

Project Narrative

Briny Residences

Architectural Appearance Committee

June 27, 2022

July 14, 2022 - Revised

Introduction:

The subject site is a 1.334 Net-Acre Parcel is bound by State Road A1A to the west, SE 4th Street to the south, and Briny Avenue to the east. The site's existing conditions include five (5) folio parcels; three (3) of which remain vacant and undeveloped. The two (2) folio parcels on the southeast corner of the site contain three (3) existing multi-family properties with rental dwelling units constructed in 1951. The Briny Residences will replace these two older multi-family buildings with a new contemporary building that is in line with the more innovative and attractive buildings in the neighborhood.

The site is in the Atlantic Overlay Design District (AOD). The property owner identified the needs of the AOD to provide an attractive gateway to the City's beachfront areas and the City's desire to stimulate economic revitalization through a vertical mixing of uses with ground floor activities to enhance a pedestrian friendly environment.

The proposed development is a single mixed-use building that is 105 feet in height over 9-stories and includes 40 residential units with 2,700 square feet of ground floor commercial space at the corner of A1A and SE 4th Street. The ground level also includes amenity areas for residents along Briny Avenue creating a dynamic environment at the street which stimulates pedestrian activity. The use of the project is compatible in use with the existing zoning and development patterns in the beach South neighborhood.

Superior Design Alternative:

Code:

TABLE 155.3703.F.7.d: BUILDING FACADE ARTICULATION

Table 155.3703.F.7.d requires the selection of a predefined Architectural Style with the choices: Tropical Old Florida, Tropical Contemporary and Nautical Moderne.

Nonconformity: The project is proposed in a Coastal Contemporary Architectural style in lieu of the Architectural Substyles listed on table 155.3703.F.7.d.

Alternative #2:

The project portrays a superior design of a building or development that celebrates, honors, and pays visual tribute to a specific style or theme.

The location of the project in close proximity to the beach is the inspiration for the Coastal Contemporary style. The clean lines, sleek minimalism of design details, coastal color palette in calming hues of sandy whites, neutral colors, shades of light blues and grays reinforce the coastal look.

The vast use of glass in watery shades of blues for windows and railings, ceramic wall veneer in sandy color, decorative perforated metal screens in a pattern emulating sea wave, give the project a distinctive seaside appearance.

The use of a variety of details at the base of the building offer relief along the street façades with rich textures that provide human scale at the street level encouraging pedestrian circulation and activity.

The projecting balconies with glass railings at the upper levels contribute to the change of planes to break up and sculp the overall massing resulting in a lighter, open, and breezy environment and provide the residents with a building designed for indoor-outdoor living. All the residential units are designed with extensive use of glass and open balconies affording them the enjoyment of the ocean view.

The architectural details, materials and features included in the design are compatible, consistent and complement the design standards established for the Atlantic Boulevard Overlay District and celebrate, honor, and pay visual tribute to the proposed style.

Code:

Section 155.3703.F.7.d.ii: Additional Standards for Specific Building Façade Articulation.

The code section requires the selection of a specific façade articulation from the following choices:

- (A) Front Porch
- (B) Stoop
- (C) Basic Storefront
- (D) Canopy Storefront
- (E) Gallery Storefront

Nonconformity: Although the project includes the elements closest to the “Basic Storefront” definition in the code it does not fully incorporate them in the exact description.

Alternative #1:

The proposed feature(s) or element(s) contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the Code requirement in terms of aesthetic quality.

The façade articulation options, and their definitions in the code apply mostly to façades that are more appropriate to functions such as retail or offices with several repetitive entrances for public access. The Briny Residences project is designed to provide main entrance access for residents where appropriate and highlighted access for the general public at the commercial component responding to the specific functions of the building. We propose to provide additional façade articulation by expressing the structural supports at the base of the building on the north and south facades. Recessed large glass storefront windows are provided along Briny Avenue in combination with vertical metal fins which are carried throughout the rest of façades.

The open space on the second level includes amenities for residents such as a pool and spa, pool deck, gathering spaces, etc. This open space is facing Briny Avenue side adding more activities and landscape on the more pedestrian side of the project. The open space is connected to a spacious lobby that is provided with more amenities and resident's meeting spaces. Additional parking is provided on the second level on the A1A side, and it is screened with architectural elements that are integral with the rest of the building. The vehicles are not visible from the street.

The proposed features and architectural elements in a variety of materials and details provide a dynamic building with rich textures and façade articulation.

The project differentiates itself from the simple stucco façades of old surrounding structures or traditional sub-styles with a superior design of subdued elegance that creates a project of distinction and help to achieve design excellence exceeding the deviation from the code in terms of aesthetic quality.