



REQUEST: Site Plan Level IV Review: Eighteen Multifamily Family Residential Units

Case Number	R18004		
Applicant	Orton Place LLC		
General Location	527 Orton Place		
Property Size	0.57 acres		
Zoning	North Beach Residential Area (NBRA)		
Existing Use	515 Orton Avenue - Vacant 527 Orton Avenue - Multifamily Residential		
Future Land Use	Central Beach Regional Activity Center		
Applicable ULDR Sections	47-12 Central Beach Districts 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements		
	Required	Proposed	
Density	18	18	
Lot Size	N/A	0.57 acres	
Lot Width	N/A	125 feet x 250 feet	
Building Height	120 feet maximum	75 feet	
Structure Length	200 feet maximum	160 feet	
Floor Area Ratio	NA	2.18	
Landscaped Area	25%	33.1%	
Parking	39	39	
Setbacks/Yards	Required through Site Plan IV	Proposed Request	
		Minimum Provided to Building Envelope	Minimum Provided to Balcony
Front (East)			
Up to 35 feet	20	20 feet 7 inches	NA
Greater than 35 feet	20	24 feet 10 inches	20 feet
Side (North)			
Up to 35 feet	10	20 feet 4 inches	NA
Greater than 35 feet	20	26 feet 3 inches	20 feet
Side (South)			
Up to 35 feet	10	23 feet 2 inches	20 feet
Greater than 35 feet	20	34 feet 1 inch	20 feet
Rear (West)			
Up to 35 feet	20	20 feet	20 feet
Greater than 35 feet	20	28 feet 4 inches	20 feet
Notification Requirements	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.4. Public Participation		
Action Required	Approve, Approve with Conditions, or Deny		
Project Planner	Lorraine Tappen, AICP, LEED Green Associate, Principal Planner		

PROJECT DESCRIPTION:

The applicant proposes to construct a multifamily residential building with eighteen (18) residential units in the North Beach Residential Area (NBRA). The development consists of a six-story building, approximately 75 feet in height. The first floor will contain a lobby area. Parking will be placed on the ground floor with mechanical parking lifts. The rooftop will include a pool area. The site plan is attached as **Exhibit 1**.

PRIOR REVIEWS:

The Development Review Committee (DRC) reviewed the proposal on January 9, 2018. The complete application and DRC records are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

As per ULDR Section 47-12.2, the intent of the North Beach Residential Area zoning district is to encourage the preservation, maintenance and revitalization of existing structures and uses that makes up the distinct neighborhood that occurs in the center of the North Beach Area. Existing residential and transient accommodations represent a substantial resource of the Central Beach Area to be protected, preserved and enhanced. Residential uses are permitted at a density of up to 32 dwelling units per acre provided they meet the criteria outlined for the NBRA District, Central Beach Criteria, Neighborhood Compatibility and Adequacy requirements, as defined further below.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-12.5.E.1(d) a development approved through the Site Plan Level IV process may request side yard setbacks to be reduced to 10 feet for the portion of the structures up to 35 feet and 20 feet for the portion of the structure greater than 35 feet and up to 75 feet. The rear setback may be reduced to twenty feet. The proposed building will have north side yard setbacks of 20 feet 4 inches on the ground floor and 26 feet 3 inches for the upper floors. The south side setback is 23 feet 2 inches on the ground floor to 34 feet 1 inch for the upper floors. The rear setback is 20 feet at the ground floor and 28 feet 4 inches for the upper floors.

Pursuant to ULDR Section 47-12.6.B, the following criteria shall apply for developments in the Central Beach area:

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.

To promote a diverse mixed-use neighborhood integrating hotel, residential and supporting commercial uses, while preserving the architectural heritage and scale of the area, staff requested that the applicant reduce the mass of the proposed building in order to be more compatible with neighboring buildings which range in height from two to seven stories.

The applicant has also made efforts to enhance the streetscape design by creating a more pedestrian-friendly ground level experience. A glass enclosed lobby and forecourt have been located on the ground floor. Varying balcony widths provide additional unique features to the overall architecture while integrating the proposed residential building into the overall architectural theme of the North Beach Village area. In addition, the swale area will be improved with landscaping including canopy trees and better drainage accommodations.

Adequacy and Neighborhood Compatibility:

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Adequate public services are available in the area to meet the needs and demand of the project. Water and wastewater is serviced by the City of Fort Lauderdale. A capacity letter has been issued by the City's Public Works Department dated August 10, 2018 which identifies the facilities and associated infrastructure servicing this project and the project's impact on capacity. The capacity letter is attached as **Exhibit 2**.

