

REQUEST: Site Plan Level IV Review; Amendment to Planned Unit Development (PUD)

Case Number	1ZPUD08	
Applicant	Tiffany House LP / The Escape Hotel	
General Location	2900 Riomar St.	
Property Size	116,710 SF / 2.68 ac	
Zoning	Planned Unit Development (PUD)	
Existing Use	29,000 SF Former Assisted Living Facility / Currently Vacant	
Future Land Use Designation	Central Beach Regional Activity Center (C-RAC)	
Applicable ULDR Sections	47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements 47-37 Planned Unit Development (PUD) District	
	Existing PUD*	Proposed
Density	41 Residential: 14.8 units / acre 0 Hotel (Max density NBRA: 50 rooms / acre)	74 Residential; 27.6 units/acre 96 Hotel; 36 rooms / acre
Lot Size	N/A	116,710 sf (2.6 Acres)
Lot Width	N/A	256' x 451'
Building Height	41'-50' / 5 – stories	120' – 12 stories
Structure Length	315.5'	336'
Open Space	42% - 49,225	32% - 58,131 SF
Parking	222	245
Setbacks/Yards	Existing PUD	Proposed
Front	20' North / Riomar 15' South & West / Bayshore 20' East / Birch	20' North / Riomar 15' South & West / Bayshore 20' East / Birch
Notification Requirements	Sign Notice 15 days prior to meeting	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Randall C. Robinson Jr., Planner II	

* Dimensions for previously approved PUD.

PROJECT DESCRIPTION:

On February 17, 2009, the City Commission approved a PUD development plan 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 Florida State Statute 252.363, the approved site plan received a senate bill 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 but is also proposing to return the historic buildings to their original use as a hotel. The remaining portion of the property will consist of new multifamily residential and commercial uses.

The changes to the approved site plan include a new 12-story residential building adjacent to the existing structure consisting of seventy-four (74) residential units, two-thousand (2,000) square feet of retail space and a two hundred and forty-five (245) space parking garage, in addition to the ninety-six (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 shade trees to enhance the public realm experience in this part of Central Beach.

PRIOR REVIEWS:

The Development Review Committee reviewed the current proposal on April 9, 2013. All comments have been addressed.

As the proposed Escape Hotel project, formerly known as "Tiffany House" is a Locally Designated Historic Site, the Historic Preservation Board reviewed the revised proposal on May 6, 2013. The application was

approved 8-0 with the condition that the canopy angle at the entrance to the hotel be reduced to 2 ½ inches per foot, the canopy support structure be lighter and the canopy be made of transparent material. The applicant has modified the canopy design as per the proposed condition. The minutes of the Historic Preservation Board are attached as Exhibit 1.

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 of the PUD section. The following table depicts a comparison between the approved PUD dimensional requirements for the development site, and the proposed PUD standards:

Dimensional Requirements:	Approved PUD:	Proposed PUD Amended:
Uses:	Residential units: 41	Residential units: 74 Hotel rooms: 96
Density:	Residential units: 15 units / acre	Residential units: 28 units / acre Hotel: 36 rooms / acre
Building Height:	Tiffany House structure: 22' New Residential: Max. 50'	Tiffany House structure: 22' Podium: 32' – 8" Parking/Base: 81' to amenity deck Residential Tower: 120'
Building Length:	316.5' x 155'	Residential Tower: 336' x 145'
Open Space:	42% - 49,225	32% - 58,131 SF
Parking:	Parking Spaces: 222	Parking Spaces: 245

Rezoning to PUD District:

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.

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.

Adequacy and Neighborhood Compatibility:

To assist the Board in determining if the proposal meets the neighborhood compatibility criteria, a context plan and perspective renderings depicting the height, mass, scale, shadow, materials and details of the proposed development as it relates to surrounding properties have been provided with the site plan.

As per ULDR Sec. 47-25.3.A.3.e.i.b, neighborhood compatibility requirements also indicate that “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 contains recommendations for the Central Beach Area, which the project addresses in several ways. The proposed design incorporates architectural elements including extensive glass treatments and balconies that animate the building facades, and includes an internalized parking garage for residents and guests, which is fully lined with habitable space. A lively pedestrian environment would be created through the rehabilitation of the architecturally-significant and human-scaled Tiffany House buildings and mix of uses proposed at the street-level. In addition, streetscape improvements that include on-street parallel parking, 8-foot sidewalks, and continuous shade trees will create a more intimate and defined streetscape design, resulting in a safer and more comfortable pedestrian environment, while providing additional parking in the area.

The neighborhood compatibility criteria also 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...”

In response, the project incorporates elements such as variation in building design elements, balconies and extensive use of glass to reduce the impact of building mass and activating the building facades. The parking garage is fully-lined with habitable space. The design also includes an internalized vehicular drop-off area and trash pick-up, substantially reducing vehicular impacts on the pedestrian environment. Proposed site improvements include eight-foot sidewalks, continuous shade canopy and parallel parking further enhancing the public realm experience.

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

Parking and Circulation:

As per ULDR Sec. 47-20, Parking Requirements, the following parking is required for the proposed uses, as follows:

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. As shown on the project site plan, an additional 18 on-street parking spaces will also be provided in the area at the perimeters of the site; six (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 8' wide 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.

According to the Traffic Statement provided by Traf Tech Engineering (Exhibit 2), the project will not generate more than 1,000 daily trips, therefore a traffic study is not required.

Comprehensive Plan Consistency:

The development is consistent with the City's Comprehensive Plan in that the proposed uses are allowed and as of this date 444 pm peak hour trips (including pending projects) and 1845 units are available in the Central Beach Regional Activity Center, based on the 8th Edition of the ITE Trip Generation Manual.

STAFF FINDINGS:

Staff recommends the Board approve the request, with conditions as stated below, and consistent with:

- ULDR Sec. 47-25.2, Adequacy Requirements
- ULDR Sec. 47-25.3, Neighborhood Compatibility Requirements
- ULDR Sec. 47-37, Planned Unit Development (PUD) District

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 and criteria for the proposed development or use and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria, or if the applicant does not consent to any recommended conditions, the Planning and Zoning Board shall recommend denial of the application.

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board 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 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;
4. 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;
5. 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.

EXHIBITS:

1. Historic Preservation Board Meeting Minutes, May 6, 2013.
2. Traf Tech Traffic Statement, May 2, 2013