

**REQUEST:**

Site Plan Level IV; Development of Significant Impact

<b>Case Number</b>	70R12	
<b>Applicant</b>	Vintro Fort Lauderdale LLC.	
<b>General Location</b>	3029 Alhambra Street	
<b>Property Size</b>	12,500 SF / .287 acres	
<b>Zoning</b>	A-1-A Beachfront Area (ABA)	
<b>Existing Use</b>	Single Family Residence	
<b>Future Land Use Designation</b>	Central Regional Activity Center	
<b>Applicable ULDR Sections</b>	47-12 Central Beach Districts 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	<b>Required</b>	<b>Proposed</b>
<b>Lot Density</b>	N/A	N/A
<b>Lot Size</b>	N/A	12,500 SF
<b>Lot Width</b>	N/A	100'
<b>Building Height</b>	200' max	164'-4"
<b>Structure Length</b>	200' max	95'
<b>Floor Area Ratio</b>	4.0	4.2
<b>Landscape Area</b>	N/A	2,385 SF
<b>Parking</b>	53	48
	<b>Required</b>	<b>Proposed</b>
<b>Setbacks/Yards</b>		
Front (S)	20'	20'
Side (E)	10-feet or half the height of the building (whichever is greater) 82' 2"	10'
Side (W)	10-feet or half the height of the building (whichever is greater) 82' 2"	10'
Rear (N)	20-feet or half the height of the building (whichever is greater) 82' 2"	20'
<b>Notification Requirements</b>	Sign Notice 15 days prior to meeting	
<b>Action Required</b>	Approve, Approve with Conditions, or Deny	
<b>Project Planner</b>	Thomas Lodge, Planner II	

**PROJECT DESCRIPTION:**

The applicant proposes a hotel project consisting of sixty-nine (69) hotel units, a 500 square-foot bar/lounge and a 2,000 square-foot restaurant located along Alhambra Street, between Seabreeze Boulevard and N. Birch Road. The development consists of a thirteen-story (164' 4") structure, which includes two levels of parking on the first and second floors and a reception area, restaurant, pool and hotel units on the remaining floors above.

**PRIOR REVIEWS:**

The Development Review Committee reviewed the proposal on October 9, 2012. All comments have been addressed.

**REVIEW CRITERIA:**

As per ULDR Section 47-12.2, the A-1-A Beachfront Area District (ABA) encourages high quality destination resort uses. Hotel developments up to two hundred (200) feet in height are permitted, provided criteria outlined for ABA District, Central Beach Development Design Criteria, Neighborhood Compatibility and Adequacy requirements, as defined further below are met. The applicant has provided responses to the review criteria in the plans sets.

Pursuant to ULDR Section 47-12.5.B.1.c, the side and rear yard setbacks are the minimum requirements. Unless otherwise approved as a development of significant impact, in no case shall the yard setback

requirements be less than an amount equal to one-half the height of the building, when this is greater than the side and rear yard minimums. Half the height of the building is 82' 2" for the side and rear yard requirements with proposed setbacks of 10 feet on the sides and 20 feet in the rear being requested as part of the allowance under a Development of Significant Impact.

The applicant is also requesting a 5% increase in the permitted floor area ratio from 4.0 to 4.2. Pursuant to ULDR Section 47-12.5.B.6, in the event the developer of a parcel of land in the ABA district desires to deviate from the maximum requirements of this district, for height or FAR, the developer may submit the design of the proposed development for rating according to the following design compatibility and community scale:

- i. Distinctive design that reflects positively on the overall character of the City: one (1) point;
- ii. Architectural character that reflects a particular sensitivity to the history and culture of South Florida: one (1) point;
- iii. Color and composition that reflects the natural colors and composition of South Florida: one (1) point;
- iv. Architectural design that represents a deviation from "sameness": one (1) point;
- v. Building orientation that relieves the monotony of building massing and scale along A-1-A: one (1) point;
- vi. Accessible pedestrian spaces that are integrated into public pedestrian spaces and corridors along A-1-A: one (1) to (3) points depending on the area of pedestrian area according to the following:
  - a) Up to five thousand (5,000) square feet of pedestrian area: one (1) point; and
  - b) Greater than five thousand (5,000) square feet of pedestrian area: one-tenth (0.1) point for each additional two thousand (2,000) square feet of pedestrian area above five thousand (5,000) square feet up to a maximum of two (2) points;
- vii. Distinctive public facilities that contribute to the destination resort character of the central beach area including plazas, courtyards and parks: one-tenth (0.1) point for each one thousand (1,000) square feet of distinctive public facilities up to a maximum of two (2) points;
- viii. Lot aggregation; one-tenth (0.1) point for each one thousand (1,000) square feet of land area proposed for development above twenty-five thousand (25,000) square feet up to a maximum of two (2) points; and
- ix. Consolidation of previously parcelized land; five-tenths (0.5) point for each five thousand (5,000) square feet of land that is assembled into the parcel of land proposed for development up to a maximum of two (2) points.

