



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: September 17, 2013

TITLE: QUASI-JUDICIAL - FIRST READING OF ORDINANCE - Rezoning Planned Unit Development (PUD) to Planned Unit Development (PUD) with approval of an amended development plan- Tiffany House – Escape Hotel - Case 1-

Recommendation

It is recommended that the City Commission approve an ordinance on first reading, rezoning to PUD with the approval of an amended development plan for the Tiffany House – Escape Hotel PUD.

Background

The City Commission is to determine whether the proposed amendment to the approved development plan for the Tiffany House – Escape Hotel PUD meets the standards and requirements of the Unified Land Development Regulations (ULDR) and criteria for development in the Central Beach.

On February 17, 2009, the City Commission approved a PUD on the subject site. However, due to the economic downturn, the owner of the property at that time, elected not to move forward with the project and in 2010 the property was sold. Pursuant to Section 252.363, Florida Statutes, the approved site plan received an extension, which will expire on May 10, 2017 for the existing development. At this time the current owner proposes to amend the approved development plan, rehabilitating the existing historic structures and is proposing to return the historic buildings to their original use as a hotel. The remaining portion of the property will consist of new multi-family residential and commercial uses.

The proposed changes to the approved site plan include a new 12-story residential building adjacent to the existing structure, consisting of 74 residential units, 2,000 square feet of retail space and a 245-space parking garage, in addition to the 96 hotel rooms proposed in the rehabilitated structure. In addition, improvements to the perimeters of the site include an enhanced pedestrian environment by the introduction of on-street parking, sidewalks and canopy trees to enhance the public realm experience in this part of Central Beach. Site Plan and project narratives are provided as Exhibit 1.

The Development Review Committee reviewed the revised proposal on April 9, 2013. All comments have been addressed. The Planning and Zoning Board recommended approval of the application by a vote of 7-0 on June 19, 2013. Planning and Zoning Board staff report is provided as Exhibit 2. Meeting minutes are provided as Exhibit 3.

The proposed Escape Hotel project, formerly known as “Tiffany House” is a Locally Designated Historic Site. The Historic Preservation Board (HPB) reviewed the current proposal on May 6, 2013. The application was approved 8-0 with the condition that, so as not to obscure the second floor of the designated building, the angle of the entrance canopy be reduced to 2 ½ inches per foot and the canopy be made of transparent material. The applicant has modified the canopy design and material as per the request of the HPB. The minutes of the Historic Preservation Board are provided as Exhibit 4.

PUD Amendment Review Criteria

Pursuant to ULDR Sec. 47-37.13, Amendments to Approved PUD Development Plans, if the applicant wishes to change a use that was not approved as part of the PUD zoning district, a new application for rezoning must be approved in accordance with the provisions for amending a site plan level IV as provided in Sec. 47-24.2.A.5, Development permits and procedures.

Rezoning to PUD District Criteria

The Planned Unit Development (PUD) zoning district is intended to provide locations that allow development incorporating planning initiatives that achieve unique or innovative development that is not otherwise permitted under traditional zoning districts and development standards. These planning initiatives may include efforts to reintegrate the components of modern life including housing, workplace, shopping and recreation into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit or pedestrian linkages or both, set in a larger regional open space framework.

The current proposal, more fully than the previous proposal, addresses the criteria for rezoning to PUD District as described below. The applicant has submitted a narrative, included Exhibit 1, which outlines the design concepts of the development and how the proposal complies with Sec. 47-37.7.

In keeping with the approved PUD, which allowed for a more urban and street-friendly design than would otherwise be permitted under the former North Beach Residential Area (NBRA) zoning on the site, the current proposal includes rehabilitation of the architecturally-significant Tiffany House incorporating the former hotel use as well as walk up residential units, thereby providing a more human-scaled, interesting and active pedestrian experience. The current proposal goes a step further in satisfying the criteria of rezoning to PUD through the mixing of residential, hotel and retail uses on the parcel, and reducing sole dependence on automobile travel for both residents and visitors, by bringing destinations within walking distance of each other.

In addition, the proposed revisions and proposed building massing responds more effectively in respect to the surrounding environment of existing high rises along State

Road A-1-A, specifically the “W” Hotel, which stretches from State Road A-1-A to Birch Road; and the architecturally-significant low-rise development, east of Breakers Avenue and Birch Road. The massing of the proposed revision steps down gradually from the more massive buildings in the southeast portion of this district to the less massive buildings in the north to provide a more gradual transition between the two different urban contexts.

The applicant has provided response narratives, included with the site plan and submittal material, to assist the Commission in determining if the proposal meets the criteria for amending the approved PUD.

Parking and Circulation:

As per ULDR Sec. 47-20, the following parking requirements apply for the proposed uses:

Retail (2,000 square feet) @ 1/250 square feet = 8	
2 bedroom (27 d/u) @ 2.00 spaces = 54	
3 bedroom (47 d/u) @ 2.10 spaces = 98.7	
Hotel Rooms (96 rm.) @ .67 spaces = 64.3	
TOTAL	226 parking spaces required

The applicant proposes a 245-space parking garage, lined with habitable space facing Bayshore Drive and Birch Road. An additional 18 on-street parking spaces will also be provided in the area at the perimeters of the site; 6 parking spaces along Riomar Street and 12 parking spaces along Bayshore Drive.

Vehicular access to the proposed project will consist of an inbound-only driveway and an outbound-only egress lane off of Birch Road. A full-access driveway is proposed on Bayshore Drive. A service driveway is also provided off of Bayshore Drive. In addition to the access plan for the project, a drop-off lane is proposed on Riomar Street. The drop-off/pick-up lane is primarily intended for hotel patrons. Pedestrian traffic will be accommodated with new eight-foot sidewalks constructed around the perimeter of the parcel. Storefronts and ground floor residential units facing Bayshore Drive are accessed directly from the sidewalk. Entrances to the upper floor residential units are accessed through an internalized lobby from Birch Road.

Comprehensive Plan Consistency:

The development is consistent with the City’s Comprehensive Plan in that the proposed uses are allowed. As of this date sufficient pm peak hour trips and 1845 units are available in the Central Beach Regional Activity Center, based on the 8th Edition of the ITE Trip Generation Manual. The Traf Tech trip analysis is provided as Exhibit 5.

CONDITIONS OF APPROVAL:

Should the City Commission approve the development the following conditions are proposed:

1. Applicant will be required to complete a Phase I Archaeological Survey prior to final DRC;
2. 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;
3. Applicant shall execute a maintenance agreement at time of construction permitting for any improvements in public easements and sidewalks for hardscape, landscape, trees, and irrigation;
4. Construction debris mitigation measures shall be included in a Construction Debris Mitigation Plan and submitted to the City's Building Official prior to issuance of a building permit for the subject development. Additional measures may be required to ensure compliance with the City's Code, as deemed necessary by the Building Official. Applicant shall submit a detailed construction staging and traffic routing plan, prior to approval of a construction permit.

Resource Impact

There is no fiscal impact associated with this action

Attachments

Exhibit 1 – Site Plan and Applicant's Narratives

Exhibit 2 – Planning and Zoning Board Staff Report

Exhibit 3 – Minutes of June 19, 2013 Planning and Zoning Board Meeting

Exhibit 4 – Minutes of May 6, 2013 Historic Preservation Board Meeting

Exhibit 5 – Traffic Statement

Exhibit 6 – Ordinance

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