



Staff Report

File #: LN-327

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 2, 2022

BRINY RESIDENCES

Request: Major Site Plan
P&Z# 21-12000043
Owner: 305 Briny Avenue, LP
Project Location: 308, 316 S Ocean Blvd & 305, 317 Briny Avenue
Folio Number: Multiple Folios
Land Use Designation: Medium-High (16-25 DU/AC)
Zoning District: RM-30/AOD
Commission District: 1 (Andrea McGee)
Agent: Andrea Harper (954-788-3400)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The applicant is requesting Building Design approval to construct a 9-story mixed-use development with a total of 40 residential units and 2,700 square feet of ground-floor commercial space. The footprint of the proposed building is 45,201 sq. ft. on 58,100 sq. ft. (1.334 acre) site. Lot coverage is 77.8%.

On April 27, 2021, a Rezoning application was approved at City Commission (PZ19-13000009) for this project site to rezone the property from Multi-Family Residential 20 (RM-20) to Multi-Family Residential 30 (RM-30, Ordinance No. 2021-51), within the Atlantic Boulevard Overlay District (AOD) to allow for a higher density on a smaller, infill property. The total residential entitlement for this property is a maximum of 40 units.

The applicant is also requesting approval for Vernacular or Superior Design Alternative for modifications of the following Atlantic Overlay District Design Standards:

1. Table 155.3703.F.7.a Allowed Architectural Substyles:

The Atlantic Overlay District has three architectural substyles to use for the design of buildings within the District. The substyles allowed are:

- a. Tropical Old Florida.
- b. Tropical Contemporary.
- c. Nautical Moderne.

The option selected to use for the deviation of this section of the Code is option number 2, which states :
“The project portrays a superior design or development that celebrates, honors and pays visual tribute to specific style or theme”.

According to the narrative submitted by the applicant, the design is in a Coastal Contemporary style with architectural elements that are compatible, consistent and complementary to the design standards established for the Atlantic Overlay District. The proposed “Coastal Contemporary style” is in lieu of complying with the regulations of the allowable architectural substyles.

2. §155.3703.F.d.ii: Additional Standards for Specific Building Façade Articulation Elements:

The elements included in this provision of the Code are:

- a. Front Porch.
- b. Stoop.
- c. Basic Storefront.
- d. Canopy Storefront.
- e. Gallery Storefront.
- f. Arcade Storefront.

The option selected to use for the deviation of this section of the Code is option number 1, which states: *“The proposed feature(s) or element(s) contributes to the overall design and helps the project to achieve excellence by creating a project of distinction, and thus exceeds the deviation from the Code requirement in terms of aesthetic quality.”*

According to the narrative submitted by the applicant, “the proposed features and elements in a variety of materials and details provide a dynamic texture and façade articulation that create a project of distinction and help to achieve design excellence exceeding the deviation from the code in terms of aesthetic quality.”

The Site Plan was reviewed by the Development Review Committee on February 2, 2022 and is scheduled for the Planning and Zoning Board review on the July 29, 2022, meeting.

The proposed building is located north of SE 4 Street, west of Briny Avenue and east of South Ocean Boulevard.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning | Existing Uses

A. Subject property (Zoning | Existing Use): RM-30 (Residential Multiple Family 30) | Partially occupied by low density residential buildings, Vacant land

B. Surrounding Properties (Zoning District | Existing Use):

North: RM-30 (Multiple-Family Residential 30) -AOD (Atlantic Overlay District) | Low rise hotel
South: RM-20 (Multiple-Family Residential 20) -AOD (Atlantic Overlay District) | Condominium

East: RM-20 (Multiple-Family Res. 20) -AOD (Atlantic Overlay District) | Condominium, Vacant
West: RM-20 (Multiple-Family Res. 20) -AOD (Atlantic Overlay District) | Single-family home, Low rise hotel

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Provide evidence of a recorded right-of-way dedication for South Ocean Blvd.
2. Provide a note on the plans: “All ground-level windows on street-facing facades shall be transparent” pursuant to Section 155.5602.C.7.b.
3. Provide manufacture and product specifications for the “Turtle Glass” to be used to reduce any possible impact on the sensitive marine life.
4. Indicate which pattern will be used on the perforated metal screens. The submitted drawings show a triangular perforation shape and the sample provided on the material board, has a circular pattern.
5. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
6. A copy of the CPTED plan, approved by the Broward Sheriff’s Office, must be submitted for Zoning Compliance Permit Approval.
7. Substantial compliance with the plans as submitted with this application.

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

1 in = 208 ft

305 BRINY AVENUE

PREPARED BY:
AAC
DEPARTMENT OF
DEVELOPMENT SERVICES