



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	<i>March 5, 2018</i>		Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading
		X	Public Hearing: <i>(Enter X in box)</i>	Yes X	No	
Funding Source:	N/A		Advertising Requirement: <i>(Enter X in box)</i>	Yes X	No	
Account Balance:	N/A		Quasi-Judicial: <i>(Enter X in box)</i>	Yes X	No	
Project Number:	<i>DB-17-1196 & RD-17-1197 Village at Bluesten Park</i>		RFP/RFQ/Bid Number:	N/A		
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: <i>(Enter X in box)</i>			
		X	Safety <input type="checkbox"/>			
			Quality <input checked="" type="checkbox"/>			
			Vibrant Appeal <input checked="" type="checkbox"/>			
Sponsor Name:	Roger Carlton, City Manager		Department: Development Services	Keven Klopp, Development Services Director		

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION # DB-17-1196 FOR THE VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH STREET AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING REDEVELOPMENT AREA MODIFICATIONS APPLICATION #RD-17-1197 FOR THE CONSTRUCTION OF VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH STREET; PROVIDING AN EFFECTIVE DATE.

Request:

The applicant, Bluesten Developers, LLC, is requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) in order to build the Village at Bluesten Park, a 3-story, 45-unit multi-family building at 215 SE 5th Street.

Staff Summary

Background

The applicant has filed Applications # DB-17-1196 and #RD-17-1197 for Major Development Review and Redevelopment Area Modifications (RAMs) to construct the proposed residential development. The applications are as follows:

1. Application# DB-17-1196, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 45-unit residential development.
2. Application# RD-17-1197 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a) Section 32-196, Table 32-196(a) relative to the minimum Primary Street setback for buildings in the Regional Activity Center (RAC) Transit Core Subdistrict.
 - b) Section 32-196, Table 32-196(a) relative to the minimum building frontage requirements on Primary Street in the Regional Activity Center (RAC) Transit Core Subdistrict.
 - c) Section 32-196, Table 32-196(a) relative to the minimum civic space required for sites exceeding the base density allowed in the Regional Activity Center (RAC) Transit Core Subdistrict.
 - d) Section 32-194 (e) relative to the minimum floor area required for one-bedroom units in the Regional Activity Center (RAC).
 - e) Section 32-203, Table 32-203 (a) relative to the minimum number of parking spaces required for multi-family residential uses in the Regional Activity Center (RAC).

On January 24, 2018, the Major Development application was presented to the Planning and Zoning Board. The Board recommended approval of the application with conditions recommended by staff by a vote of 3 to 0 with an additional condition that the on-site parking spaces be assigned to the residents' units. Please refer to the Planning and Zoning Board Cover Memo dated January 24, 2018 (Exhibit 8) and Draft Minutes of the Hearing (Exhibit 9). The applicant agreed to assigning parking spaces as recommended by the Board.

Why Action is Necessary

Pursuant to Section 32-783 of the Zoning and Land Development Code, City Commission approval is required of Major Development applications to construct new residential development with 10 or more residential units. The proposal is to build a 45-unit residential development; thus, consideration and action by the City Commission is required. Pursuant to Section 32-135(a) City Commission approval of Redevelopment Area Modification (RAM) is also required.

Pursuant to Section 32-205(a)(2) of the Zoning and Land Development Code, Planning and Zoning Board recommendation and City Commission approval is required of Major Development applications in the Central RAC District when requesting more than the permitted density or redevelopment area modifications (RAMs).

The applicant is requesting an increase above the base density of 18 Dwelling Units per Acre (DU/Acre) permitted by right which would allow 22 units. The proposal is to construct an additional 23 units for a total of 45 units which would generate a density of 35.85 DU/Acre. Densities above the base of 18 DU/Acre require approval by the City Commission of the Major Development application.

The applicant is also requesting certain Redevelopment Area Modifications (RAMs). Section 32-135(a) allows the City Commission to modify any specified development standard relating to any proposed project through the RAM process in lieu of a variance.

