



REQUEST:

Site Plan Level IV Review: 205 Hotel Units, 381 Space Parking Facility and 5,310 Square Feet Commercial/Retail Use

Case Number	R18011	
Applicant	Beach Boys Plaza Inc. % Hamuy	
General Location	401 S. Fort Lauderdale Beach Boulevard	
Legal Description	LAS OLAS BY THE SEA RE-AMENDED PLAT PB 1-16 B, Lot 1 LYING east of Seabreeze Ave Less East 10 for Road and less West 10 M/L for Street together with South ½ of vacated Alley.	
Property Size	75,500 Square Feet / 1.66 acres	
Zoning	A1A Beachfront Area District(ABA)	
Existing Use	Retail and restaurant use	
Future Land Use Designation	Central Beach Regional Activity Center	
Applicable ULDR Sections	47-12.4, Central Beach District Requirements 47-12.5, District Requirements and Limitations 47-12.6, Beach Development Permit Required 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	Required	Proposed
Lot Density	N/A	N/A
Lot Size	N/A	71,500 square feet /1.66 acres
Lot Width	N/A	207.50 feet
Building Height	200 feet maximum	170 feet 8 inches/16 stories
Structure Length	200' maximum	164 feet (north) 176 feet-8 inches (south)
Floor Area Ratio	4.0 – 4.8 maximum	4.36*
Landscape Area	249 square feet	431 square feet
Parking	137	381
Setbacks/Yards	Required	Proposed
Front (East) (A1A)	20 feet	24 feet
Side (South)	10 feet Minimum; Half Building Height (85 feet 4 inches)	10 feet**
Side (North)	10 feet Minimum; Half Building Height (85 feet 4 inches)	17 feet-6 inches**
Rear (West) (Seabreeze)	20 feet	31 feet-10 inches
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	Yvonne Redding, Planner II	

*Subject to application and approval of Design Compatibility and Community Character Criteria.

**Subject to Site Plan Level IV Review and approval: The side setbacks are the minimum requirements and shall not be less than an amount equal to one-half the height of the building unless reviewed and approved as part of the Site Plan Level IV Development Application.

PROJECT DESCRIPTION:

The applicant proposes to construct a project consisting of 205 hotel rooms with public parking and retail uses located between Seabreeze Boulevard and Atlantic Boulevard (State Road A1A) south of the City's proposed Oceanfront Park and Plaza. The first floor will contain active storefront uses as well as service and lobby area with access to the parking garage, which is on the second floor. At level two the applicant also proposes to activate the rooftop area above the existing plaza area along Atlantic Boulevard. This will include outdoor dining and cabana

type amenities. The garage/podium base will occupy levels 2 through 6. Floors seven through sixteen will include hotel rooms. The pool, pool deck and lounge area for the hotel will be located on the seventh floor. As part of the Site Plan Level IV request, the applicant is requesting reduced side setbacks and increased Floor Area Ratio (FAR). The proposed site plan application and applicant's narrative responses to development criteria are included as **Exhibit 1** and **Exhibit 2**, respectively.

PRIOR REVIEWS:

The Development Review Committee reviewed the proposal on February 13, 2018. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

The following Unified Land Development Regulations (ULDR) criteria apply to the proposed request:

- ULDR Section 47-12.4, Central Beach District requirements;
- ULDR Section 47-12.5, District Requirements and Limitations;
- ULDR Section 47-12.6, Beach Development Permit required;
- ULDR Section 47-25.2, Adequacy Requirements; and
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements.

Central Beach District Requirements:

As per ULDR Section 47-12.2, the intent of the A-1-A Beachfront Area District is to promote high quality destination resort uses that reflect the desired character and quality of the Fort Lauderdale beach and improvements along State Road A-1-A. The district is intended as a means of providing incentives for quality development and redevelopment and to ensure that such development is responsive to the character, design and planned improvements as described in the revitalization plan. Residential and hotel uses are permitted provided they meet the criteria outlined for the ABA 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.B.1., A-1-A Beachfront Area (ABA) District Setbacks, the minimum side yard setback is 10 feet and setbacks along public rights-of-way must have minimum of twenty (20) feet for a development approved through the Site Plan Level IV process. The proposed building will have north side setback of 17 feet 6 inches. The south side setback proposed will be 10 feet.