For a 5% increase in the required floor area ratio, the proposed development must have a rating of at least five (5) points on the design compatibility and community character scale. The applicant has provided a response to points: i, ii, iii, iv and v for a total of five (5) points met.

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

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.

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. The draft Central Beach Master Plan is intended to take the place of previous plans for the Central Beach area and the applicant took certain efforts to accommodate the intent of the Master Plan guidelines as well as the architectural design criteria of the code. The proposed design of the project has a 29' shoulder pedestal and incorporates Miami Modern "MiMo" architectural style elements such as cantilevers, spiral stair motifs, glass walls and decorative screening that was first introduced in South Florida in the 1940s. The project's vertical plane is moderated through the use of balconies, fenestration, a roof garden and eyebrow projections throughout. At least one form of moderation is used every (3) stories. The ground level includes an open plaza and seating, with landscaping, water feature and shading devices to help create an active, vibrant and comfortable pedestrian environment at the street level.

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 north, south, east and west are all zoned A-1-A Beachfront Area (ABA) zoning district. Overall, the buildings surrounding the site range from two to sixteen stories. Directly to the northeast of the project site is a sixteen-story multi-family building and the other buildings on the block between Seville Street and Alhambra Street are two, three and four-stories. Across Alhambra Street to the south is a three-story multifamily building and a surface parking lot. The proposed project is similar to the mass and scale of structures in the surrounding vicinity.

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.

Parking and Circulation:

As per ULDR Sec. 47-20, Parking Requirements, a total of 53 parking spaces are required for the proposed uses, based on recently approved hotel and bar parking rates adopted for the Central Beach area, as follows:

(69) hotel units @ 0.67 spaces per room	=	46.2
Bar/Lounge @ 1 space per 76 SF	=	6.6
<b>TOTAL:</b>		<b>(52.8) 53</b> parking spaces required

The 48-space garage, located on the first and second floors, exceeds the hotel room-parking requirement by 1 space. The 6-space parking requirement for the lobby bar will be met by augmenting the 1 on-site bar parking space with 5 off-site spaces secured via the City's pay-in-lieu program as per ULDR Sec. 47-12.7, in which, at the time of issuance of the Certificate of Occupancy, the applicant will pay a one-time parking facility fee per parking space required but not provided on-site. The funds are anticipated to help fund future parking improvements, such as in the city lot diagonally across Alhambra Street from the hotel site, where additional metered parking spaces could be added to the area's current public parking supply.

The project incorporates new parking technologies that include hydraulic lifts allowing two vehicles to occupy the same parking space on all but 6 of the garage's 48 parking spaces. A car (freight) elevator

provides access to the 38 second-floor parking spaces. The applicant will execute a valet parking agreement for 100% of the project's parking.

According to the trip generation study performed by Hughes Hughes Inc., The project is projected, based on standard trip rates, to generate 37 trips during the morning peak hour, and 41 trips during the afternoon peak hour, with another 166 trips occurring during the other 22 hours of an average weekday. The applicant anticipates that these volumes will be lower, based the project's clientele and location within the Beach Activity Center. If the project is approved, 685 trips will remain (including all pending projects) in the Central Beach Regional Activity Center.

Based on the traffic study provided, the roadway network providing access to the project site has adequate capacity to accommodate the estimated traffic. To help ensure that traffic associated with the restaurant is kept to a minimum, the applicant proposes to put transportation demand management (TDM) programs in place, which would include incentives to encourage patrons to bike to the site, and employees to bike, ride the bus or carpool to work, with a heavy emphasis on reducing employee trips. The applicant's Trip Generation Study is attached as **Exhibit 1**.

**Comprehensive Plan Consistency:**

The proposed development is consistent with the City's Comprehensive Plan in that the hotel use proposed is permitted in the Central Regional Activity Center land use category.

**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:**

1. The applicant shall pay the one-time parking facility fee for the 5 off-site parking spaces secured via the City's pay-in-lieu program as per ULDR Sec. 47-12.7 at the time of issuance of Certificate of Occupancy.
2. The applicant shall execute a valet parking agreement for 100% of the project's parking.
3. The applicant shall adopt and incorporate transportation demand management (TDM) programs in place, satisfactory to the approval of the City's Transportation and Mobility Department and Engineering Division.
4. The final streetscape design, including on-street parking along Alhambra Street shall be finalized prior to placement of item on the City Commission agenda.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for review, the Planning and Zoning Board shall recommend approval or approval with conditions to the City Commission necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall recommend denial to the City Commission.