

An aerial photograph of a coastal city, likely Miami, showing a large body of water, a bridge, a golf course, and a dense residential area with many high-rise buildings. The sky is blue with some clouds.

# BRINY RESIDENCES

*COMMUNITY OUTREACH  
MEETING*

NOVEMBER 19, 2019

# ***PRESENTATION AGENDA***

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**1.**

**PROJECT BACKGROUND**

**2.**

**CONCEPTUAL BUILDING DESIGN**

**3.**

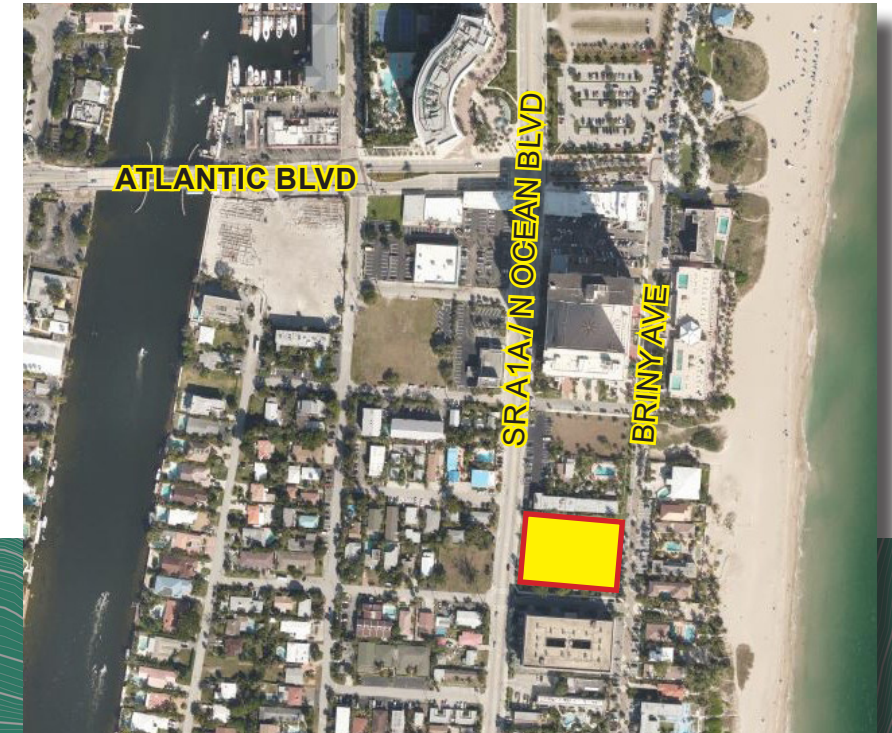
**CONCEPTUAL SITE PLAN**

**4.**

**QUESTIONS?**



# PROJECT BACKGROUND | SITE LOCATION



**1.334 NET ACRES**  
**1.78 GROSS ACRES**

1.

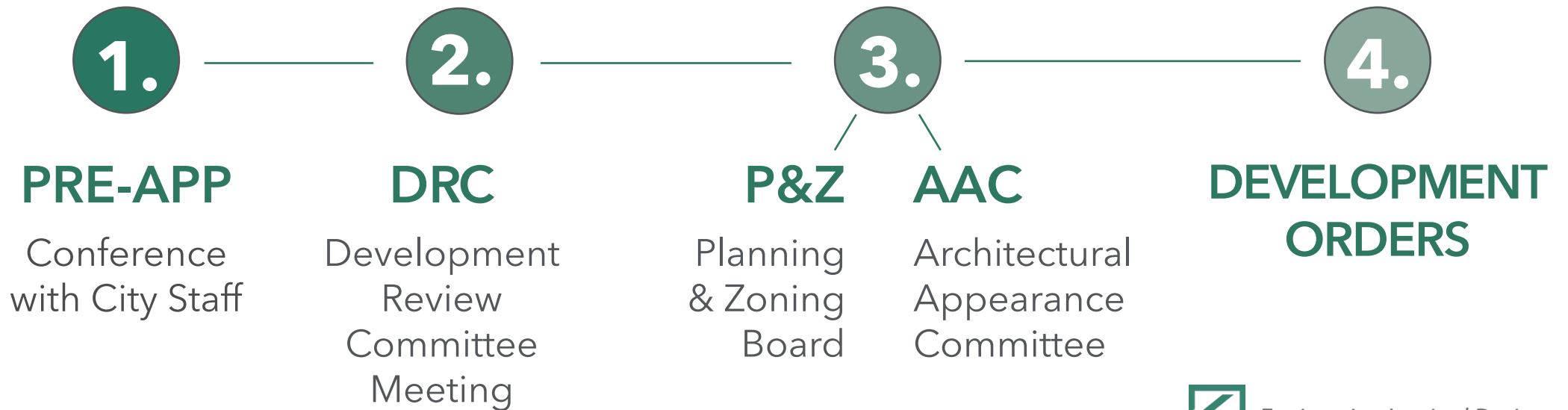
## REZONING

RM-20/AOD TO RM-30/AOD

2.