RAM's may be approved by the City Commission if it is determined that all the criteria of Article III Section 32-135(a) of the Code have been met. RAM's are not subject to the variance criteria of Article VIII nor do they require Planning and Zoning Board consideration. Therefore, no formal action by the Board was required for Application # RD-17-1197; however, the analysis was included in the report for the Board's informational purposes.

Analysis

Development Details

The applicant's plans depict the following:

1. A parcel 61,500 square feet gross area. (1.41 acres) in size at the intersection of SE 5th Street and SE 3rd Avenue. (the parcel will be reduced to 54,675 square feet (1.25 acres after required right-of-way dedications.)
2. A 3-story multi-family development with a total of 45 units.
3. The proposed building is 3 stories in height (the maximum base height allowed is 5 stories).
4. The 45 units consists of 12 one-bedroom units, 27 two-bedroom units and 6 three-bedroom units.
5. The one bedroom units have 609 square feet in gross floor area (GFA) (*700 S.F is required*); the 2-bedroom units are 901 SF (*850 SF is required*) ; and, the 3-bedroom units are 1,202 SF (*1,050 SF is required*).
6. A Primary Street building setback of 8'-2" along SE 5th Street, a Primary Street (*10 feet is the minimum required*).
7. A Primary Street building setback of 10 feet on SE 3rd Avenue, also a Primary Street. (*10 feet is the minimum required*).
8. The building frontage on Primary Streets proposed of 74% on SE 5th Street and 41% on SE 3rd Avenue. (the minimum building frontage required on Primary Streets is 75% of the lot width).
9. A surface parking lot with 81 parking spaces (91 spaces are required).
10. 17.21% of the site will be landscaped (5% is the minimum required).
11. A new 10 feet sidewalk along SE 5th Street and 8 feet on SE 3rd Avenue. (the minimum required on both streets is 10 feet).
12. A 15 feet right-of way dedication is required and proposed on SE 5th Street; a 5 feet dedication is required and proposed on SE 3rd Avenue. The developer will fund the cost of and construct eight on-street non-exclusive spaces on SE 5th Street to mitigate the 10-space shortfall within the property.
13. No civic space is provided. (7,290 square feet/ 7.5% of the site is required to be civic open space).
14. A total of 50 trees for credit are provided on-site trees (41 on-site trees are required).
15. A total of 21 street trees are provided (21 street trees are required).

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The residential use proposed by the applicant is permitted under the land use category. Presently, there are 335 residential RAC Units available in the Regional Activity Center. Approval of this project will reduce the available number of RAC Units to 290. The proposed development will assist in furthering the goals, objectives and policies of the City's Comprehensive Plan detailed in the Planning and Zoning Cover Memo incorporated herein by reference (Exhibit 8).

Applicable Codes and Ordinances

1. The proposed residential use is permitted based on the present Central RAC Zoning District/ Transit Core Subdistrict.
2. The maximum permitted base density in Transit Core is 18 units per acre, or 22 units based on the size of the property. The maximum density which can be earned in Transit Core with conditions is 50 dwelling unit per acre.
3. The Project consists of 45 residential apartment units which generate a density of 35.85 units per acre. Projects with densities over the base must provide civic open space of 7.5% of the site, or, 7,290 square feet for the subject project. The applicant does not propose any civic open space for the project and is requesting a Redevelopment Area Modification (RAM) from the Code requirement as discussed in detail on Page 5 under RAM Criteria.
4. The units consist of 12 one-bedroom, 27 two-bedroom and 6 three-bedroom units. The one-bedroom units have 609 square feet in gross floor area (GFA) (700 S.F is required); the 2-bedroom units are 901 SF (850 SF is required); and, the 3-bedroom units are 1,202 SF (1,050 SF is required).
5. The applicant requests the requirements discussed below in items 3(a) thru 3(e) be waived by the City Commission pursuant to Section 32-135(a). The following chart summarizes the requested Redevelopment Area Modification waivers under Application# RD-17-1197:

