

REQUEST:

Site Plan Level IV Review; Eighteen (18) multi-family residential units with reduced rear yard

Case Number	R14041			
Applicant	The Bayshore Club			
General Location	612/620/630 Bayshore Drive			
Property Size	0.72 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 = 23 units		18 units	
Lot Size	N/A		24,382 square feet / 0.72 acres	
Lot Width	N/A		125 feet x 200 feet	
Building Height	120 feet maximum		115 feet 11 inches	
Structure Length	200 feet maximum		156 feet	
Floor Area Ratio	No maximum in NBRA		2.37	
Parking	37		37 (18 stacked and 1 handicap space)	
Setbacks/Yards	Requested through Site Plan Level IV Review		Proposed	
Front (W)	20 feet		20 feet	
Side	<i>Side Yard</i>	<i>Building Height</i>	<i>Side Yard (N)</i>	<i>Side Yard (S)</i>
	½ height of building	Up to feet 14.6	23.3 feet	20.7 feet
	½ height of building	14.6 feet to 94.2 feet	57.16 feet	63.2 feet
	½ height of building	94.2 feet to 115.1 feet	60.1 feet	71.2 feet
Rear (E)	20 feet		20 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 eighteen (18) multifamily units on Bayshore Drive. The development consists of an eleven (11) story building (approximately 116 feet in height). Parking and a lobby will be placed on the first floor. The remaining ten floors will include residential dwelling units. The applicant is requesting a reduced rear setback through the Site Plan Level IV (City Commission) review process.

PRIOR REVIEWS:

The Development Review Committee reviewed the proposal on September 23, 2014. All comments have been addressed.

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.

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 twenty (20) feet through the Site Plan Level IV process. A reduced rear setback has been requested with this application.

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 the overall pedestrian environment where none currently exists.

Through the DRC process, staff requested that the applicant considers creating a more pedestrian-friendly ground level experience. The applicant responded by providing more glass around the lobby, incorporating a water feature, and limiting the fence to the pool area, further opening the lobby entry and providing more building presence along the street. The resulting plan will improve pedestrian conditions by removing back-out parking on the northern end of the site and adding landscaping and shade trees along the sidewalk.

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 is 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 north, south and west of the site are zoned NBRA. Sites to the west are located in the Intracoastal Overlook Area (IOA). The buildings surrounding the project site range from two to eight stories. Directly to the west are two story and eight story multifamily residences. To the north and south are two story multifamily buildings. To the west is a four story multifamily building

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 37 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

(10) 3-bedroom units @ 2.1 spaces= 21

TOTAL: 37 parking spaces required

37 parking spaces provided

The applicant is proposing to provide 37 parking spaces. Eighteen are stacked using park lifts in addition to one handicap parking space. A two-way ingress/egress has been provided from Bayshore Drive. The project also incorporates four 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 18 units. If approved there will be a remaining balance of 1,607 units available (including all pending projects). Because this building is replacing existing apartments, the proposed development will not increase trips. If approved there will be 236 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 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