The properties to the north, south, east and west of the site are zoned NBRA. The buildings surrounding the project site range from two to seven stories. Directly to the south is a three-story hotel, and to the east, there are buildings that are five and seven stories tall. To the north and west there are two-story hotel and multifamily residential buildings. The proposed building is generally compatible with the mass and scale of surrounding buildings.

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 as **Exhibit 3**, 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 and Circulation:

The applicant is proposing to provide 39 parking spaces with 36 provided by mechanical parking lifts. Each parking space on the mechanical parking lifts will be designated to a specific residential unit. Bicycle parking is proposed on the first floor inside the garage entrance near the lobby entrance.

As per ULDR Sec. 47-20, Parking Requirements, the following criteria apply:

Use	Parking Ratio	Spaces
Residential		
3 Bedroom	2.1 space/unit	14.7
3 Bedroom + Den	2.2 spaces/unit	24.2
TOTAL REQUIRED		38.9
TOTAL PROVIDED		39

A trip generation analysis was conducted by Flynn Engineering Services using the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition for the proposed redevelopment plan. The proposed redevelopment will generate 75 net new daily trips, 10 net new A.M. peak hour trips and 10 net new P.M. peak hour trips. The analysis can be found in **Exhibit 4**

Comprehensive Plan Consistency:

The proposed development is consistent with the City's Comprehensive Plan in that the residential use is permitted in the Central Beach Regional Activity Center land use category. The proposed development will add 10 pm peak hour trips. If approved there will be 461 remaining trips in the Central Beach Regional Activity Center.

The project supports Future Land Use Objective 1.11: regarding utilizing– the Beach Design Guidelines to create and enhance a positive visual and physical image of the Central Beach Regional Activity Center and Policy 1.11.2 regarding enhancing landscaping, street and pedestrian amenities through the development review process within the Central Beach Regional Activity Center. In addition, the proposed development also supports Objective 1.19 regarding Neighborhood Compatibility and Policy 1.19.8 which requires the scale and mass of new development to be consistent with existing neighborhoods.

PUBLIC PARTICIPATION

Site Plan approval is subject to the public participation requirements established in ULDR Sec. 47-24.2.A.3.d. Applicants must conduct a public participation meeting a minimum of 30 days prior to the PZB hearing. According to the applicant, public participation meetings were held on January 10, 2018 and March 29, 2018 in order to offer the neighborhood association surrounding the property the opportunity to learn about the proposal. An Affidavit of Public Participation Notification and a summary of the meetings have been provided by the applicant and are attached as part of **Exhibit 5**.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed one sign on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted signs are included as part of **Exhibit 6**.

STAFF FINDINGS:

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

ULDR Section 47-12, Central Beach Districts
 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. At time of permit submittal, 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.
2. Prior to final DRC, applicant shall provide a final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied
3. The applicant is required to contract with an archaeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archaeological significance. The archaeologist must state within the report if further testing on the site is required and/or if monitoring by the archaeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archaeologist stating that they will be present during phases of the project that include ground disturbing activity.
4. Engineering Conditions:
 - a. Prior to Final Development Review Committee (DRC) approval, applicant shall revise plans to remove proposed on-street parallel parking stalls along Orton Avenue, due to high future groundwater table elevation and concern for flooding in the area. Proposed concrete curb and gutter layout along Orton Avenue to remain, but revised as appropriate with breaks in curb to allow for conveyance of street drainage into swale area. Also, revise plans to show over-excavation of existing compacted soil between proposed curb and gutter and public access sidewalk within adjacent Orton Avenue right-of-way, and design with a viable roadside swale (vegetated bioswale over an open-graded rock layer is preferred).
 - b. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall dedicate a ten (10) foot by fifteen (15) foot utility easement for any four (4) inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer.
 - c. Prior to issuance of Final C.O., applicant shall coordinate Maintenance Agreement with the City for property frontage along Orton Avenue as shown on Sheet MX (Maintenance Agreement Exhibit). Proposed improvements within adjacent City right-of-way include concrete driveway paving, concrete curb & gutter and valley gutters, swale, landscaping including structural soil, and irrigation.

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 IV 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 IV 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 IV permit.

EXHIBITS:

1. Site Plan Package
2. Water & Sewer Availability Letter
3. Project Narratives
4. Traffic Statement
5. Public Participation Meeting Summary
6. Sign Notice and Photographs