development Review Committee reviewed the proposal on November 12, 2014. All comments have been addressed.

The proposed development is located on a site adjacent to the historic Bonnet House property. Pursuant to Objective 1.11, Policy 1.11.3 of the Historic Preservation Element of the Comprehensive Plan, all proposed impacts to historic resources shall be reported to the Historic Preservation Board (HPB) for review and comment. The HPB reviewed the project at their public meeting on January 6, 2015. A motion was made to approve the application as presented. In a voice vote, motion passed unanimously.

REVIEW CRITERIA:

Multifamily developments up to one hundred twenty (120) feet in height are permitted in the North Beach Residential Area (NBRA) zoning district, provided they meet the criteria outlined for NBRA District, Central Beach Development Design Criteria, Neighborhood Compatibility and Adequacy requirements, as defined further below. The applicant has provided responses to the review criteria, included in the plan sets.

Pursuant to ULDR Section 47-12.5.E.1.d.i the side may be reduced from the ½ building height requirement to twenty (20) feet for structures greater than thirty-five (35) feet and up to one seventy-five (75) feet. Pursuant to ULDR Section and Section 47-12.5.E.1.e, the rear yard setback may be reduced from ½ the building height requirement to ten (10) feet, if adjacent to dedicated open space, reviewed and approved as part of a Site Plan Level IV review.

Pursuant to ULDR Section 47-12.6.B, the following criteria shall apply for developments 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.
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.
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.
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.
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 draft Central Beach Master Plan (CBMP) was intended to take the place of previous plans for the Central Beach area and the applicant has made efforts to accommodate the intent of the guidelines. As per ULDR Sec. 47-25.3.A.3.e.i.b, consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. The draft Central Beach Master Plan encourages continuing improving streets over time to enhance overall the pedestrian environment where none currently exists.

Through the DRC process, staff requested that the applicant adjust the architecture on the corner to enhance the residential design of the building and provide greater emphasis on the main entrance. The applicant advised that they met several times with representatives from Americas on the Park and the Nautical Towers about the design of the building as well. The applicant also responded by providing balconies on the corner to break up the building façade and an eyebrow element was added to provide emphasis to the main entrance. The architecture is generally compatible with the architecture of the in the North Beach Village Residential Area (NBRA).

Currently, the existing intersection of Bayshore Drive and Vistamar Street has a significant amount of asphalt. The resulting plan will improve pedestrian conditions around the intersection and result in a significant improvement to safety and connectivity in the area. Back-out parking has been removed in the proposed plan. The parking will be placed to the rear of the building on the first floor. The proposed design expands the landscaped area around the corner of the property between the sidewalk and roadway and provides shade trees to enhance the pedestrian experience. Staff worked with the applicant on incorporating a wider landscaped area to improve the pedestrian experience and enhance stormwater collection in the area. The reduced right-of-way width also provides a better scale to the street and may also reduce traffic speeds and the number of drivers taking Bayshore Drive north of Vistamar Street seeking an alternate route to Sunrise Boulevard. A pedestrian crosswalk was incorporated across Bayshore Drive to further improve pedestrian safety.

The City is in the process of updating the Central Beach Master Plan. The updated plan will include streetscape designs for the North Beach Area including specific criteria for pedestrian areas, on-street parking, and landscaping. If the updated Central Beach Master Plan is adopted before a building permit is issued, staff recommends updating the plans to accommodate any streetscape elements in conflict with the adopted updated plan in order to provide consistency with future developments. This provision is included as part of condition 3 and the applicant was amenable to this condition.

Adequacy and Neighborhood Compatibility:

The neighborhood compatibility criteria of ULDR Sec 47-25.3 include performance standards requiring all developments to be “compatible with, and preserve the character and integrity of adjacent neighborhoods...include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts”

The properties to the east and south of the site are zoned NBRA. Sites to the west and northwest are located in the Intracoastal Overlook Area (IOA). The Bonnet House to the north is located in the Parks Recreation and Open Space (P) zoning district. The buildings surrounding the project site range from two to seventeen stories. Directly to the east of the site is a two-story hotel. Located to the south is an eight story multifamily residential building. To the west and northwest, there are 2-3 story and seventeen story multifamily residential buildings. The portion of the Bonnet house property immediately adjacent to the site is a wooded, open space area.

The applicant has submitted narratives regarding the project’s compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, attached with the site plan and submittal material, to assist the Board in determining if the proposal meets these criteria. A context plan and perspective renderings depicting the height, mass, scale, shadow, materials and details, etc. of the proposed development as it relates to surrounding properties have also been provided with the site plan submittal material.

Parking and Circulation:

A total of 18 parking spaces are required for the proposed use, as follows:

As per ULDR Sec. 47-20, Parking Requirements:

(8) 2-bedroom units @ 2 spaces = 16

TOTAL: 16 parking spaces required
18 parking spaces provided

The applicant is proposing to provide 18 parking spaces. A two-way ingress/egress has been provided from Bayshore Drive. The project also incorporates three on-street parking spaces.

Comprehensive Plan Consistency:

The proposed development is consistent with the City’s Comprehensive Plan in that the residential use and density proposed are permitted in the Central Beach Regional Activity Center land use category. The Future Land Use Element of the Comprehensive Plan permits up to 5,500 dwelling units in the Beach RAC. This request is for 8 units. If approved there will be a remaining balance of 1,587 units available (including all pending projects). The total peak hour trips generated by this development is 4; if approved there will be 226 remaining (including all pending projects) in the Central Beach Regional Activity Center.

STAFF FINDINGS:

Staff recommends the Board approve this request, subject to conditions herein and consistent with:

- ULDR Section 47-12, Central Beach Districts
- ULDR Section 47-25.2, Adequacy Requirements
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board recommend approval of the development, the following conditions are proposed:

1. If approved, the residential units are subject to School Board of Broward County public school concurrency review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC approval.
2. 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.
3. Planned streetscape improvements for Bayshore Drive and Vistamar Street approved as part of this application shall be updated to be consistent with updates to the Central Beach Master Plan that occur prior to issuance of building permits for the development.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the site plan be approved or approved with conditions necessary to ensure compliance with the standards and requirements of the ULDR. If the Planning and Zoning Board determines that the application does not meet the standards and requirements of the ULDR and criteria provided for residential use within the NBRA, the Planning and Zoning Board shall recommend that the application be denied.

If the application is denied, or is approved with conditions unacceptable to the applicant, an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.

EXHIBITS:

1. Applicant's Response Narratives