

COMMISSION AGENDA REPORT

COMMISSION MEETING DATE: 04-17-2012

AGENDA ITEM: R-03

COMMISSION REPORT NO: 12-0792

PREPARED BY: Greg Brewton 04-09-2012 11:49:14

DEPT: Sustainable Development

DEPARTMENT DIRECTOR'S SIGNATURE

Thomas Lodge, Planner II, 954-828-8981

AUTHOR'S NAME, TITLE, AND TELEPHONE NUMBER

Lee R. Feldman 04-12-2012 17:28:33

CITY MANAGER'S SIGNATURE

TITLE 1: SITE PLAN LEVEL III WITH ALLOCATION OF FLEX UNITS - ATLANTECH PLAZA

TITLE 2: CASE 32-R-11

SUBJECT:

Applicant: New Boston Atlantech L.P.
Location: 6451 North Federal Highway
Zoning: Boulevard Business B-1
Future Land Use: Commercial

De novo hearing of Planning and Zoning Board's decision to approve a site plan for mixed use eight-story multifamily residential building, five-story parking garage, retail and financial use and allocation of flex units.

REQUESTED ACTION (STAFF RECOMMENDATION - CONTENT OF MOTION):

Open hearing, close hearing, introduce resolution.

- REGULAR AGENDA
 - Motion
 - Public Hearing
 - Resolution
 - Purchase
 - Consent Resolution
- CONFERENCE
 - Motion for Discussion
 - Ordinance
 - Presentation
 - Citizen Presentation
- Old/New Business
- Exec Closed Door
- Conference Reports
- Advisory Boards
- City Commission Reports
- City Manager Reports

Public Notice Advertised:

FUNDS APPROPRIATION/TRANSFER (provide index code, subobject, and title of subobject):

No budgetary impact

FOR PROCUREMENT ITEMS ONLY

PROCUREMENT REFERENCE NO: TRANSACTION TYPE:

BIDS SOLICITED/RECEIVED: WBE: LATE BID:

Vendor: MBE: NO BID:

Amount: Details:

Procurement Recommendation:

Description of Exhibits:

- | | | |
|-------------------------------|---------------------------------|----------------------------------|
| 1. Continuation of Background | 2. PZB Staff Report | 3. Draft 111611 PZB Minutes |
| 4. Site Plan | 5. Traffic Impact Study Summary | 6. Agreed Conditions of Approval |
| 7. Proposed Improvements | 8. Party Agreements | 9. Denial Resoluton |

EXHIBITS: AVAILABLE VIA HARDCOPY: Exhibit #s: **PRIOR COMMISSION/BOARD ACTION: (attach additional file if necessary)**

The application for a development plan with flex allocation was approved (6-1) by the Planning and Zoning Board on November 16, 2011. Results of the November 16, 2011 Planning and Zoning Board Meeting are attached as Exhibit 3. Staff report is attached as Exhibit 2.

Pursuant to ULDR Sec. 47-26.A.2, City Commission Request for Review, the Commission voted (5-0) at the December 6, 2011 Regular City Commission meeting to set a hearing to review the application at the Regular City Commission meeting on January 17, 2012. The City Commission deferred this item at the January 17, 2012, February 7, 2012 and April 3, 2012 meetings by a vote of (5-0).

Additional Exhibit No. 10 - Approval Resolution

BACKGROUND/DETAIL:

The applicant proposes a new eight-story residential building with two hundred sixty-six (266) new multifamily units, a five-story parking garage with 435 additional parking spaces, a 5,000 square foot retail building, and a 2,100 square foot financial institution at 6451 North Federal Highway. The site is zoned Boulevard Business (B-1). Currently, a 12 -story, 389,940 square foot office and retail building, a one-story office building and a five-level parking garage with 1,371 spaces exist and will remain on the property. The request requires the allocation of flexibility units to permit the mixed-use project on the site, which has a Commercial Land Use designation. The City may permit mixed use developments as a conditional use, subject to ULDR Sec. 47-24.3, Conditional use permit requirements.

Site plan changes were recommended by staff during the course of reviewing the proposed development plan, which included suggested site reconfiguration and lining the parking garage with active uses. Once staff learned the project was being called up to the City Commission, staff met with the applicant again to encourage a more compatible development by providing on-street parking along 65th Street and lining the parking garage with active uses at the ground floor level, to be more compatible with the established development pattern to the north, and create an improved pedestrian experience. A meeting with the District Commissioner, community members, staff and the applicant to discuss the proposal took place on March 29, 2012, and both side came to an agreement on conditions of approval and proposed improvements. Conditions are attached as Exhibit 7, and the proposed improvement are Exhibit 8. Please see Continuation of Background/Detail, Exhibit 1.

Attorney's Initials: