

**REQUEST:** Site Plan Level III Review; Conditional Use for Building Height / Multifamily Residential Development in Downtown Regional Activity Center – Urban Village

<b>Case Number</b>	R16010	
<b>Applicant</b>	BRYL Development, LLC / Flagler 626	
<b>General Location</b>	626 NE 1 <sup>st</sup> Avenue	
<b>Property Size</b>	26,995.4 square feet / 0.6197 acres	
<b>Zoning</b>	Regional Activity Center-Urban Village (RAC-UV)	
<b>Existing Use</b>	Vacant lot	
<b>Future Land Use Designation</b>	Downtown Regional Activity Center	
	<b>Required</b>	<b>Proposed</b>
<b>Building Height</b>	55', up to 150' through Conditional Use	127'-2" / 12 levels
<b>Minimum Lot Size</b>	5,000 Square Feet	26,995.4 square feet / 0.6197 acres
<b>Maximum Lot Coverage</b>	90%	79.7%
<b>Maximum Density</b>	None	157 du/acre
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Proposed</b>
<b>Front</b>	5'	5'-1"
<b>Side - North</b>	No minimum	5'-1"
<b>Side - South</b>	No minimum	0'-1"
<b>Rear</b>	No minimum	7'-5"
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>
<b>Residential</b>	1 space/du – 97 spaces	100 spaces and 7 on-street spaces
<b>Applicable ULDR Sections</b>	47-24.3 Conditional Use 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements 47-27.4. Public Participation	
<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>	Randall Robinson, Planner III	

**PROJECT DESCRIPTION:**

The applicant proposes to construct a residential development with 97 multi-family units housed in a 12-story building on the east side of NE 1<sup>st</sup> Avenue, between Sistrunk Boulevard and NE 7<sup>th</sup> Street. Parking will be provided in an internal, three-level parking garage. Project improvements include 7-foot wide minimum sidewalks, lined with shade trees and on-street parallel parking.

**PRIOR REVIEWS:**

The Development Review Committee reviewed the proposal on March 22, 2016. The Design Review Team reviewed the proposal on October 19, 2015 to determine the project's consistency with the City's Downtown Master Plan (DTMP). All comments have been addressed and the file is on record with the Department of Sustainable Development. DRC and DRT comments can also be accessed online: <http://www.fortlauderdale.gov/home/showdocument?id=14383>

**REVIEW CRITERIA:**

Conditional Use:

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-13.21, Table of Dimensional Requirements for the RAC District, buildings over 55 feet in height, up to 150 in height, in the Regional Activity Center-Urban Village (RAC-UV) zoning district are subject to a Conditional Use permit.

The following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.

Please see Adequacy and Neighborhood Compatibility section below.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

Please see Parking and Circulation section below.

3. The applicant must show and it must be found by the reviewing body that the following have been met:

- a. The location of the use or structure is not in conflict with the city's comprehensive plan;
- b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;
- c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;
- d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;
- e. There are no adverse impacts of the use which affect the health, safety and welfare of adjacent properties.

Pursuant to the City's Comprehensive Plan, the project is located in the Downtown Regional Activity Center (Downtown RAC). This land use designation applies to the geographic area containing a mixture of business, cultural, educational, governmental and residential uses which are in close proximity to mass transit resources including the airport, port, rail and bus terminal and together support an active downtown within which one can work, live, entertain and shop.

The project is designed as an integral part of a "live, work, play" downtown environment, providing multi-modal mobility options. Three Broward County Transit bus routes pass within 2 blocks of the project site on NE 3rd Avenue. The site is located within walking distance to the Sun Trolley downtown loop, the Tri-rail shuttle service, the Broward Transit Central Terminal, the Greyhound Station and the planned Wave streetcar system. The project will also provide a walkable, pedestrian friendly streetscape to serve as a catalyst and link for active use of the neighborhood in both east-west and north-south directions. The proposed density is consistent with the objective of achieving a high-density, compact downtown core, that gradually scales down to the surrounding neighborhoods.