WAIVERS OR DEFICIENCIES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
a) Primary Street Building setback	Min. 10 ft./Max. 15 ft.	8 ft. (SE 5 th Street)	2 feet
b) Primary Street Building Frontage	75%	74% (SE 5 th Street) 41% (3 rd Avenue)	1% (SE 5 th Street) 34% (SE 3 rd Avenue)
c) No. Parking Spaces Required	91 spaces	81 spaces	10 spaces
d) Minimum Unit Size (one Bedrm)	700 S.F.	609 S.F.	91 S.F.
e) Civic Open Space	7.5% (7,290 s.f.)	None	7.5% (7,290 s.f.)

- a) Table 32-196 (a) requires a minimum of 10 feet and a maximum of 15 feet for buildings on Primary Streets. SE 5th Street and SE 3rd Avenue are both designated Primary Streets by the RAC Regulating Plan. The proposed building will be setback 10 feet along SE 3rd Avenue which meets Code, however, it will be setback 8 feet along SE 5th Street, resulting in a deficiency of 2 feet.
- b) Table 32-196 (a) requires a minimum of 75% building frontage along Primary Streets. Both SE 5th Street and SE 3rd Avenue are designated Primary Streets by the RAC Regulating Plan. The proposed building frontage is 74% along SE 5th Street and 41% along SE 3rd Avenue, less than the minimum required.
- c) Table 32-203 (a) in Section 32- 203 (b) requires a minimum of 1.75 parking spaces for every 2 or more-bedroom units in the RAC and 1.25 spaces for every one-bedroom unit. In addition, guest parking is also required at a rate of 0.5 space for the first 20 units and .0.3 spaces for the next 25 units. Based on this ratio, the parking required for the proposed 45-unit development is 91 spaces and 81 spaces are provided, resulting in a deficiency of 10 spaces, a 9% reduction. Staff requested and the applicant has provided a Parking Study to justify the parking reduction. (See Exhibit 6

attached and Transportation Systems comments under Concurrency Evaluation Section on Page 8).

- d) Section 32-194 (e) requires 700 Square feet minimum floor area for one-bedroom units in the Regional Activity Center (RAC). The 12 one-bedroom units proposed are 609 square feet in area, 91 square feet less than the minimum required.
- e) Section 32-196(a) requires projects which exceed the base density of 18 units per acre to provide a 7.5% civic area. Per Code, civic areas shall be an open area on site accessible to the public. The project has a density of 35.85%, however, the applicant does not provide any civic area as part of the project.

In summary, the applicant is requesting Redevelopment Area Modification waivers from Central RAC and other code requirements discussed above in items 3(a) thru 3(e) pursuant to Section 32-135(a) which permits the City Commission to waive these site development standards.

Redevelopment Area Modification (RAM) Waiver Criteria

The property is located within the West RAC; thus, the provisions of Section 32-135 apply to the property which allows the City Commission to modify zoning and land development standards through the Redevelopment Area Modification (RAM) process in lieu of a variance.

Pursuant to Section 32-135 (a), the City Commission may grant redevelopment area modifications for specified development standards relating to any proposed project if it is determined that all the following criteria are met:

1. The code standards are determined to significantly inhibit neighborhood or structural improvement efforts.

The applicant proposes to construct a 45-unit residential development. The proposal does not meet the minimum requirements as to the building setbacks; building frontage, civic open space, unit size for one-bedroom apartments, and amount of parking space. There are 81 spaces provided for the residents, however, the parking deficiency is due to the lack of providing the required 10 guest parking spaces, a 9% reduction. In addition, no civic open space is provided but could be accommodated if there was a reduction in the number of units which would also allow for one-bedroom units of the minimum size required in the RAC. However, there are site constraints to accommodate the 45 units as proposed, including the required right-of-way dedications. The applicant's request for a 2 feet setback waiver from the required 10 feet front yard setback along 5th Street may be attributed to the required dedication. The applicant states that on-site civic area is not necessary due to the location of the project continuous to Bluesten Park. However, per code on-site civic space is required to allow additional density over the base.

