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VIA ELECTRONIC FILING

May 18, 2021

David Recor, AICP
Director
Development Services
City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Development Narrative – Reduction in Density and Height for Mixed-Use Buildings in “Harborside at Hidden Harbour” – Major Site Application (PZ21-12000023).

Dear Mr. Recor:

Our firm represents AMP IV-Hidden Harbour, LLC. (the “Applicant”), the owner of the mixed-use component of the Hidden Harbour Marina site. Please consider this letter the Applicant’s development narrative for the pending Major Site Plan application for the mixed-use portion of the overall site. As you will note from the submitted plans, the sole proposed change to the Site Plan is to reduce building heights and the density of residential development.

Property and PD-I Master Plan. The overall Hidden Harbour site is approximately 6.9 acres in size and is zoned Planned Development – Infill (“PD-I”) under the City’s Code. As currently developed, the overall site includes: (1) marina/boat yard/boat storage uses east of NE 23 Avenue; and (2) retail uses along Federal Highway. The proposed major site plan approval proposes revisions only for the mixed-use component of the development – 6.2 acres of the overall site’s 6.9 acres.

The approved Master Plan for the Property anticipates the retention of the existing marina use and the redevelopment of the remainder of the Property with up to 323 residential units and 510,000 square feet of commercial development. As depicted on the PD Master Plan, the height of the proposed buildings ranges

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from nine stories along Federal Highway to thirty-five (35) feet adjacent to existing multifamily development on NE 16 Street.

2020 Approvals. In 2020, the Planning and Zoning Board and Architectural Appearance committee issued approvals in application PZ19-12000007 (collectively the “2020 Approval”). The 2020 Approval contemplated the development of 300 residential units in two buildings along Federal Highway and NE 16 Street, along with vertically integrated commercial uses. The maximum building heights ranged from nine stories and 90 feet to three stories and 35 feet. The building along Federal Highway was approved at 90 feet and the building along NE 16 Street transitioned from nine stories and 90 feet, to three stories and 35 feet.

Proposed Revisions. The Applicant proposes a truly modest revision to the approved plan of development. The proposed building along Federal Highway is to be reduced to eight (8) stories and 80’4” (as opposed to nine stories and 90 feet). The maximum height of the proposed building along NE 16 Street is contemplated to be reduced to eight (8) stories and 80’4”, retaining the height transition down to three stories and 35 feet. The reduction in the size of the buildings will be matched by a reduction in residential density from 300 to 271 units. All of the remaining elements provided in the 2020 design are retained in the new design, including, but not limited to: (1) the location and architectural design of the new buildings; (2) improved pedestrian access and public water access along the Caliban canal; (3) centralized parking; and (4) vertically integrated commercial development.

Mixed-Use Standards. The revised Major Site Plan has been designed to implement the City’s Mixed-Use development standards. The following a discussion of the project’s compliance with Section 155.3601.A:

1. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;

Harborside represents a unique opportunity to bring together active marine uses with new mixed-use residential and commercial development in a manner that would be impossible using the City’s traditional zoning districts.

2. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;

The proposed design will allow the Applicant to open up water access to the public in a manner that would not be possible without the flexibility afforded to Planned Development

districts. The project design provides superior pedestrian, bicycle, and transit access to the area while retaining full vehicular access across the site.

3. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

The project fully vertically integrates residential and commercial use, including a mix of multi-family unit sizes serving single occupants to families.

4. Allowing more efficient use of land, with smaller networks of streets and utilities, and thereby lowering development and housing costs; and

The overall Hidden Harbour site is a compact 6.9 acres in size and uses only existing street infrastructure in an infill area that has more than adequate utility capacity.

5. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, floodplains, and historic features.

The Harborside plan fully integrates and highlights the waterway that forms its central spine. The plan has also been designed to locate more intense uses away from nearby residential development. As an infill development, Harborside at Hidden Harbour is consistent with smart planning principles that discourage further urban expansion into existing greenfields.