## MAJOR SITE PLAN / MAJOR BUILDING DESIGN

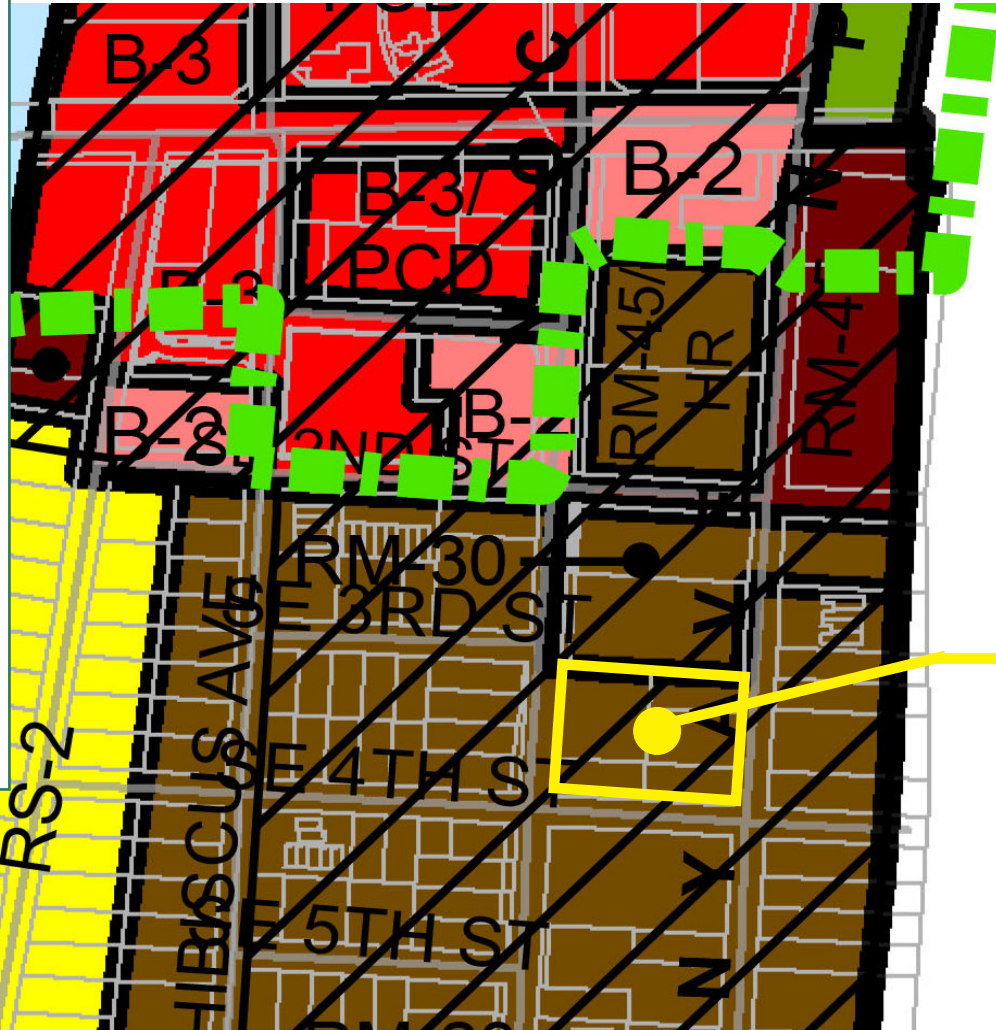
10-STORY MIXED-USE MULTI-FAMILY



# PROJECT BACKGROUND | ZONING

## ZONING LEGEND

-  CRA BOUNDARIES
-  AOD - ATLANTIC BLVD OVERLAY DISTRICT
-  RS-2 - SINGLE-FAMILY RESIDENCE
-  RM-20 - MULTI-FAMILY RESIDENCE
-  RM-30 - MULTI-FAMILY RESIDENCE
-  RM-45 - MULTI-FAMILY RESIDENCE
-  RM-45/HR - MULTI-FAMILY RESIDENCE /HIGH-RISE OVERLAY
-  B-2 - COMMUNITY BUSINESS
-  B-3 - GENERAL BUSINESS
-  B-3/PCD - GENERAL BUSINESS PLANNED COMMERCIAL OVERLAY