2. The modifications adequately provide for service areas and other development features for the project;

Consistent. Appropriate reviewing departments have confirmed the proposal provides adequate access for accessibility for sanitation, fire and other service and emergency vehicles.

The building's dumpster enclosure is located inside the gated area, providing adequate access for servicing by the City's sanitation trucks. The parking lot area is gated and will be accessible to service and emergency vehicles by an access lock box.

3. The modifications adequately provide for service and emergency vehicle access;

Consistent. Appropriate reviewing departments have confirmed the proposal provides adequate access for accessibility for sanitation, fire and other service and emergency vehicles.

4. The modifications adequately provide for visibility of access.

Consistent. The project has been designed with adequate visibility for access to and from the project. In addition, although the building will be setback 10 feet from SE 3rd Street, the required 25 feet visibility triangle for vehicular traffic visibility is provided at the intersection of SE 5th Street and SE 3rd Avenue. However, a perimeter fence at the intersection of said street does not provide for the 25 feet clearance and will be required to be set back.

Major Development Review Criteria

Article V, Section 32-787 specifies the following criteria shall be utilized in the review and evaluation of applications for Major Development Review approval:

1. Natural Environment

The property is an existing mobile home park with 22 mobile homes and 2 CBS structures. The park owner's change of use has been initiated and will continue to be conducted in compliance with Florida Statutes Chapter 723 (see Exhibit # 10). In addition, it has been determined by the Development Services Department that there are multiple mobile home parks, all located within a 50-mile radius of the subject property. which have vacant mobile home sites available (see Exhibit # 11 study findings). Based on the availability of these alternatives and because, according to the applicant, they own all mobile homes.

There are no rare, historical or valuable trees on the property. Trees in good condition to be removed will be required to be mitigated pursuant to Chapter 29 of the City Code.

2. Open Space

Approximately 17.21% of the property will be landscaped, which exceeds the minimum 5% required by Code. A civic open area is required per Code; however, the applicant does not provide any civic area and has requested this requirement be waived.

Forty-one (41) trees are required and 50 trees are provided on-site. The grounds will be landscaped with canopy trees, and shrubbery, such as, Live Oaks, Green Buttonwoods, Gumbo Limbos, Pigeon Plums and a variety of palms, exceeding the required number and height. An additional 21 street trees are also proposed to be installed along SE 5th Street and SE 3rd Avenue. The applicant proposed Pigeon Plums along the street front which will complement the Live Oaks to be planted to the south as street trees along Bluesten Park.

3. Circulation and Parking

The parking required for the proposed use is 91 spaces and 81 spaces are provided, 10 spaces less than required by Code (a 9% reduction). The entrance to the parking lot is accessible from SE 3rd Avenue via a two-way gated entry-way. A gated one-way/exit only driveway is also provided at SE 3rd Avenue. A lock box will be required to provide access for Fire Department emergency vehicles and Public Works Sanitation Department as the dumpster for the development would be inside the gated area. Access to the gated parking area was found satisfactory by the Public Works and the Fire Departments.

The plans have been reviewed in coordination with the plans for Bluesten Park, which will be providing on-street parking on the south side of SE 5th Street for the length of the development.

4. Access Control

The parking area for the development will be gated, with a call box, accessible via two-way driveway at SE 3rd Avenue. The SE 5th Street driveway will be for exiting traffic only. Two stacking spaces are provided at the gate to access the call box, one on-site and one partly crossing the right-of way but leaving a minimum of a 3 feet clearance for pedestrians on the sidewalk.

5. Public Transportation

The site is well served by existing mass transit services. Broward County Transit bus routes service Federal Highway, approximately 1,500 feet east of the proposed project. In addition, the City's mini-bus also serves SE 5th Street. The residents can wave the mini-bus to stop for a ride along its route thru 5th Street.