Major Site Plan Implementation of Master Plan. As proposed, the Major Site Plan application hews closely to the Master Plan. As implemented in the Site Plan, the proposed development consists of: (1) the existing 68,800 square foot marina building east of NE 23 Avenue; and (2) two new mixed-use buildings – the first fronting Federal Highway and the second fronting NE 16 Street. The amended Major Site Plan contemplates 271 multifamily residential units and approximately 13,500 square feet of vertically integrated commercial space in the new buildings. The commercial space is proposed as a mix of restaurant and retail uses. As contemplated in the approved Master Plan, the proposed Site Plan provides a publicly accessible waterfront promenade along NE 23 Avenue and the north side of the waterway, providing unparalleled direct pedestrian access to the water in this area of the City. The project design incorporates a superior pedestrian access pattern along all street frontages.

As provided in the approved Master Plan, all parking for the new development is centralized in a parking structure located on the southern end of the Federal Highway frontage. Valet parking will be available for both commercial and residential uses. Residents in the structure along NE 16 Street will have the option to self-park or utilize the valet service. The NE 16 Street building design incorporates a vehicle stacking area within the Property and under the front building line. Additional temporary valet storage will be provided in a small parking area on the north side of NE 16 Street.

Major Site Plan and Building Design Review. Given the nature of the proposed development, the Applicant hereby requests major site plan and building design review and approval for the modestly amended design. The proposed design, as with the approved 2020 design, is consistent with the PD-I Master Plan in all relevant respects. The design is also consistent with the relevant requirements of the requirements of Section 155.5602, which governs mixed-use development in the City. The proposed layout and architectural design is consistent with the goals of the mixed-use standards:

1. Encourage establishment of a strong sense of place with vibrant commercial, institutional, and mixed-use development in key areas of the city;

The Hidden Harbour site was recognized as a location for mixed-use redevelopment along the Federal Highway corridor. The proposed plan implements both that City policy and the PD-I Master Plan.

2. Encourage a more pedestrian-friendly environment through attention to human-scale design and site features to limit large, bulky buildings with few architectural details;

The design team has focused on the pedestrian experience throughout, including comfortably wide sidewalks, extensive use of ground level fenestration, and covered arcades. The proposed buildings have a modern and clean design that features architectural details throughout.

3. Foster greater compatibility between adjacent residential and nonresidential development;

The PD-I Master Plan requires a height transition from the more intense development along Federal Highway to the existing multifamily development to the east of the Property on NE 16 Street. The proposed Major Site Plan implements that transition and will reduce overall building height significantly. All commercial uses will front on either Federal Highway or NE 23

Avenue and the centralized parking structure is located on Federal Highway as far south as possible.

4. Limit the impacts of automobile-oriented development in commercial, institutional, and mixed-use areas; and

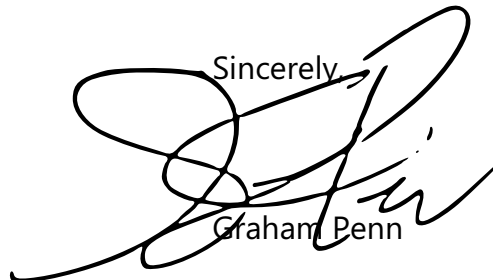
None of the proposed uses are automobile-oriented.

5. Improve the appearance of gateways and entrances to the city.

The Property is not located at a gateway or entrance to the City. The proposed development will be, however, the northernmost implementation of the City's Transformation Study for the Federal corridor.

Air Park Obstruction Review. As part of the 2020 approval, the Planning and Zoning Board approved the Applicant's Air Park obstruction permit review. Because the sole change to the exterior of the proposed buildings will be to reduce their site, additional Air Park review will not be necessary.

Conclusion. The Harborside at Hidden Harbour development has been designed to implement the City's long-held policies related to infill development and the Federal Highway corridor. The approved 2020 plans were the result of a lengthy Land Use Plan and Planned Development review process. The revised 2021 plan represents a reduction in both density and intensity of development, while retaining all of the benefits of the approved design. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn