

DEVELOPMENT REVIEW COMMITTEE

Meeting day:

August 21, 2024

580 BRINY AVENUE APARTMENTS – Site Plan

Request:	Major Site Plan
P&Z Number:	22-12000043
Owner:	Claridge Homes Beachboys LP
Project Location:	580 Briny Avenue
Folio Number:	494306060260
Land Use Designation:	Medium-High (MH 16-25 DU/Acre)
Zoning District:	RM-20/AOD (Multiple-Family Residential 20 /Atlantic Overlay District)
Commission District:	Andrea McGee (District 1)
Agent:	Andrew J. Schein
Project Planner:	Diego Guevara (954-786-4310 diego.guevara@copbfl.com)

Summary:

The applicant is requesting a Major Site Plan and Building Design approval for the construction of a new ten-story Mixed-use building. The property is located at the northeast corner of Briny Avenue and SE 6th Street. It comprises 17 apartment units, a commercial area (563 sf.), 42 parking spaces (furnished with mechanical lifts, in addition to 1 ADA, and resident amenities on 38,761 sf. (0.89 acres approximately) parcel.

The property zone designation is Multiple Family Residential 20 (RM-20); it is also within the Atlantic Overlay District (AOD), which modifies some of the requirements and development standards of the residential zone designation.

Staff Conditions:**ZONING**

Diego Guevara | diego.guevara@copbfl.com
Status: Pending Resubmit

Provide a written response to all comments issued.

1. Provide the technical information regarding the proposed car lifts. Include the dimensions of the front, depth, and height of the equipment.

RESPONSE: Refer to sheet A-304 Building Sections for car lift specifications, dimensions, and sections.

2. Provide a section through the proposed parking garage showing the three car lifts. Include the dimensions of the floor to ceiling clearance.

RESPONSE: Refer to sheet A-304 Building Sections for section through the parking garage showing the two- and three-car lifts with dimensions of floor to ceiling clearance.

3. If the height of the ground floor parking changes to accommodate the proposed car lifts, revise the total elevation of the building as needed.

RESPONSE: Ground floor of parking garage is at 12'-4" NAVD, 8" below the lobby level. No changes to the elevations are required in order to accommodate the car lifts.

4. Provide the technical information regarding the proposed rooftop generator, include the dimensions of the equipment. Is it an oil or gas generator?

RESPONSE: The generator will be a 350Kw diesel unit with 24 hours of fuel and a below unit belly tank:

350Kw generator

Size: 264" L x 59" W x 120" H

5. Provide the technical information (transmittance and reflectance) regarding the glazing of the building to demonstrate compliance with Sec. 155.3703.F.5 Minimum fenestration and Transparency.

RESPONSE: Glazing at canopy structure to comply with Sec. 155.3703.F.5 per specifications shown on sheet A-301 Materials. All exterior glazing to comply with glazing requirements of Sec. 155.5402 for Marine Turtle Protection. Specifications for exterior glazing also included on sheet A-301 Materials.

6. Illustrate the VUA area on the site plan and provide the required calculation.

RESPONSE: Refer to Site Plan sheet A-101 for VUA areas denoted with hatch pattern. Calculations noted.

7. The Photometric Plan provided shows high illumination levels near the west property line. Revise the plan as needed to comply with Sec. 155.5401.B.3 *Lighting Plan*.

RESPONSE: Please see Photometric Plan on sheet A-501 for revised illumination levels to comply with Sec. 155.5401.B.3.

8. Review and comply with Sec. 155.5402 Lighting requirements for Marine Turtle Protection. Include a narrative and specifications of glazing to avoid light spilling over the beach area. Provide technical specifications of the glass, lights and any other light source that may affect the turtle nests for review.

RESPONSE: The project will comply with all relevant lighting requirements for Marine Turtle Protection and the glass will be tinted to have a visible light transmittance value of 45% percent or less within line of sight of the beach to avoid light spillage. Note has been added to elevation sheets A-201 through A-204.