EXISTING ZONING:

RM-20 / AOD

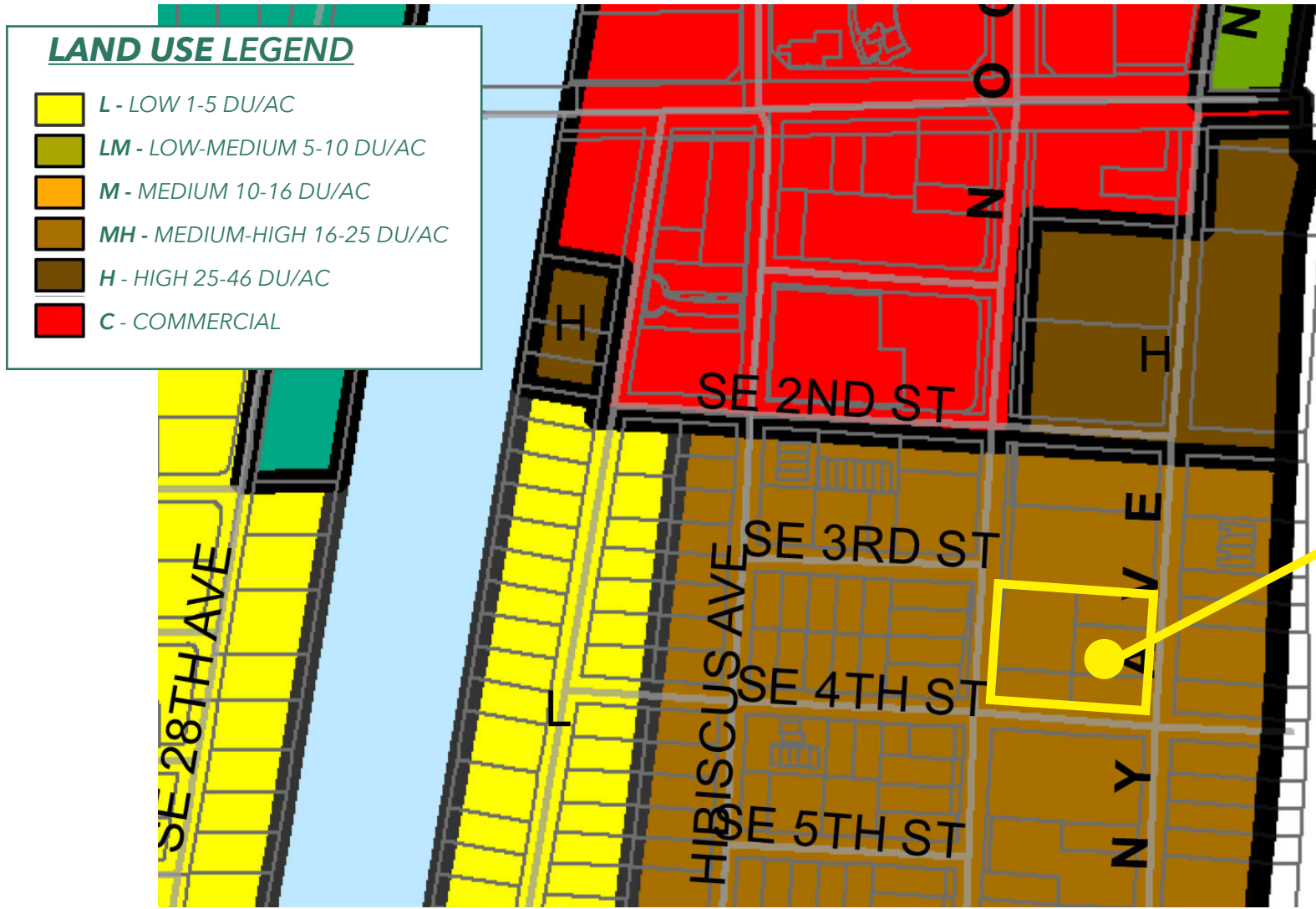
PROPOSED ZONING:

RM-30 / AOD

**SITE**



# PROJECT BACKGROUND | LAND USE



**EXISTING LAND USE:**  
MH - MEDIUM-HIGH  
16-25 DU/AC

**SITE**



# PROJECT BACKGROUND | DENSITY

## MH 16-25 LAND USE

Medium-High 16-25 DU/Acre

## RM-20/AOD ZONING

Multi-Family Residential - 20 DU/AC  
Atlantic Blvd. Overlay District

## RM-30/AOD ZONING

Multi-Family Residential - 30 DU/AC  
Atlantic Blvd. Overlay District

**44**

DWELLING  
UNITS PERMITTED

**26**

DWELLING  
UNITS PERMITTED

**105**

FEET HEIGHT

**40**

DWELLING  
UNITS PERMITTED

**105**

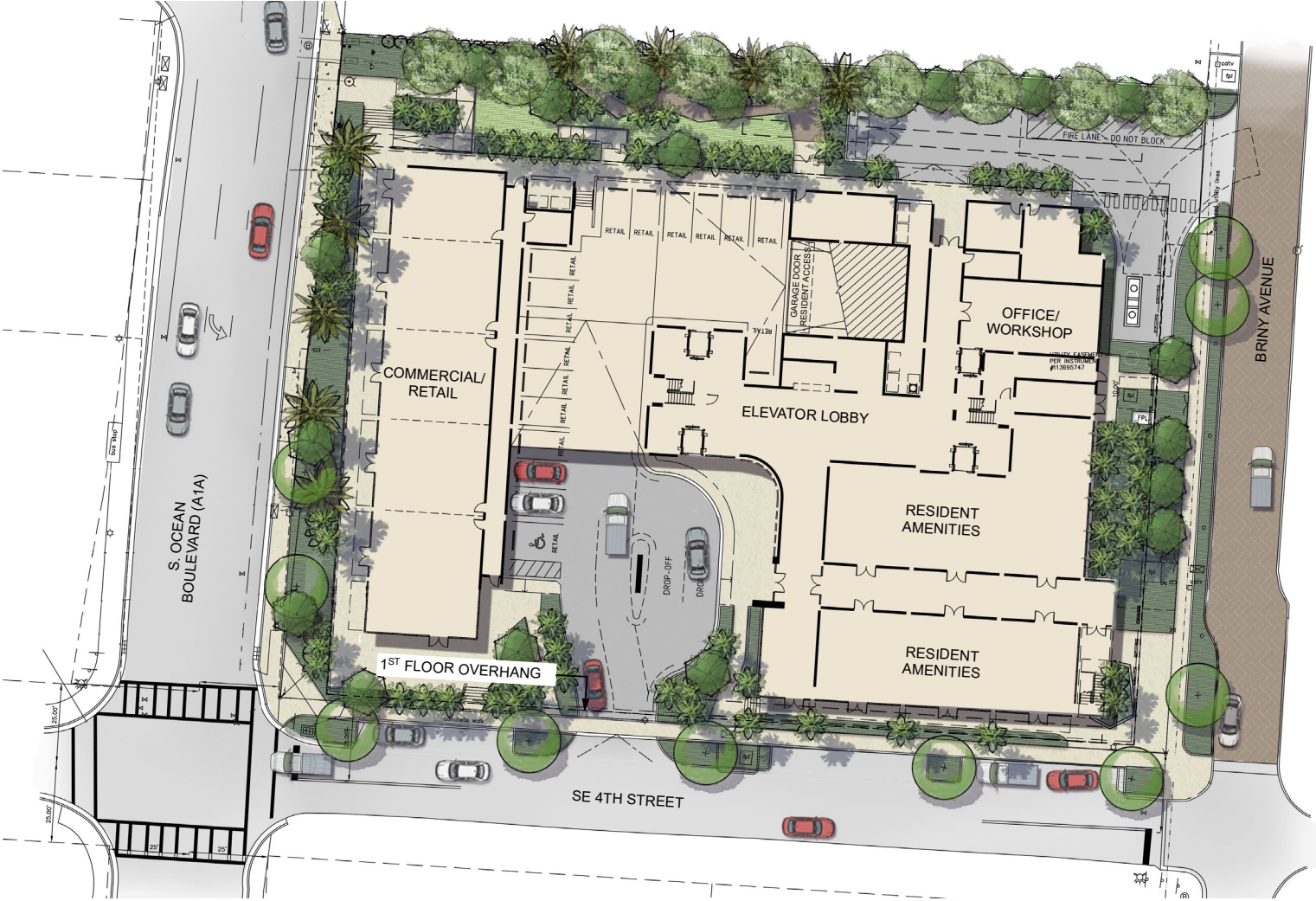
FEET HEIGHT

# CONCEPTUAL BUILDING DESIGN





# CONCEPTUAL SITE PLAN



# QUESTIONS?

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