Pursuant to ULDR Section 47-12.6.B, the following design 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;

The proposed development seeks to enhance the overall beach experience through a combination of public realm improvements along the site perimeter and introduction of a new hotel use, parking garage, restaurant and retail amenities. The Streetscape provided along Seabreeze Boulevard includes enhanced paving, art, seating, bike parking, lighting and landscape for shade.

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;

Along State Road A1A, the project will provide improvements to the existing uses along the beachfront promenade. This will be accomplished by activating the northwest corner of the site with outdoor dining and enhancing the existing staircase.

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;

The building finish palette includes materials receptive and complementary to the beach and regional environment, including smooth concrete, expansive glazing walls which will allow the reflection of the surrounding Beach and Park landscape, linear metal cable railing, and other architectural elements such as glass balcony dividers with wood top railing features for a nautical appeal.

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;

Structured parking visible from the right-of-way is enveloped by artistic metal screen panels and color tinted translucent glazed screening system to allow light, air, and visual interest, while fully lined with active uses fronting the proposed Oceanfront Park and Plaza, Seabreeze Boulevard and the existing uses along A1A.

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.

Overall the combination of these elements will be integrated with the overall site design approach for the project which works to create an enhanced and engaging beach experience. The proposed development seeks to enhance the overall beach experience through a combination of public realm improvements along the site perimeter and introduction of a new hotel use, parking garage, restaurant and retail amenities.

Design Compatibility and Community Character Scale - ABA District

The applicant may request an increase in the floor area ratio based upon scoring using the design compatibility and community scale per ULDR Section 47-12.5.B.6. The applicant is requesting an increase in Floor Area Ratio (FAR) from 4 to 4.36, which requires a rating of at least seven (7) on the design compatibility and community character scale. Based upon the scale and proposed design elements, the applicant has presented a rating of eleven (11). Pursuant to the ULDR, the criteria for the design compatibility and community scale and scoring are defined as follows:

- i. *Distinctive design that reflects positively on the overall character of the city: **one point**;*

The proposed project contributes to the public realm, consistent with the Central Beach Master Plan's objective for this site, by providing a "mixed use development with retail/restaurant uses focused on [the] new public space [Oceanside Park]," while strategically locating public "parking, with community facilities at the plaza level" to be attractive and accessible to visitors and residents, distinguishable by its "modernist" architectural appeal in an outward expressive amenity to the public.

- ii. Architectural character that reflects a particular sensitivity to the history and culture of south Florida: **one point**;

The Project exhibits an expressive structural composition which includes strategic-extended floor plates combined with dividing vertical pillars offer open-air terraces, provide shade and cover, and break down the vertical and linear building form into individual gathering amenities at pedestrian scale. Utilizing the "form-follows-function" principal, building uses and activities are strategically arranged in connection to the unique Site to create the form of the building. Rather than embellishment, structure is expressed and vernacular concepts (such as cantilevered balconies that provide open air circulation and sun screening) are emphasized and activated with public and private uses; offering an active indoor-outdoor character, with clean lines, inviting to the public, in celebration with the culture of Fort Lauderdale's main beach corridor and beach-front park.

- iii. Color and composition that reflects the natural colors and composition of south Florida: **one point**;

The building finish palette includes materials complementary to the beach and regional environment, including smooth white concrete finish, expansive glazing walls which will allow the reflection of the beach and adjacent. park, linear metal cable railing with wood top rails and other wood elements such as louvers, balcony dividers, and wood decks for a nautical appeal. Structured parking visible from the thoroughfare is enveloped by an artistic metal and translucent glazing screen system to allow light, air, and visual interest., Active uses will line the façade facing the .

- iv. Architectural design that represents a deviation from "sameness": **one point**;

Form and balance, mass and void elegantly combine to express clearly defined spaces and activities extending from within to frame connections to the Beach, Park, Intracoastal, to further promote Central Beach liveliness.

