PRELIMINARY DRC APPROVAL

Downtown Regional Activity Center

IMPORTANT: Pursuant to ULDR Sec. 47-13.20.N.2, final approval of a preliminary DRC application shall not take effect, nor shall a building permit be issued, any sooner than 30 days after the approval date, and then only if no motion is adopted by the City Commission seeking to review the application during this period.

In order to comply with Unified Land Development Regulations (ULDR) Section 47-26.A.2, City Commission Request for Review, the City Commission must notify the Department of its intent to call the item up prior to the end of the 30-day period, which falls on April 5, 2018. A motion to set a hearing to review the decision by the lower body shall then be considered, which could take place on the following City Commission meeting dates: **March 6, 2018, March 20, 2018 or April 3, 2018.**

If the City Commission would like to review the application, please provide a statement of intent via e-mail to Jeff Modarelli, City Clerk, and copy Anthony Greg Fajardo, Director, Department of Sustainable Development. If the City Commission does not intend to review the application, notification of such prior to the end of the 30-day period is requested so that applicant can proceed with the permitting process in a timely manner.

Start of 30-day period: March 6, 2018
Expiration of 30-day period: April 5, 2018

Case Number: R17055

Project Name: Alexan-Tarpon River

Applicant: Crush Law, P.A., Courtney Crush

Location: 501 SE 6th Avenue

Zoning District: Regional Activity Center – City Center (RAC-CC)

Project Description:

- Proposed Uses: 181 residential units
- Lot Size: 34,669 square feet
- Height: 21 levels / 216 feet-8 inches
- Parking: 201 on-site parking spaces provided

Pursuant to ULDR Sec. 47-13.20.B.3 Downtown RAC Review Process and Special Regulations Criteria, an application for a development permit requesting the allocation of Post 2003 units shall be reviewed for compliance with the ULDR regulations, as applicable to the proposed development, and shall meet the Downtown Master Plan ("DMP") design guidelines or propose alternative designs which meet the intent of the DMP. In the event compliance with the ULDR would not permit consistency with the design guidelines, the design guidelines shall govern.

Determination:
The project was reviewed by the Development Review Committee (DRC) on September 26, 2017. All comments have been addressed. The project was presented to the Historic Preservation Board November 6, 2017 for review and comment. The Board voiced the desire that the open ground level of the north wing flow seamlessly into Smoker Park and that care be taken to insure that shade cast by the proposed building not impact the park's trees. The applicant has addressed these aspects with the City's Landscape Plans Reviewer and Urban Forester.

The proposed Alexan-Tarpon River development consists of 181 residential units. The subject property is located within the Downtown RAC, where currently 1,088 residential units are available. Should the allocation of the 181 residential units in the proposed development be approved, 907 units will remain.

The project is consistent with the Downtown Master Plan's (DMP) and New River Master Plan's (NRMP) intents. A few of the highlights are listed below:

- In order to create a very open and welcoming gateway to Riverwalk, the proposed building is set back 135 feet from the River's edge, while the New River Master Plan for this area calls for 60 feet (see "Massing Diagram" below);

- The greater distance proposed from the River allows for the creation of an exceptional public realm space at the entrance to Riverwalk that includes both paved and lawn areas for strolling pedestrians, experiencing significant openness, light and air at the Riverwalk, as well as generous tree canopy. This space transitions seamlessly to the ground floor plaza of the north wing;

- In order to allow maximum connectivity within this area of the Riverwalk and Smoker Park, as well as improved and safer connectivity for residents of the Rio Vista neighborhood, the ground floor of the north wing of the proposed building is unenclosed, serving as a large, covered plaza which helps to define public and private areas and activate the Riverwalk, while promoting public interaction and "eyes on the space" and can also create suitable space for programming, if so desired;

- By providing habitable space at the ground level of the south wing, including a lounge and fitness center enclosed in floor-to-ceiling glass, and through the

unenclosed ground level of the north wing between the Park and the US 1 corridor, the proposed building will create an appropriate east side edge for Smoker Park;

- In response to its siting between two major public spaces, Smoker Park and the US 1 corridor, the building is designed to face both the street and the park, in stark contrast to the existing building on site which was built before the park was created and which turns its back to it;

- At 12,500 square feet or less, the tower floorplates are well within the maximum preferred size of 12,500 square feet, creating a pleasingly slender tower and allowing for sufficient light and air to reach the ground;

- The mass of the proposed building is further broken down through its composition as an ensemble of discrete volumes clearly differing in size, orientation and cladding materials;

- The façade compositions, consisting of a grid of vertical rectangles, is articulated by the projecting vertical and horizontal members of the grid, while projecting and recessed balconies enrich the arrangements, further, the upper north wing is clad entirely in glass providing a touch of skyline drama;

- The parking garage, while not lined with habitable space, is the same volume as the south wing above and is effectively screened and camouflaged in order to convincingly appear as habitable space;

