

## **Oceanside Rezoning Request Narrative**

The City and the County recently changed the land use designation for the subject 4.2 acre property, generally located at 109 N. Ocean Boulevard, to Commercial from its previous land use designation of Open Space and Recreation (OR) and Community Facility (CF) for purposes of building a beach-serving parking structure, hotel and preferably a neighborhood grocery store and/or general retail or office uses.

To make the zoning consistent with the new land use designation, the City is acting as the Applicant to change the zoning on the property from PR (Parks and Recreation) and CF (Community Facilities) to General Business/Atlantic Overlay District (B-3/AOD).

The majority of the parcel is currently a public surface parking lot for the beach area. It supports beach users as well as the Sands hotel, restaurants along the Intracoastal and provides overflow public parking for the newly developed commercial uses at the Pier. The combination of the land use change and this rezoning will allow construction of a parking structure to increase the parking available for the current and future users and permit up to 50,000 square feet of retail/office uses and up to 300 hotel rooms to be built on the site.

The site is within the East CRA and is subject to the AOD zoning overlay district. The AOD allows for additional height for the hotel as long as the overall volume of the building does not exceed the FAR of 6 allowed by the Comprehensive Plan (the FAR can be up to 7.2 if a public plaza is included in the design of the site), as follows:

### **155.3703. ATLANTIC BOULEVARD OVERLAY DISTRICT (AOD)**

#### **D.3.b. Slenderness Provisions for Hotel Buildings**

Where a hotel building is on land classified Commercial by the Land Use Plan and located east of the Intracoastal Waterway, the maximum height standard may be increased to 210 feet if:

i. The overall volume of the building does not exceed the maximum overall volume allowable under otherwise applicable height and setback standards; and

ii. The building is designed as a tower atop a building base, where:

(A) That facade of the base part of the building located within the build-to zone (see subsection 4 below) is no more than 50 feet in height; and

(B) The tower part of the building is stepped back at least 10 feet from all facades of the base part of the building ; and

**P&Z**

**PZ20-1300002**

**12/16/2020**

iii. The gross floor area of any floor in the tower part of the building does not exceed 50 percent of the maximum gross floor area allowed for the ground floor of the base part of the building.

The underlying B-3 Zoning District will allow the requested uses with a 60% lot coverage (which could increase by 20% if a public plaza is provided per the AOD overlay). B-3 setbacks can be zero feet from every property line except the rear which requires a 30 foot setback.

The intensity allowed by the proposed B-3/AOD zoning is compatible with the adjacent land uses, zoning districts and existing development surrounding the site. The Oceanside Plaza adjacent to the south of the site is similar in size to the Oceanside Parking Lot. The existing mixed use/residential building has 18 levels and a height at roof level of 187 feet and a maximum height to the top of the roof mounted appurtenances of 202'. This is consistent in intensity to what the B-3/AOD zoning will allow on the subject property.

**Criteria for Rezoning: Consistency with the Comprehensive Plan**

Rezoning the subject property to B-3/AOD furthers the following list of adopted land use plan goals, objectives and polices.

**01.03.03** Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.

**Response:** The rezoning is required to ensure the zoning is consistent with the Commercial land use designation.

**01.03.06** Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

**Response:** The B-3/AOD zoning will allow a similar intensity of development as exists on the Oceanside Plaza site to the south of the subject property. The site plan and building design will be sensitive to the Oceanside Plaza building to ensure it is a good neighbor and compatible with the existing, primarily residential building.

**01.03.10** Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreation land use designations.

**Response:** The rezoning to B-3/AOD will allow the mix of uses proposed for the site which includes a hotel.

**01.03.11** Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

**Response:** As noted above, the intensity of the proposed development on the Oceanside Parking Lot will be compatible with the Oceanside Plaza to the south and the

**P&Z**

**PZ20-1300002**

**12/16/2020**

parking structure, hotel and retail uses are compatible with the adjacent multifamily residential use.

**01.03.12** The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

**Response:** The intensity and design proposed for the project allowed by the B-3/AOD rezoning will be similar to the Oceanside Plaza building to the south, however, the hotel will be a slender tower building design as required by the AOD design standards which are intended to reduce building mass and volume and preserve views as much as possible. The beach parking and proposed hotel and retail uses (preferably a beach-neighborhood scale grocery store) will be in close proximity to the Pier redevelopment project (The Pompano Fishing Village) and support the success of that project with additional parking, hotel accommodations and retail services. The proposed Oceanside Parking Lot project is part of the East CRA Redevelopment Plan for the beach area which has been very successful.

There is mass transit service to the site and the project is intended as a hub for the city's new microtransit program which has recently been funded with a 50% matching grant of \$800,000 from FDOT. The \$1.6 million dollar program will be rolled-out over the next three years (2020-23). The first park and ride lot to support the program is currently in the design phase.

**01.08.00** Amend the Land Use Plan map and Zoning map to support new development and redevelopment in the Community Redevelopment Areas.

**Response:** As previously mentioned, the project was conceived as part of the East CRA Redevelopment Plan and the Future Land Use Maps for both the City and the County have recently been amended to a Commercial land use designation to allow for this rezoning and the construction of the proposed project on the site. The City has undergone an RFP process to hire a developer to construct this project following the model used for the Pier Parking Lot which resulted in the Pompano Fishing Village project. The City is currently negotiating a Development Agreement for construction of the subject property.

**P&Z**

**PZ20-1300002**

**12/16/2020**