Elements incorporated into the architectural composition, such as a ground level frontage completely enveloped with storefront glazing adjacent to the proposed enhanced pedestrian way, expansive 2nd level restaurant terraces, open air vertical stair/ lookout tower, 6-story living green wall, artistic-screened naturally-ventilated public parking; all encourage public accommodation/ recreation. The Tower Levels, secured from the open-circulated base levels, promote a similar in-door-outdoor connection to the beach, park, and extensive views, while affording privacy for hotel guests. The architectural design and emphasis in promoting combined public and hotel amenities for this project greatly deviates from the standard hotel design.

Building orientation that relieves the monotony of building massing and scale along A-1-A: **one point**; The proposed building is oriented to face and interact with both A1A, Seabreeze Boulevard, and a seamless transition for visitors to the proposed Oceanfront Park and Plaza. The building massing is defined by the (tower base), and tower without attempting to fill the voids between each level and the 45-degree beach shadow line. In return, large open terraces are provided; one public at the second level, and one for hotel amenities at the seventh level.

- vi. Accessible pedestrian spaces that are integrated into public pedestrian spaces and corridors along A-1-A: one to three points depending on the area of the pedestrian area according to the following:

- a. Up to five thousand (5,000) square feet of pedestrian area: **one point**; and
- b. Greater than five thousand (5,000) square feet of pedestrian area: one-tenth (0.1) point for each additional two thousand (2,000) square feet of pedestrian area above five thousand (5,000) square feet up to a maximum of **two points**;

The ground level outdoor areas along the park and within the garage provide at least 5,000 square feet of outdoor dining, benches, landscaping on site. In addition, the rooftop of the parking facility will be accessible to the community.

- vii. *Distinctive public facilities that contribute to the destination resort character of the central beach area including plazas, courtyards and parks: one-tenth (0.1) point for each 1,000 square feet of distinctive public facilities up to a maximum of **two points**;*

The project provides 162 public parking spaces for the Central Beach area. In addition, the project will provide direct access to retail and restaurant uses at the ground level facing the proposed Oceanfront Park and Plaza. This will provide tourists and residents with amenities that will contribute to the resort character of the Central Beach. The ground floor retail and restaurant uses and public parking may contribute one point to this criteria.

- viii. *Lot aggregation: one-tenth (0.1) point for each 1,000 square feet of land area proposed for development above twenty-five thousand (25,000) square feet up to a maximum of two points; and*

- ix. *Consolidation of previously parcelized land: five-tenths (0.5) point for each five thousand (5,000) square feet of land that is assembled into the parcel of land proposed for development up to a maximum of **two points**.*

This proposal consolidates two full lots and a portion of a third.

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 16, 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 3**.

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 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".

As per ULDR Sec. 47-25.3.A.3.e.i.b, 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 City is in the process of updating the 2009 Draft Central Beach Master Plan, which is intended to take the place of previous plans for the Central Beach area, and the applicant has made efforts to accommodate the intent of the guidelines. The draft Central Beach Master Plan encourages improving streets over time to enhance the pedestrian experience and its focus along with the City's Vision Plan will be on continually enhancing the Beach as a vibrant resort and residential environment.

The properties to the north and south are also zoned A-1-A Beachfront Area (ABA), a district which promotes high-quality destination resort uses. Directly north is the City's proposed Oceanfront Park and Plaza property currently undergoing renovations for beach visitor drop off, open space, and landscaping and directly to the south of the subject site is a 12-story 240 room hotel. Directly to the west is a one-story retail use and restaurant with surface parking, both are zoned South Beach Marina and Hotel Area (SBMHA).

The proposed hotel is generally consistent with the scale of buildings in the surrounding area and seeks to enhance the overall beach experience through a combination of public realm improvements along the site perimeter and introduction of a new hotel use, parking garage, restaurant and retail amenities. Through the DRC process, staff requested that the applicant provide changes to the building façade and address building mass and scale. In particular, staff requested greater articulation of the facade a more distinctive design and creative treatment of the parking garage screening, as well as placement of active uses at the ground level in order to enhance the public realm along Seabreeze Boulevard, State Road A1A and abutting the Oceanside Park and Plaza. The applicant has addressed these design aspects.