6. Community Services

A dumpster enclosure is provided in the parking lot area with proper accessibility for the City's sanitation vehicles which will service the facility.

The applicant is replacing the existing 5 feet sidewalks with new 10 feet wide sidewalks along SE 5th Street and SE 3rd Avenue. The proposal includes 4-feet x 4-feet tree wells separating vehicular traffic from a minimum 6-foot-wide clear sidewalk along SE 5th Street.

Paved areas are proposed to have underground catch basins for storm water runoff. Storm water must be retained on site. Drainage calculations will be required at time of permitting. The applicant will be required to comply with the Department of Environmental Protection (DPEP) regulations and City criteria to retain a 5-year 1-hour storm on site. Proper drainage and on-street parking adjacent to the project will be constructed by the Developer.

7. Concurrency Evaluation

According to Article V Section 32-782, determination of concurrency must occur prior to the approval of a building permit.

Staff has conducted a concurrency evaluation of the project relative to its impact on water, sewer, solid waste, drainage, schools and transportation. Staff has determined that concurrency requirements have been met.

The developer has submitted an Impact Evaluation Report as required by Section 32-788 that addresses each issue. The following is a summary of the expected impacts to the various public utilities for reference.

Potable Water - According to the criteria in the Impact Evaluation Report, the development will generate the need for approximately 9,722 gallons of potable water per day (GPD). The City Water Plant's current capacity is 9 MGD. The City's current demand is about 6 MGD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City an estimated \$29,982 in water impact fees as required by Section 30-247 through Section 30-260 of the Code of Ordinances.

Wastewater – The City has a Large User Agreement with the City of Hollywood and several other communities for wastewater treatment. According to the applicant, the wastewater demand for the project is 8,505 GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City an estimated \$35,819 in sewer impact fees.

Water and wastewater impact fees are estimates and are payable per Section 30-253 when the building permit is issued or when a request for capacity is made.

In addition, the City requested the services of Hazen and Sawyer, the City's waste water consultant to determine the impact of the proposed developments to the wastewater infrastructure owned and operated by the City. The applicant will be required to pay \$54,793, which is the estimated proportionate share of the cost of sewer improvements, lift station, and force main upgrades in the service area.

Transportation System – A Traffic Study providing an analysis of the impact of the development as it relates to current and projected roadway usage and design capacities was conducted as required by the City's Comprehensive Plan Transportation Element for projects generating 100 daily trips or more. The anticipated trip generation for this development is 189 daily trips after credit for the existing trailer park. The development will generate 13 new AM Peak Hour Trips and 15 new PM Peak Hour Trips. The City's Traffic Consultant for this project, Kittelson and Associates (KA), reviewed the Traffic Study and the Parking Reduction Study and determined the projected traffic development is not anticipated to significantly impact the surrounding roadways.

The City's Traffic Consultant also reviewed the Parking Reduction Study and concluded the 81 parking spaces proposed was acceptable subject to additional mitigation measures being provided. The Consultant recommended the Applicant install 21 long-term bicycle spaces within the building, and 10 short-term bicycle spaces at a convenient location on-site.

The applicant will be required to mitigate for traffic and transportation impacts as set forth by Section 32-794, "Traffic and Transportation Facilities". The City's estimated transportation mitigation fee for this project is \$12,033.

Pursuant to the City's Comprehensive Plan, Transportation Element, Policy 1.5.4, any local streets are required to be a minimum of 50 feet right-of-way. SE 5th Street is specified to be a minimum of 60 feet right-of-way requirement/30 feet from the center line of the road. The existing right-of-way along SE 5th Street adjacent to the property is 30 feet/15 feet from the center line of the road; thus, a 15 feet roadway dedication is required along that portion of the property adjacent to the subject property. SE 3rd Avenue is 40 feet right-of-way. A 15 feet dedication was required on the south side of SE 5th Street as part of the development approvals for Bluesten Park. As such, SE 5th Street will meet the 60 feet minimum R/W required of 60 feet after this dedication. SE 3rd Avenue is presently 40 feet right-of-way/20 feet from the center line of the road; thus, the applicant will also be required to provide a 5 feet roadway dedication along SE 3rd Avenue adjacent to the project.