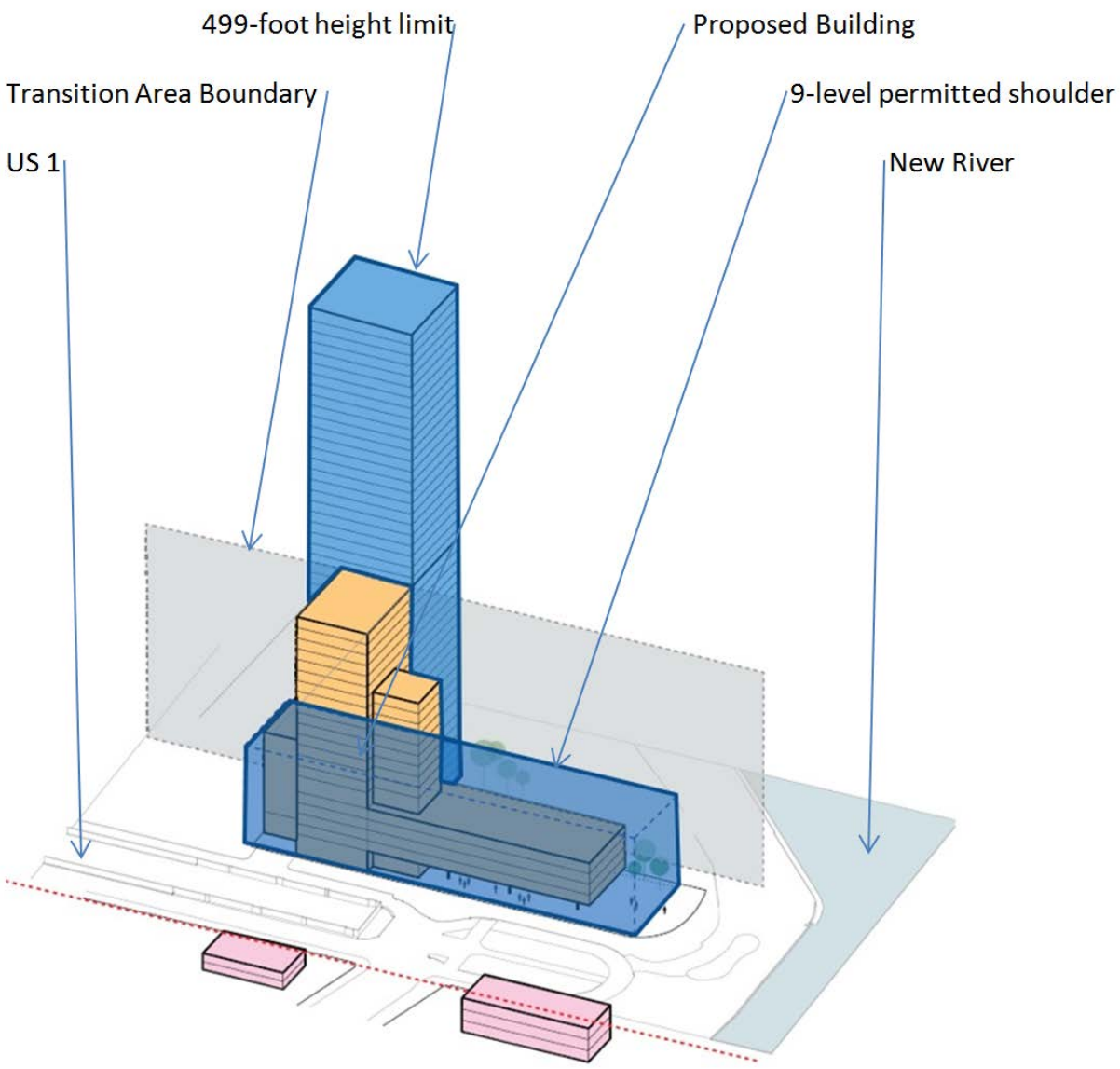
- In order to maximize sustainability and provide a pleasing view from taller, neighboring high-rises, the roof of the north wing will contain the landscaped pool and amenity area, while the roof of the upper north wing will feature a terrace opening from the 15th level of the south wing.

Massing Diagram.

The massing diagram below, created by the applicant, illustrates how the proposed building mass relates to the site and the Type II Transition Area found in the DMP.

The diagram illustrates the following:

- The proposed building (yellow) shoulder height is well below the nine-level maximum (blue);
- A building tower of up to 499 feet in height could be built on the portion of the property beyond the Transition Area;
- The property location, size and NRMP design guidelines would permit a building significantly closer to the river's edge than the one proposed. In addition the proposed building also includes unenclosed ground floor on the north wing which significantly contributes to the public realm.



Conditions:

1. 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, Park Impact Fees;

2. Prior to final DRC, either one of the following shall be submitted: proof and confirmation from the School District that the residential development is exempt or vested from the

requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied;

3. Pursuant to ULDR Section 47-25.2.P, this site is located in an area that the City has identified as an archeologically significant zone. The applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archeological significance. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archeologist must be submitted, prior to final DRC approval.

Staff Contact: Randall Robinson, 954-828-5265

PRELIMINARY APPROVAL DATE: March 6, 2018

Please see attached project renderings for reference. Complete hard copy plans are available for review upon request. Thank You.