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 to the plan sets, 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. The narratives, context plans, renderings and site plan are provided as **Exhibit 2**.

Parking and Circulation:

Vehicular ingress and egress into the site is provided from Seabreeze Boulevard. A total of 219 parking spaces are required for the project which includes proposed and existing uses as follows:

ULDR Section 47-20: Parking Requirements				
Use Type	Ratio	Area	Required	Proposed
Hotel	0.67 per room	205 Rooms	137	
Proposed Retail	1 per 500 SF	2010 SF	4	
Proposed Restaurant	1 per 114 SF	3300 SF	29	
Existing Retail	1 per 500 SF	6090 SF	12	
Existing Restaurant	1 per 114 SF	4100 SF	37	
TOTAL			219	381

Parking for the project will be addressed within the parking garage which accommodates 381 spaces of which 75 mechanical parking spaces are proposed on parking level 5.

The trip generation analysis, dated December 21, 2018, and prepared Traf Tech Engineering, Inc, utilizes the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition for the proposed redevelopment plan. The proposed redevelopment will result in 1,991 net new daily trips, 142 net new A.M. peak hour trips and 155 new PM peak hour trips. The percentage of daily traffic trips occurring during the peak hours is less than 8% for both peak periods. The Traffic Study is provided as **Exhibit 4**.

Comprehensive Plan Consistency

The proposed project is consistent with the City’s Comprehensive Plan, in that the proposed uses are permitted in the Central Beach Regional Activity Center land use category. Per the Comprehensive Plan, development growth in the Central Beach Regional Activity Center is restricted to no more than 3,220 peak hour trips.

As it relates to the Central Beach redevelopment efforts, the Beach Boys Plaza project continues to ensure that development of the Central Beach RAC will be consistent with the Community Redevelopment Area Plan as established in Future Land Use Element Policy 1.9.2 by providing appropriate activities within the beach redevelopment area and will provide improved infrastructure to help implement the Central Beach Redevelopment Plan.

As it relates to the surrounding context, the Beach Boys Plaza development furthers Future Land Use Element Policy 1.11.2 by providing enhanced landscaping, street and pedestrian amenities through the development review process within the Central Beach RAC. The Comprehensive Plan has specific policies 1.21 regarding neighborhood compatibility, through which proposed development shall encourage mixed-use developments to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping and recreational activities.

As it relates to tourism, the Beach Boys Plaza development furthers Future Land Use Element Policy 1.35.1 by proposing to further increase the City's attractiveness to tourists through the establishment of a land use pattern aimed at accommodating increased tourism while enhancing the area's natural and man-made environments such as beaches, shorelines and marine facilities. The proposed project has been planned to protect the nature of the surrounding uses as well as to minimize the amount of traffic generation and access through the surrounding areas. Access to the proposed hotel and parking facility will be provided at the northwest corner of the property along Seabreeze Boulevard. This single access point will minimize vehicular and pedestrian conflicts. The remaining number of peak hour trips,

There are three pending projects located in Central Beach RAC listed on the February 20, 2019, PZB Agenda that if all three projects are approved by the City Commission will result in 25 peak hour trips remaining for allocation on the beach.

Public Participation

The request is subject to the public participation requirements established in ULDR Sec. 47-27.4. According to the applicant, public participation meetings were held during the months of April, May, September and November of 2018 in order to offer the neighborhood association surrounding the property the opportunity to learn about the proposed project. A summary of the public participation meetings and affidavits are provided as **Exhibit 5**.

The applicant also met with City Parks and Recreation staff and the Beach Community Redevelopment Agency (CRA) design consultants EDSA, Inc. and Kimley-Horn, to coordinate the public realm design and site improvements that will occur adjacent to the park.

STAFF FINDINGS:

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

ULDR Section 47-12.4, Central Beach District requirements;
ULDR Section 47-12.5, District Requirements and Limitations;
ULDR Section 47-12.6, Beach Development Permit required;
ULDR Section 47-25.2, Adequacy Requirements
ULDR Section 47-25.3, Neighborhood Compatibility Requirements

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 review, the Planning and Zoning Board shall recommend approval or approval with conditions to the City Commission necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use.

