



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: April 16, 2013

TITLE: Resolution to Approve a Site Plan Level IV Development Permit – Grand Birch Condominium - Case 53-R-12

Recommendation

It is recommended that the City Commission adopt a resolution approving the issuance of a Site Plan Level IV Development Permit.

Background

The City Commission is to determine whether the proposed development or use meets the standards and requirements of the Unified Land Development Regulations (ULDR) and criteria for developments in the Central Beach.

The applicant proposes a project consisting of twenty-two (22) multifamily residential units, located on the Intracoastal Waterway, between Seville Street and Bayshore Drive. The development consists of an eleven-story (115') structure, which includes two levels of parking on the second and third floors and residential units on the remaining floors above. The applicant is requesting 30-foot side yard setbacks and a 20-foot rear yard setback as part of the request. Site Plan is attached as Exhibit 1. Applicant's narratives are attached as Exhibit 2.

The Development Review Committee reviewed the proposal on July 24, 2012. All comments have been addressed. The Planning and Zoning Board recommended approval of the project on November 28, 2012 by a vote of (7-2). Staff Report is attached as Exhibit 3. Meeting minutes are attached as Exhibit 4.

Pursuant to ULDR Section 47-12.5.D.1.d.i and ii, if approved as a Development of Significant Impact ("Site Plan Level IV Development"), the side and rear yard setback requirements may be reduced from the ½ building height requirement to thirty (30) feet for structures greater than seventy-five (75) feet and up to one hundred fifteen (115) feet and the rear yard setback may be reduced from ½ building height requirement to twenty (20) feet.

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 Central Beach Master Plan encourages new development fronting on the Intracoastal Waterway to preserve visual connections to the waterway from Birch Road. The proposed design of the project incorporates architectural elements that include glass treatments and balconies that animate the building façade, and include an internal parking garage for residents and guests camouflaged by architectural screens on the second and third floors. Within the proposed 30' side setbacks, the applicant provides lower scale landscaping treatment to maintain visibility, and allow for circulation of light and air.

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 Commission in determining if the proposal meets these criteria. The properties to the

north and south of the site are zoned IOA, and directly to the east is the A-1-A Beachfront Area (ABA) zoning district.

Overall, the buildings surrounding the site range from two to fifteen stories and the proposed project is similar to the mass and scale of structures in the surrounding vicinity. Directly to the south of the project site is an eleven-story multi-family building and directly to the north is a two-story multi-family building. There is a two-story motel building to the east and a fifteen-story multifamily building to the northeast across Birch Road.

The project preserves views to the waterway by providing clear glass treatments on the ground floor of the buildings. The design also incorporates balconies and glass treatment that helps to reduce the impact of building mass and activate the building façade, as well as incorporating parking garage screens and other architectural features to help animate the building further. The building will provide a vehicular drop off area and will accommodate trash internal to the site. Proposed site improvements also include advances to the existing streetscape, introducing a more inviting pedestrian environment. New wider sidewalks, landscaping improvements, an outdoor seating area at the southeast side of the building, and a decorative waterfall feature next to the front main building entrance all attribute to an enhanced public realm experience.

The applicant is proposing to provide 48 parking spaces on site. A one-way ingress/egress has been provided with a drop off area in front of the building. The total peak hour trips generated by this development is 17, if approved there will be 727 trips remaining (including all pending projects) in the Central Beach Regional Activity Center.

Resource Impact

There is no fiscal impact associated with this action

Attachments

Exhibit 1 – Site Plan

Exhibit 2 – Applicant’s Narrative

Exhibit 3 – Staff Report from the November 28, 2012 Planning and Zoning Board Meeting

Exhibit 4 – Minutes from the November 28, 2012 Planning and Zoning Board Meeting

Exhibit 5 – Resolution to Approve

Exhibit 6 – Resolution to Deny

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