

Legislation Text

File #: LN-137, **Version:** 4

ARCHITECTURAL APPEARANCE BOARD

Meeting Date: SEPTEMBER 7, 2021

HARBOURSIDE AT HIDDEN HARBOUR

Request: Major Site Plan
P&Z# 21-12000023
Owner: AMP IV-Hidden Harbour, LLC
Project Location: 1490 North Federal Highway
Folio Number: Multiple Folios
Land Use Designation: MUR-H (Mixed Use Residential-High)
Zoning District: PD-I (Planned Development- Infill)
Commission District: 1
Agent: Graham Penn (305-374-5300)
Project Planner: Pamela Stanton (954-786-5561 / Pamela.Stanton@copbfl.com)

Summary

The following is a brief summary of information on the subject properties and surrounding properties. The applicant is requesting Building Design approval for a reduction in building heights and density for a new mixed-use planned development that was previously approved (PZ#19-12000007) with 9-story buildings and 300 dwelling units, a parking garage, and approximately 13,000 square feet of new commercial use including marine-related retail and a restaurant. The reduction will change the building heights on North Federal Highway and on NE 16 Street from 9 stories to 8 stories, and will reduce the density from 300 units to 271 units. Pursuant to Section 155.2407.H.2, an increase or decrease the number of building stories requires a new Site Plan application. No other changes are proposed to the building footprint, location, disposition or elevations. The overall development also includes an existing 68,800 square foot dry storage marina building, 15 wet slips, and a new private park (to be open to the public).

A Land Use Plan Amendment (LUPA), which provided the entitlements for up to 323 residential units, preceded the PD-I rezoning and this application for a Major Site Plan. The underlying land use was officially changed to MUR-H (Mixed-Use Residential - High) via Ordinance No. 2019-12, adopted December 11, 2018. The Site Plan must comply with the PD-I rezoning and Master Plan for Hidden Harbour, which was approved by City Commission on January 28, 2020 via Ordinance No. 2020-26.

The property comprises 6.21 net acres (8.9 gross acres) and is generally located east of North Federal Highway and south of NE 16 Street. The Major Site Plan application was reviewed by the Development Review Committee (DRC) on June 16 and July 21, 2021.

Staff Conditions

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions, all of which are carried over from the previous Development Order PZ#19-12000007:

1. Successfully obtain the following final approval:
 - a. Valet Parking Agreement
2. Resolve the following maneuverability issues:
 - a. Provide a dockmaster to coordinate loading/refuse operations in order to minimize impacts to traffic along the roadways.
 - b. Revise circulation or layout as necessary so vehicles on south side of garage do not conflict with each other.
 - c. Address marine/boat delivery operations planned along NE 23rd Avenue. Provide an analysis along with a summary of the planned concept of the operations.
3. Prior to the issuance of a building permit for the mixed-use development and subject to the approval of Broward County Traffic Engineering Division, the Applicant shall:
 - a. Install additional “DO NOT BLOCK INTERSECTION” (R10-7) signs (ground mounted in the median and/or on the mast arm) for westbound NE 14th Street traffic to supplement the existing sign located on the sidewalk.
 - b. Install supplemental plaques below the R10-7 signs stating the fine amount and applicable Florida statute “\$165 FINE - F.S. 316.2061”
 - c. Install “DO NOT BLOCK INTERSECTION” intersection markings for the westbound lanes at the NE 14th Street/NE 23rd Avenue intersection consistent with Manual on Uniform Traffic Control Devices (MUTCD).
4. Prior to the issuance of a building permit for the mixed-use development, the Applicant shall:
 - a. Provide the City with a payment of \$35,000 to fund a detailed traffic operations study at the NE 14th Street intersections at US 1/Federal Highway and NE 23rd Avenue after the issuance of a certificate of occupancy for the final residential unit in the project. The goal of the study is to assess normalized traffic operations in the study area with inclusion of the project’s traffic and identify any signal phasing/timing/coordination improvements that would address deficiencies identified in the analysis.
 - b. Provide the City with a bond in a form acceptable to the City in the amount of \$250,000 to fund improvements identified as part of the future traffic operations study. Based upon review of current conditions; the improvements may include, but not be limited to traffic signal timing, the interconnection of the two (2) signalized intersection controllers, or the replacement of the two (2) existing intersection controllers with a single controller unit coordinating both intersections. The

bond, along with any funds not expended in the study or improvements, will be released upon the earlier of the completion of any necessary improvements or thirty (30) months following the issuance of a certificate of occupancy for the final residential unit in the project.

5. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
- a. Provide an updated School Capacity Availability Determination letter (SBBC-1919-2015, dated 12/18/2017) from the Broward County School Board.
 - b. Provide evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points).
 - c. Pursuant to Section §155.2416 [Master Sign Program] and Section §155.51002 [Sign Structure Design Standards], the proposed development shall obtain approval for signs and free standing sign structures from the AAC, prior to approval of a Sign Code Compliance Permit.
 - d. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
 - e. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - f. Substantial compliance with the plans, as submitted with this application.