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 recommend denial to the City Commission.

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 hotel 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. After review of the results and recommendations provided in the Phase I of the Cultural Resource Assessment of the Beach Boys Plaza site, it is recommended that the DRC application receive final sign-off with the contingency that a Phase II Cultural Resource Assessment be conducted in conjunction with applications for any necessary demolition permits to perform the additional testing. Once the Phase II Cultural Resource Assessment is complete it shall be provided to the Historic Preservation Board Liaison prior to the issuance of foundation or building permits. Dependent on the results from the Phase II Cultural Resource Assessment, further testing or mitigation may be recommended to take place prior to the issuance of a foundation or building permit. Additionally, monitoring may also be required during ground disturbing activity which would require the archaeologist to be on site while this portion of the construction is occurring. If this is recommended, a letter of agreement with the archeologist shall be submitted to the Historic Preservation Board Liaison stating that they will be present during phases of the project that include ground disturbing activity.

The selected archaeological consultant shall first provide a draft management plan in preparation of the Phase II Cultural Resource Assessment that identifies the locations of testing and monitoring within the site which shall be approved by the Historic Preservation Board Liaison. Following the submittal and approval of the management plan, the Phase II Cultural Resource Assessment shall be conducted to provide further data on the deposits within the site, determine the boundary of the site, and to confirm as to whether the site meets the criteria for National Register Eligibility.

4. Prior to Final DRC, the applicant must comply with ULDR Section 47-25.2.P. regarding archaeological resources by documenting compliance from the State, County, or other agency/entity with jurisdiction over archaeological matters and submitting this information to the City.
5. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall record a public right-of-way easement along the east side of State Road A1A/Seabreeze Boulevard consisting of approximately twenty-two and a half (22.5) feet to complete half of minimum eighty-five (85) foot right-of-way section required per the Broward County Trafficways Plan as approved by the Florida Department of Transportation (FDOT).
6. Prior to issuance of Final C.O., applicant shall record a public right-of-way dedication or right-of-way easement along the west side of State Road A1A/S. Fort Lauderdale Beach Boulevard consisting of one and a half (1.5) feet to complete half of minimum seventy-three (73) foot right-of-way section required per the Broward County Trafficways Plan as approved by the FDOT.
7. Prior to issuance of Final C.O., applicant shall record a public pedestrian sidewalk access easement along the east side of State Road A1A/Seabreeze Boulevard to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way and proposed right-of-way easement as approved by the FDOT.

8. Prior to issuance of Final C.O., applicant shall record a cross-access easement agreement with private property owner immediately to the north, as approved by the FDOT (per their Pre-Application Letter dated 11/16/2018).
9. Prior to issuance of Final C.O., applicant shall record a ten (10) foot by fifteen (15) foot utility easement for any four (4) inch or larger water meter vault located within the proposed development and outside of existing right-of-way and proposed right-of-way easements to facilitate City maintenance access as approved by the City Engineer.
10. Prior to issuance of Final C.O., applicant shall coordinate Maintenance Agreement with the FDOT for property frontage along State Road A1A/Seabreeze Boulevard.
11. Prior to Final Development Review Committee (DRC) approval, applicant shall:
 - a. Provide documentation showing FDOT and Broward County Highway Construction & Engineering Division (BCHCED) concurrence with location/configuration of irregular centerline alignment of State Road A1A/Seabreeze Boulevard right-of-way adjacent to this project, as well as with delineation of proposed right-of-way easements required per the Broward County Trafficways Plan.
 - b. Provide utility "no objection" letters from AT&T, Comcast, FP&L, and Teco for construction of proposed stairs and sidewalk dining area improvements within existing 15' Utility Easement/Public R/W Easement located along the adjacent State Road A1A/S Fort Lauderdale Beach Boulevard right-of-way.

EXHIBITS:

1. Site Plan and Application
2. Applicant's Narratives Responses
3. Water & Sewer Availability Letter, dated August 16, 2018
4. Traffic Study, dated December 2018
5. Public Participation Affidavit and Summaries
6. Sign Postings and Affidavit