



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: **Swinton Commons**

Project Location: The subject property is located on the south side of West Atlantic Avenue between SW 1st Avenue and Swinton Avenue and north of SW 1st Street. The development also includes the Sundry House property on the south side of SW 1st Street, between Swinton Avenue and SW 1st Avenue. The property also includes that on the south side of SE 1st Street, between Swinton Avenue and SE 1st Avenue and at the northwest corner of SE 1st Avenue and SE 1st Street.

Request: COA 2016-073-SPM-HPB-CLV, Class V Site Plan Modification, Landscape Plan, Architectural Elevations, and Waiver together with building relocations and demolitions associated with the Swinton Commons project.

Board: **Historic Preservation Board**

Meeting Dates: **June 26 and 27, 2017**

Board Actions: Denied the waiver, class V site plan, landscape plan, and building elevations. The Board denied all of the proposed building relocations except for 21 SW 1st Avenue, 44 South Swinton, and 6 SE 1st Street, which were approved for relocation. The Board approved all of the proposed building demolitions except for 44 South Swinton Avenue and 38 ½ South Swinton.

Project Description:

The project consists of the construction of 35,049 square feet of retail; 22,525 square feet of restaurant; 21,872 square feet of office; 44 dwelling unit; 39 additional residential-type inns; and 109 hotel rooms. The development proposal includes the relocation of seven of the existing contributing buildings and reconstruction of one existing building. The relocation of six of the contributing buildings will occur on Block 61 along Swinton Avenue. Another contributing building will be relocated from Block 61 to the Sundry House property. The material of the structure to be reconstructed on the Sundry House property will be taken from the existing building on Block 70. Block 61 will include a wide pedestrian plaza that is in the location of alley in the Block. Block 61 includes a valet queue at the north end of the block. The majority of parking for the project is located in a subgrade parking lot on Block 61 that will utilized by valet and self-parking. The hotel on Block 69 also includes a subgrade parking garage. The hotel buildings on Block 69 and Block 70 also include mechanical parking lifts.

Board comments:

The Board was not supportive of the project and had numerous comments and concerns.

Public Comments:

There was numerous persons from the public that spoke against the project with various concerns regarding the disruption to the historic fabric of the neighborhood, intensity of the project, and tree removal. There were several people from the public that spoke in support of the project.

Associated Actions:

All required actions were taken.

Next Action:

HPB action is final unless appealed by the City Commission.