



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: January 6, 2015

TITLE: Quasi-Judicial - Resolution to Approve an Amendment to Site Plan Level IV Development Permit Associated with a Planned Unit Development (PUD) – Tiffany House – Escape Hotel - MW Lauderdale LP - 2900 Riomar Street - Case 1-ZPUD-08

Recommendation

It is recommended that the City Commission adopt a resolution approving the amendment to a Site Plan Level IV Development Permit associated with the Tiffany House – Escape PUD project.

Background

The City Commission will 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 October 1, 2013, the City Commission adopted Ordinance No. C-13-36 (Exhibit 1) approving amendments to the Tiffany House/Escape Hotel Planned Unit Development (PUD) consisting of 96 hotel rooms, 74 multi-family units and 2,000 square feet of commercial uses. Since that approval, according to the applicant, the market has shown a demand for smaller, less expensive units. In order to respond to the market conditions the applicant is proposing to amend the approved PUD plan to decrease the size of the units and increase the number of units. The amendment also proposes architectural modifications to building facades, including balconies and interior configuration, in order to accommodate the additional units. There is no increase in the height of the building and no modifications are proposed to the historical component of the PUD. Those structures will remain consistent with the development plan as approved in 2013.

The modifications proposed as part of this PUD amendment will result in the following changes to the approved development plan:

- The project will include 128 multi-family units; an increase of 54 units from the 2013 PUD approval. (Hotel rooms and restaurant/retail space remain the same at 96 rooms and 2000 square feet respectively.)
- To accommodate the additional residential units, parking will increase from 245 to 322 spaces (312 parking spaces are required), utilizing valet services by accommodating parking in tandem/stacked spaces.
- Reduction in overall floor area ratio from 2.77 to 2.72.

Site Plan, including project narratives, is provided as Exhibit 2.

The Development Review Committee reviewed the revised proposal on October 28, 2014. All comments have been addressed.

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 December 1, 2014. The application was approved 6-0. The minutes of the Historic Preservation Board meeting are provided as Exhibit 3.

Review Criteria

Pursuant to ULDR Sec. 47-37.13, Amendments to Approved PUD Development Plans, if the applicant wishes to amend a site plan or design narrative or any other aspect of a PUD previously approved as part of a rezoning to PUD such an amendment shall be done 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. Section 47.24.2.A.5.c requires that the approving body, which is the City Commission in this instance, has the final authority to approve the changes.

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:

To accommodate the additional residential units, parking will increase from 245 to 322 spaces, utilizing valet services by accommodating parking in tandem/stacked spaces. As per ULDR Sec. 47-20, the following parking requirements apply for the proposed uses as revised:

Retail (2,000 square feet) @ 1/250 square feet = 8	
1 bedroom (68 d/u)@1.75 spaces = 119	
2 bedroom (51 d/u) @ 2.00 spaces = 102	
3 bedroom (9 d/u) @ 2.10 spaces = 18.9	
Hotel Rooms (96 rm.) @ .67 spaces = 64.3	
TOTAL	312.2 parking spaces required

The applicant proposes a 322-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 valet-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.

According to the Traffic Statement provided by the applicant's traffic consultant, Traf Tech Engineering, the project will not generate more than 1,000 daily trips, therefore a traffic study is not required. The Traf Tech traffic statement is provided as Exhibit 4.

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 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 54 units. If approved there will be a remaining balance of 4,385 units available (including all pending projects). The total PM peak hour trips generated by this development is 67, if approved there will be 357 trips remaining (including all pending projects) in the Central Beach Regional Activity Center.

CONDITIONS OF APPROVAL:

Should the City Commission approve the development the following conditions, as carried over from the previous approval, shall apply:

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.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the **Neighborhood Enhancement Cylinder of Excellence**, specifically advancing:

- **Goal 6:** Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- **Objective 2:** Ensure a range of housing options for current and future neighbors.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Here*.

Attachments

Exhibit 1 – Ordinance No C-13-36

Exhibit 2 – Site Plan and Applicant's Narratives

Exhibit 3 – Draft Minutes of December 1, 2014, Historic Preservation Board Meeting

Exhibit 4 – Traffic Statement

Exhibit 5 – Resolution to Approve

Exhibit 6 – Resolution to Deny

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