The applicant has provided for the required street dedications discussed above on the proposed site plan.

Schools- Based on the student generation rate adopted by the Broward County School Board this project will generate 5 elementary school students, 3 middle school students and on 2 high school students for a total of 10 students. Adequate school capacity is available to support the project. The developer will be required to pay the applicable Broward County school impact fee.

8. Energy Conservation/Green Building

Section 32-787 (k), the City's Green Building Program, requires new development with more than 50 residential units, commercial buildings greater than 50,000 square feet in floor area, or any project requesting financial assistance from the Community Redevelopment Agency (CRA) to obtain a green building certification from a recognized environmental rating agency accepted by the City. The proposal is less than these criteria and the applicant is not seeking CRA funding, therefore, Green Building certification is not required but was encouraged for this project by staff.

9. Financial Impact

The existing taxable value of the property is \$344,360 of which \$81,450 are 2 buildings to be demolished. The 22 existing trailer homes are not included in the property taxes.

The project's anticipated market value at build-out is \$7 Million. It is expected the proposed development will generate approximately \$40,600 in real estate taxes in the next year after completed. Approximately \$38,570 of the revenue would go to the City's CRA. The estimated building permit fee is approximately \$120,000 based on the estimated construction cost of \$4.8 Million.

Staff Recommendation- Redevelopment Area Modification (RAMs) - Application #RD-17-1197

The applicant has made a significant effort in complying with the site development standards for properties within the Transit Core Subdistrict. The applicant has agreed to provide the required right-of-way dedications. The existing sidewalks adjacent to the property will be rebuilt and widened to a minimum of 10 feet with curb and gutter. On-street parking improvements are proposed including provision of 12 on-street parking spaces and landscaping for an improved pedestrian and traffic experience. Staff, however, has some concerns that these spaces may be utilized by residents or visitors for extended period of time, limiting the availability of these spaces to the general public. As such, time limits for parking in the public parking spaces will be implemented.

Staff suggests that the modifications for building setback and building frontage need not raise concern as the reduction requested is minimal and the design meets the general intent of the RAC requirements to provide for buildings closer to and lining the streets. Also, the project has been designed to provide architectural interest and a sense of place.

Staff, however, has concerns with the reduction in the size of the one-bedroom units proposed at 609 square feet in floor area, a significant reduction from 700 square feet minimum required in the RAC. Also, although public on-street parking is provided adjacent to the project, the required parking for the residential uses is reduced by approximately 10% of the requirement. According to the applicant, the required civic space is not necessary due to the proximity to Bluesten Park to the south. However, RAC regulations specifically require a public civic space be provided on-site when density exceeding the base density of 18 units per acre is requested as is sought for this project with a density of approximately 36 units per acre.

Although RAM's are requested, the applicant's proposal will result in significant improvements to the area consistent with the City's Master Plan vision of creating a mixed-use Town Center around a new redeveloped Bluesten Park. The Project will help revitalize the Central Regional Activity Center and encourage redevelopment/reinvestment in the area. Staff concerns are balanced off by the positive aspect of the project.

Staff Recommendation- Major Development Application #DB-17-1196

The subject property is located within the City's Central RAC which has been identified as a focus for redevelopment into a vibrant area. The property is also located within the City's Community Redevelopment Area (CRA). The proposed use is consistent with the zoning district and the City's Comprehensive Plan. The proposed use is consistent with the overall vision of the RAC land use area.

In furtherance of the Comprehensive Plan, Zoning and Land Development Code and other applicable City provisions; and based upon the finding of facts contained herein, Staff recommends the City Commission approve Major Development Application # DB-17-1196 subject to the following conditions:

1. Payment of the City's water impact estimated fee amount of \$29,982 at permit issuance.
2. Payment of the City's sewer impact estimated fee amount of \$35,819 at permit issuance.

