

Legislation Text

File #: LN-150, **Version:** 4

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: DECEMBER 7, 2021

504 S OCEAN BLVD RESIDENTIAL ADDITION SITE PLAN

Request: Major Building Design
P&Z# 21-12000018
Owner: Anam Usman
Project Location: 504 S. Ocean Blvd.
Folio Number: 494306060360
Land Use Designation: MH (Medium High 16-25 DU/AC)
Zoning District: RM-20 (Multiple- Family Residence 20)/ AOD (Atlantic Boulevard Overlay District)
Commission District: 1 (Andrea McGee)
Agent: G. H. Usman (786-290-9807)
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a three-story addition to one existing residential unit with a covered rooftop area on a multifamily building. The addition is expanding an existing unit and not creating a new unit. The footprint of the building is 3,243 square feet on a 7,000 square foot (0.16 acre) site. The total lot coverage is 46.3% of the lot area. The site plan was reviewed by the Development Review Committee on July 7th, September 15th, and November 3, 2021.

The property is generally located north of SE 6th Street, east of S Ocean Boulevard (A1A), and east of SE 5th Street.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning | Existing Uses

A. Subject property (Zoning | Existing Use): RM-20/AOD (Multiple-Family Residence 20/ Atlantic Overlay District) | Four residential apartments

A. Surrounding Properties (Zoning District | Existing Use):

- a. North - RM-20/AOD (Multiple-Family Residence 20/ Atlantic Overlay District) | Condominiums
- b. South - RM-20/AOD (Multiple-Family Residence 20/ Atlantic Overlay District) | Townhomes
- c. East - RM-20/AOD (Multiple-Family Residence 20/ Atlantic Overlay District) | Condominiums
- d. West - RM-20/AOD (Multiple-Family Residence 20/ Atlantic Overlay District) | Apartments

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. No new structures shall be erected in the future right-of-way, pursuant to Section 100.01. A right-of-way easement may be accepted in lieu of a dedication, provided that FDOT, the City Engineer & City Attorney have no objection to this alternative. A dedication of right-of-way or a right-of-way easement must be approved/accepted prior to building permit approval.
2. Revise the dimensions on the elevation sheets and the Zoning information table on the Site Plan to correctly reflect the height of the building. The height of a structure is determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof, pursuant to Section 155.9401.G. The submitted elevations indicate the building height is measured from the first floor to the top of the sloped roof.
3. The proposed landscaping is inconsistent on various plans. Revise the Landscape plan, Irrigation plan, Site plan, Civil plan, and Public Safety plan to depict consistent information.
4. Residential development located in the Atlantic Boulevard Overlay District (AOD) shall have a minimum pervious area of 25% of lot area, pursuant to Section 155.3703.D.2.a. Increase the overall pervious area provided to comply with this requirement.
5. A maximum of 15% of the total provided pervious area is permitted to be covered with mulch or other types of non-living pervious materials, pursuant to Section 155.9401.F. Provide the total square footage of the non-living material within the site plan data table, in compliance with this requirement.
6. The material and color information on the Legend shown on the submitted Proposed Color Elevation sheets is inconsistent with the material board that was provided for the Architectural Appearance Committee hearing. Clarify which material and color scheme is correct and make revisions accordingly.
7. Revise the location map on the Landscape plan to identify the correct property.
8. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.