

580 Briny

**Request for PD-I Rezoning
City of Pompano Beach, Florida**

DRC

**PZ22-13000012
02/01/2023**

INTRODUCTION AND GENERAL NARRATIVE

Claridge Homes Beachboys LP (“Owner”) is the owner of the property located at 580 Briny Avenue in the City of Pompano Beach (“Property”). The Property is zoned RM-20 with a future land use designation of Medium-High Residential. The Property is located within the Atlantic Boulevard Overlay District. The Property is the current location of a 17-unit boutique hotel/motel.

The PD-I zoning district is intended to provide the flexibility to enable high-quality, mixed-use development on relatively small sites. The Property is 38,761 square feet, however only 27,027 square feet of the Property is able to be developed. The remaining 11,734 square feet (approximately 30% of the Property) lies east of the dune vegetation line. Due to this limited development site, the Owner is requesting to rezone the Property from RM-20 to PD-I.

The proposed PD plan is for an 11-story, 112’ – 8” multifamily mixed-use building containing 28 residential units and 878 square feet of ground floor commercial space. The main reason for the PD-I request is for the additional height from the maximum allowed height of 105’ in the AOD. The additional height allows for a more slender building design and increased east-west view corridors.

By rezoning to PD-I and allowing the taller, thinner design, the development will be more compatible with surrounding existing development than would otherwise be permitted in the existing RM-20/AOD zoning district.

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GENERAL PURPOSES OF PD ZONING DISTRICTS – SECTION 155.3601.A

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other city goals and objectives by:

1. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;

RESPONSE: Strict application of the zoning and development standards would produce a financially viable project but would be less compatible with the surrounding area and context than the proposed plan. The existing zoning would require a lower building height of no more than 105' (the proposed plan is 113' – 2") but would also allow for decreased setbacks compared to the proposed plan. This would create a bulkier building mass with reduced east-west view corridors to the beach.

Under the AOD standards, the building could be built with north and south side yard setbacks of 5', significantly limiting the east-west view corridors. Although the proposed plan is higher than 105', the north side setback is proposed at 15' – 3.5" and the south side setback is proposed at 20' – 1". This taller, more slender design is more compatible with the surrounding area.

2. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;

RESPONSE: The project abuts SE 6th Street to the south, which provides public access to the beach. The increased setbacks that result from the taller design allow for a wider improved area on the north side of SE 6th Street with extensive landscaping, creating a beautified corridor to the beach.

3. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

RESPONSE: The project contains multifamily residential uses and ground-floor commercial space, which would be permitted in the existing zoning.

4. Allowing more efficient use of land, with smaller networks of streets and utilities, and thereby lowering development and housing costs; and

RESPONSE: The proposed plan creates a more efficient use of the site while protecting the existing dune vegetation. Development costs will not be lower than if the project was designed to the RM-20/AOD standards; on the contrary, the PD-I zoning allows for the project to be built using gross density rather than net density. This extra density will allow for higher construction costs, resulting in a far superior design with higher quality materials than would otherwise be feasible under the existing zoning.

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5. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, floodplains, and historic features.

RESPONSE: As stated above, the taller, more slender design allows for increased setbacks and wider view corridors to respect the surrounding developments. The project will incorporate lush landscaping along SE 6th Street, providing a continuous landscape strip from Briny Avenue to the dune vegetation on the eastern portion of the property.

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GENERAL STANDARDS FOR ALL PD DISTRICTS – SECTION 155.3602

a. PD Plan

RESPONSE: The dimensions/maximum requirements in the PD district will be as shown on the PD plan/site plan submitted with this application. The table below lists the PD plan's deviations from the RM-20/AOD requirements.

PD-I COMPARISON TABLE

Dimension	RM-20/AOD Requirement	Proposed PD-I
Lot Area, minimum	8,800 SF	38,761 SF (net)
Density, maximum	20 units/acre	25 units/acre (gross)
Lot Coverage, maximum	80%	78.8%
Height, maximum	105'	113' – 2"
Front Yard Setback	5' minimum 15' maximum	26' – 10" (18' to balcony)
Interior Side Yard Setback	5' minimum No maximum	20' – 1"
Street Side Yard Setback	5' minimum 15' maximum	15' – 3.5"
Rear Yard Setback	20' minimum No maximum	33' – 1"
Pervious Area, minimum	None	3,205 SF (2.4%)

b. Consistency with City Plans

The PD zoning district designation and the PD Plan shall be consistent with the comprehensive plan.

RESPONSE: The Property has a future land use designation of Medium-High Residential. This future land use designation permits residential uses at 25 units per acre and allows for commercial uses. The proposed PD plan is therefore consistent with the comprehensive plan.

c. Compatibility with Surrounding Areas

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the PD Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot sizes and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

RESPONSE: The proposed PD plan is more compatible with adjacent development than would otherwise be permitted in the existing RM-20/AOD zoning district. The plan will

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slender design allows for better view corridors from neighboring properties and the increased setbacks allow for greater buffering from the property to the north and the public beach access to the south.

The increased height will not be inconsistent with the general pattern of development in the area, which allows for maximum heights of 210 feet for certain uses. At 25 units per acre, the density is in line with the maximum density permitted under the comprehensive plan.

d. Development Phasing Plan

If development in the PD district is proposed to be phased, the PD Plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the city's capital improvements program.

RESPONSE: The project will be constructed in a single phase.

e. Conversion Schedule

The PD Plan may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use (e.g., multifamily dwellings to single-family dwellings) and one type of nonresidential use may be converted to another type of nonresidential use (e.g., office use to retail sales use). Such conversions may occur within development areas and between development areas as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.

RESPONSE: The residential portion of the development will remain in perpetuity as a multifamily development. The specific commercial use on the ground floor will depend on tenant interest.

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