3. Payment of the City's transportation mitigation cost estimated amount of \$12,033 at permit issuance.
4. Payment towards upgrades to the affected sewer system in the estimated amount of \$54,793 at permit issuance.
5. Provide right -of -way dedications in a form acceptable to the City Attorney as follows:
 - a) A fifteen (15) feet roadway dedication along SE 5th Street adjacent to the property.
 - b) A five (5) feet roadway dedication along SE 3rd Avenue.
6. Installation of sidewalks, on street parking, drainage and landscaping improvements along SE 5th Street and SE 3rd Avenue as shown conceptually on the plans.
7. The proposed picket fence shall be set back outside the visibility triangle at the intersection of SE 5th Street and SE 3rd Avenue.
8. Provide 21 long-term bicycle spaces within the building, and 10 short-term bicycle spaces at a convenient location on-site.
9. The on-site parking spaces shall be assigned to the residents' units.
10. The 12 on-street parking spaces proposed by the applicant shall be subject to any time limit restrictions developed by the City in the future.

To be agreed to by City and Developer with legal review by the City Attorney prior to the March 5, 2018 City Commission Meeting and will be added on the record at the hearing:

11. The Developer will do one of the following:
 - a. Before TCO for the project, developer will contribute a \$50,000 fee in lieu of affordable housing to the City (roughly equivalent to 15% of the units at \$8,833 each); or
 - b. If the City Commission has adopted an Ordinance establishing an applicable affordable housing fee for the project before the developer has contributed pursuant to item a, then prior to TCO for the project, developer will contribute a fee in lieu of affordable housing pursuant to that ordinance; or
 - c. Prior to TCO and at the City Manager's discretion, the developer may propose and complete an equivalent development alternative to the \$50,000 contribution. Such equivalent shall result in the production of affordable housing.
12. Prior to TCO for the project, wherein the Developer is unable to provide public on-street parking to make up for the project's on-site deficiencies, Developer shall contribute \$25,000 per parking space deficiency toward the design and construction of a parking garage which shall be located either within walking distance of the project and a future Tri-Rail Coastal Link transit station, or along a local circulator system which can be accessed within walking distance of the project. (2 spaces deficient = \$50,000). As an alternative, and at the City Manager's discretion, the developer may provide additional parking in the Right-Of-Way adjacent to other parcels along S.W. 5 St. Such spaces shall not count toward mitigating deficiencies on any development projects in the future. Such spaces shall be constructed according to the same specifications as required by the Village at Bluesten Park project.

Proposed Action:

Application #DB-17-1196:


Staff recommends the City Commission approve the attached Resolution approving the Major Development Application for the Village at Bluesten Park Project subject to conditions enumerated above.

Application #RD-17-1197:

Staff recommends the City Commission approve the attached Resolution approving the Redevelopment Area Modifications for the Village at Bluesten Park Project subject to conditions enumerated above for related Application #17-1196.

Attachment(s):

- Exhibit 1 - Resolution Approving the Major Development Plan for Village at Bluesten Park
- Exhibit 2 - Resolution Approving Redevelopment Area Modifications for the Village at Bluesten Park
- Exhibit 3- Location Map
- Exhibit 4- Aerial Map
- Exhibit 5- Applicant's Letter
- Exhibit 6- Building Rendering, Development Plans and Applicant's Backup
- Exhibit 7- City Traffic Consultant Report
- Exhibit 8 - Planning and Zoning Board Cover Memo January 24, 2018
- Exhibit 9 - Planning and Zoning Board Draft Minutes of January 24, 2018
- Exhibit 10- Letter from Applicant's Attorney re: Compliance with F.S.723.083
- Exhibit 11- Letter from Applicant's Attorney with Mobile Home Park Availability Study Findings

Prepared by: 
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Principal Planner

Concurred with: 
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Development Services