



August 15, 2018

NE 19th AVE Project Narrative

NE 19th AVE, LLC (Property Owner) is requesting major siteplan approval and major building design for a new project named NE 19th AVE.

This project compliments the existing transit/pedestrian urban form of the downtown area by providing compact livable design that is close to transportation and amenities that the downtown area has to offer. The project site is located 200 feet from the Atlantic Blvd Commercial Corridor and within 1.5 miles of the Broward County Northeast Transit Center.

The project is proposed on a 0.63-acre vacant parcel located along NE 19th Avenue, between Atlantic Boulevard and NE 2nd Street. The proposed development includes a 37-unit multi-family residential building with ground level residence lobby, 4th story amenity deck, and ground level covered / surface parking. The proposed four-story building will contain studio and one bedroom units.

The project is within the Transit-Oriented- East Overlay District (TO-EOD) and is regulated by the Mixed Use Residential (MUR) Use Area with a "Center" sub-area designation. The project site is adjacent to existing single family development to the north, multi-family to the east, single family to the west, and commercial to the south.

The proposed density for the project is 59 units to the acre. By right, the project is allowed up to 60 units per acre in the Center-MUR Sub-Area of the ETOC. The proposed building is a Flex typology configured with primary building entrances fronting NE 19th Avenue and parking concealed from public view in the rear.

The Architecture is that of Contemporary Modern Urban design. The simple geometries are used to define the street side entry while the ground floor units activate the 19th Avenue facade. Canopies are used to shade the unit doors & windows while also sharing with the pedestrians along the landscaped street side walk. The vehicle parking is at the east side behind the main facade and is accomplished with both covered spaces under building and open parking. The vehicles are not visible from the street. On street parking is suggested which would be in addition to the required parking which is met on site. Open space is achieved on the top floor as a patio gathering space along with resident amenities such as a yoga / exercise room which are adjacent. Spacious lobbies on each level also act as resident meeting spaces.

Careful use of projecting balconies provide composition and relief along with plane changes which define and sculpt the massing. The center elevator tower acts to anchor the major forms and the entry canopy brings the scale to human at the necessary points.

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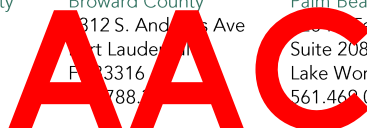
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As part of low impact development techniques this project is designed for efficiency through the use of native and adaptive plants that are drought tolerant and low maintenance. The plants will have similar requirements through their locations and microclimate. Plants that cannot be in full sun are located on the north side of the building or in the shade of a tree or palm. No sod has been used on this project. This eliminates mowing, excess watering, and reduces high nitrogen fertilizer. In lieu of tree grates we are implementing a bonded porous surface for the tree surrounds equal to 'Adapave'. This is a walkable, highly permeable, and durable low maintenance surface for this application.

Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach. The Design Team believes they have provided competent substantial evidence for the City to support the NE 19 AVE development as proposed.

Comprehensive Plan. The Design Team believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

Goal 01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Objective Major Corridor Land Use 01.04.00 Support and promote the intermix of residential and commercial uses along major traffic corridors.

Objective New Land Use Regulations 01.07.00 Encourage the adoption of innovative land development regulations. Adopt new land use designations for Residential, Mixed Use, Transportation Oriented Districts, Transportation Oriented Corridors and amend the land development regulations, including the creation of new zoning districts for these land use designations.

Objective Urban Infill Criteria 01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

Policy 01.16.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

Compliance with the Code. The Developer has assembled a design team which extremely familiar with the City of Pompano Beach. The design team has previously met with staff to present the project in its conceptual stage. The design team believes the proposed project meets or exceeds all requirements found in Section 155.3709 East Overlay District (EOD) as well as Section 155.2501 Transit Oriented (TO) and other applicable sections of the Pompano Beach Zoning Code.

Compliance with Sustainability Code. As part of the major site plan and major building design application, the Design Team has developed a separate sustainability narrative which addresses

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how the project will achieve the required (10) sustainability points. The design team believes the project will meet or exceed the required sustainability points by constructing within an urban infill area, designing the building to exceed the 150 mph windloads, and providing energy star rated air conditioners.

Compliance with other applicable Codes. The design team believes the proposed project meets or exceeds all applicable codes within the City of Pompano Beach.

Compliance with prior Development Orders. The property is vacant. It is assumed there are no prior development orders on the property.

Is Issued a Concurrency Certificate. The Developer anticipates receiving a concurrency certificate from the City of Pompano Beach. As part of the Land Use Amendment process for the Transit Oriented Corridor, City staff provided a concurrency analysis for the entire area being considered for the Land Use change. It is believed that this project falls within the parameters of the land use analysis.

Complies with Corridor Study. This Project does not directly front either North Federal Highway or Atlantic Boulevard, however it is within a quarter mile of both corridors.

NE 19th Avenue is not considered a pedestrian emphasis street, however, the project offers wide sidewalks, ground level residential unit access with front stoops to engage pedestrians with the street, and street trees to complete the pedestrian experience.

Compliance with Broward County Trafficways. The proposed project does not abut a Broward County Trafficway. The project will be designed to provide safe, adequate, paved vehicular access between the building and NE 19th Avenue, which is a local street.

Complies with Wellfield Protection Ordinance. The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.

Complies with CPTED. As part of the major site plan and major building design application, the Team has developed a separate CPTED security plan and CPTED security narrative which addresses all of the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

The applicant and Design Team look forward to discussing and presenting the NE 19th AVE. project with the City of Pompano Beach.

Respectfully Submitted,



Michael Vonder Meulen, AICP

CC: Brandon Nudelman, NE 19th Ave LDC

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