While the site of Flagler 626 is in the Urban Village zoning district, it is in the Urban Neighborhood Character Area of the DTMP. The Urban Neighborhood Character Area is envisioned as having a varied neighborhood scale including a mix of housing types such as townhouses and apartment buildings, with buildings stepping back above defined bases, and vertical elements emphasizing primary streets. The DTMP guidelines are intended as a road map by which buildings are designed and built in the Downtown such that they contribute to the creation of a livable and active urban center with strong and dynamic neighborhoods: an urban fabric of walkable, tree-lined streets; an integrated multi-model circulation system and distinct public spaces; high quality buildings designed and oriented to provide light and air at the street level, creating an exceptional urban environment.

Flagler 626 was evaluated for its compliance with the DTMP's Principles of Street Design, Principles of Building Design, Quality of Architecture and Character Area standards. The design incorporates the Local Street Section of the DTMP with 10' wide travel lane, 8' wide parking lane, street trees, and 7' wide sidewalks. Under Principles of Building Design, the project meets the prescribed setback line to create a consistent "streetwall." Open space has been concentrated at the northwest corner of the site, next to the lobby, to serve as useable pedestrian public space in the form of a small plaza with seating and bike racks and highlighted by a public art mural, which camouflages the unlined portion of the parking levels. The walk-up units serve as a liner of habitable space screening the parking levels from exposure to the public realm. The multiple residential entrances of the lobby and walk-up units create increased and

distributed pedestrian activity, and increased security (actual and perceived) on the street by adding activity and “eyes on the street”, especially in this residential area with little or no retail. Multiple entrances also create a more human-scaled, regular rhythm along the street. The tower floor plates, at 10,706 square feet, closely approximate the preferred maximum of 10,000 square feet for residential buildings in the Urban Neighborhood Character Area and, along with the other features listed, balance the request for greater height.

The applicant has provided a narrative, included with each set of plans, addressing the criteria.

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 neighborhood, the development shall 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 surrounding the site are zoned Regional Activity Center-Urban Village (RAC-UV). The buildings surrounding the project site range from one to three stories. Directly to the north of the site is a two-story multi-family building and directly to the south is a single-family detached house. To east is a three-story multi-family building and to the west is a single-family home a parking lot and vacant lot.

While Flagler 626 would be the first redevelopment in this corner of the Flagler Village neighborhood, in recent years surrounding blocks have seen increasing compact, human-scaled development, supporting the Urban Village concept. Following the intent and guidelines of the Downtown Master Plan, Flagler 626 will continue this pattern.

The proposed development succeeds in creating a building form that complies with the standards of the DTMP. Walk-up residential units fronting NE 1<sup>st</sup> Avenue will create an engaging pedestrian environment. Balconies and generous glass treatment activate the building façade. Proposed site improvements also include enhancements to the streetscape with new sidewalks and street trees, creating an inviting pedestrian experience.

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 & CIRCULATION:**

Vehicular ingress and egress into the site is provided from NE 1<sup>st</sup> Avenue. Residential uses in the Downtown RAC are subject to the Transit Oriented Development (TOD) guidelines of the DTMP. TOD is the functional integration of land use and transit via the creation of compact, walkable communities within walking distance of a transit stop or station. A TOD brings together people, jobs, housing and services and is designed in a way that makes it efficient, safe, and convenient to travel on foot or by bicycle, transit or car. A total of 100 parking spaces are provided for the proposed use as follows:

As per Downtown Master Plan – TOD Guidelines:

Residential in Urban Neighborhood Character Area, 1 space per dwelling unit = 97 spaces required

**Total Spaces Provided: 100**

A Traffic Impact Statement, dated April 2016 and prepared by Traf Tech Engineering Inc. concluded that, based on the proposed use, the daily project trips fall below the threshold requiring a separate traffic impact study. The analysis is included in the narratives attached to the plan set.

**COMPREHENSIVE PLAN CONSISTENCY:**

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

**PUBLIC PARTICIPATION**

Conditional Use requests are subject to the public participation requirements established in ULDR Sec. 47-27.4. Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within three hundred (300) feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting. According to the applicant, a public participation meeting was held on April 20, 2016 in order to offer the Flagler Village Neighborhood Association surrounding the property the opportunity to learn about the proposed development.

The information and affidavits are provided as Exhibit 1.

**STAFF FINDINGS:**

Staff recommends the Board approve this request, subject to conditions herein and consistent with:

ULDR Section 47-24.3 Conditional Use

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.

**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 site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

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 deny the site plan level III permit.

**EXHIBITS:**

1. Public Participation Information