Glass specification currently being proposed: Solarblue Glass + Glass below (Solarban 60). The specifications are as follows: VLT: 45%, Exterior Reflectance: 7%, Interior Reflectance: 9%, U-Value (Winter) – Air: 0.29, Argon: 0.24, SHGC: .29, LSG: 1.36.

Refer to added glazing specifications on sheet A-301 Materials.

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Sec. 155.5802 *Sustainable Development Point Requirement*. Provide a narrative explaining how the project will achieve the Sustainable Points required by this provision of the Code.

RESPONSE: Per code section 155.5802, this mixed-use development is required to achieve at least 12 Sustainable Development points.

This project will meet the requirements with:

- 1. Efficient Cooling (all air conditioners are Energy Star certified, 2 points),**
- 2. Hurricane Resistant Structures (the principal building is constructed to meet increased wind loads of 150 mph load minimum, 4 points),**
- 3. Infill or Mixed Use Development (The development constitutes infill development and/or mixed use development, 4 points), and**
- 4. Parking Structure (at least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage, 2 points)**

URBAN FORESTRY

Wade Collum | wade.collum@copbfl.com

Status: Pending Resubmit

1. Provide an enhanced dune planting on East side including but not limited to Coconuts, Sabals, Thrinax, trees, Sea grapes, sea oats, etc, Sod is not an adequate enhancement. All beach access shall not be perpendicular to the shore, please angle all beach access channels to the property

RESPONSE: Revised per client request, All relocated palms (only way to save them-staging), additional palms, green buttonwoods, and dune plantings provided. Plants selected from FDEP, recommended dune planting. Seashore paspalum removed. Code has no reference to beach access.

2. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 24' of landscape areas in accordance with the referenced code sections.

RESPONSE: Revised.

3. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: Parts of a wall, not the entirety of the front facing façade, please correct.

RESPONSE: Added the only possible vegetative areas between VUA and building. Much of Façade is access into building. Also note overhead porte cochere.

- i. systems are provided for the adjacent vehicular use area Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;

RESPONSE: Two layers provide against building as along drive is CPTED issue.

iv. If trees are provided, design must include a minimum of 2 species;

v. Trees or palms must be a minimum of 14 feet in height;

RESPONSE: Palms (DBL) are 18 FT overall.

vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;

RESPONSE: Liriope, Yucca, Ruby Red

vii. Suspended pavements.

RESPONSE: Silva Cells or equal indicated on driveway.

4. Pursuant to Code Section 155.5203.G.2.c: Provide street trees at 1:40' linear feet in accordance with the referenced code section. These must be canopy trees, palms do not apply. Relocate proposed hyophorbe locations to create space. Shift existing Sylvesters north and south to bookend the property with one staying in the middle to allow for the required large canopy street trees to be installed. Street trees can be Conocarpus (Green Buttons) or Coccolobas (Seagrapes), or any other large canopy aerosol salt tolerant tree species. Roto barriers may be incorporated as an infrastructure protector if applicable.

RESPONSE: As per conversation, removed Hyophorbe and rearranged to include two shade trees (Green Buttonwoods) layered with Designated Street tree of Sylvester Palm (see your first comments regarding Sylvester Palm) and midstory Silver Buttonwood. NOTE trees placed in best possible place to meet requirement- island is small, overhead roof, utilities underground and existing street lights.

5. Pursuant to Code Section 155.5203: All proposed beach demolition and construction, landscaping and irrigation must first be approved by the State of Florida EPD. Approved, stamped plans and permit must be submitted with the building permit, permit will not be issued by the city without this being provided. In addition, provide an enhanced dune planting on east side of the property.

RESPONSE: Noted.

6. Pursuant to Code Section 155.5203: All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise.

RESPONSE: Trees are selected for proximity to utilities and structures. Right Tree Right Place as per Florida Friendly Principles.

7. Pursuant to Code Section 155.2411.B: A Tree Permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section.

RESPONSE: Yes, repeated comment – Same note on Tree Disposition under General Notes.

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8. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

RESPONSE: Comment responses provided here within.

13. Additional comments may be rendered at time of resubmittal.

RESPONSE: Acknowledged.