

**The Duet f/k/a Ocean Park
Project Narrative
Revised 09-12-2023**

On behalf of Mount Vernon Property Holdings, LLC (owner), KEITH is requesting Minor Revised Site Plan approval to construct two 19-story mixed-use towers project with 28 luxury residential condominium dwelling units and 2,412 square feet of commercial space. This property is 0.62 net acres (including a future right-of-way (R-O-W) dedication along AIA) and 0.86 gross acres. The general location is the southeast corner of the intersection of State Road A1A and NE 16th Street, west of the City of Pompano Beach's North Ocean Park. The site has one folio number: 484329010070. The parcel is currently vacant.

In 2019, a rezoning application was submitted and approved at City Commission (PZ16-13000001) for this Project Site to rezone the property from RM-45 (Multiple-Family Residence 45) to PD-I (Planned Development Infill) to allow for the innovative development on a smaller infill property. The site is subject to the PDI (Planned Development Infill) rezoning and Ordinance No. 2019 - 81. The property's Future Land Use designation is Residential High, which allows 25-46 dwelling units per acre (du/ac).

The Planning and Zoning Board approved the site plan request on April 27, 2022, PZ # 21-12000037 Major Site Plan project to construct two 19-story mixed-use towers with 28 luxury residential condominium dwelling units and 3,047 square feet of commercial space. Additionally, on November 30, 2022, a minor deviation was approved through PZ No. 16-13000001 which included the architect's REQUEST FOR MINOR DEVIATION along with Exhibit "A", pages 1 through 3. (A copy of the approved Minor Deviation Request is attached herewith).

PROPOSED MODIFICATION:

The applicant is requesting the proposed modifications to allow the following:

1. Adjustment to the vehicular entry/exit building: The location of the garage entry/exit is shifted to the east of the project; however commercial space has been retained facing the park as illustrated in the original master plan.
2. Unification of the proposed two lobby areas: Shift of the garage entry results in one large lobby.
3. The public parking spaces along NE 16th Street was reduced to 7 spaces during the approval of the site plan under minor deviation PZ#16-13000001 to address the requirements from county Plat. By adding the NVAL line on the northwest side of the property the amount of parking had to be reduced along with providing the landscaping island requirements, and the parallel parking as loading areas for garbage collection required by the waste management department.
4. The square footage for both combined retail spaces was modestly reduced to accommodate the enlarged trash rooms, driveway access, and lobby/pedestrian access to the building. Please refer to sheet G-1 for parking calculations, which illustrates the required 7 parking spaces for retail use. Please note the overall parking calculations demonstrate compliance with requirements.
5. Ownership is proposing an art/sculpture feature on the corner of Ocean Blvd and NE 16 Street in lieu of the water feature. Please refer to sheet A1-1.01 for location.
6. As per section 155.51 02.1.1 we are requesting a 20' access drive from the building line to the interior of the garage for an approximate length of 18'. This area does not have any parking or backing onto it and

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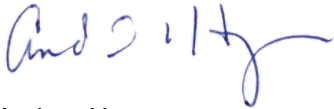
it is completely within the building. According to the code section under Table 155.51.02-1.1 the Development Services Director can approve an aisle width less than the minimum of 24 feet on determining that the aisle is sufficiently wide to allow vehicles to conveniently maneuver through the parking area. Reducing the width from 24' to 20' for this limited area allows for the accommodation of a more suitable retail and trash room on either side of the access drive while still providing sufficient width for vehicles to conveniently maneuver.

CONCLUSION:

This submitted site plan application seeks DRC approval to update interior design and to make minor site changes to increase operational efficiency within the recently approved site. The applicant demonstrated that this project complied with the Pompano Beach Comprehensive Plan and applicable sections of the Pompano Beach Zoning Code in the previous approval in 2022. Moreover, there will be no detriment to the surrounding area.

On behalf of the applicant, KEITH respectfully requests review and administrative approval of the submitted application and appreciates your consideration.

Respectfully submitted,



Andrea Harper,
Senior Planner