



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

**File #:** LN-219

### PLANNING AND ZONING BOARD

Meeting Date: JULY 27, 2022

### BRINY RESIDENCES SITE PLAN

<b>Request:</b>	Major Site Plan	
<b>P&amp;Z#</b>	21-12000043	
<b>Owner:</b>	305 Briny Avenue, LP	
<b>Project Location:</b>	308 & 316 S. Ocean Boulevard 305 & 317 Briny Avenue	
<b>Folio Number:</b>	Multiple Folios	
<b>Land Use Designation:</b>	Medium-High (16-25 DU/AC)	
<b>Zoning District:</b>	RM-30 (Multi-Family Residence-30) (Atlantic Overlay District)	AOD
<b>Commission District:</b>	1 (Andrea McGee)	
<b>Agent:</b>	Andrea Harper (954-788-3400)	
<b>Project Planner:</b>	Diego Guevara (954-786-4310 / <a href="mailto:diego.guevar@copbfl.com">diego.guevar@copbfl.com</a> )	

### Summary:

The applicant is requesting a Major Site Plan approval. The proposed mixed-use project is consisting of a nine-story height building that includes a commercial space, 40 luxury residential units with 94 parking spaces and amenities for the residents. The footprint of the building is 45,201 square feet on a 58,100 square foot (1.33 acre) site, and a total lot coverage of 77.80%

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 the innovative development on a smaller, infill property. The total residential entitlement for this property is a maximum of 40 units.

The Site Plan was reviewed by the Development Review Committee on February 2, 2022.

The building is located at the intersection of SE 4<sup>th</sup> Street and Briny Avenue and S. Ocean Boulevard.

### SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

*The property has a Medium-High 16-25 DU/AC (MH) land use designation. The proposed multifamily development is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**Goal 01.00.00** *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

**Policy 01.06.12** *Review all land use plan map amendments, rezoning and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.*

**Policy 01.07.04** *Through the ongoing updates to the land development regulations consider the development of various housing units types and residential lots including single family, cluster homes, zero lot line, staggered setbacks and zipper lots, coach houses, townhouses, stacked townhouses, courtyard buildings, terraced buildings and sculptured towers.*

**Policy 01.14.01** *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

**Policy 01.14.07** *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

#### Article 3: Zoning Districts

*The proposed development complies with the standards for development of the approved Multiple-Family Residential (RM-30) rezoning zoning district.*

#### Article 4: Use Standards

*The development proposes a residential use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4202.C. Dwelling, Multifamily.*

#### Article 5: Development Standards

*See section 3 below.*

3. Complies with the applicable development standards of this Code (Article 5);

*The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.*

*The applicant is seeking also Building Design approval from the Architectural Appearance Committee (AAC). The meeting of the Committee is scheduled for August 2, 2022.*

*As part of the Major Site Plan and Building Design application, the applicant will provide a narrative addressing how the project will achieve the required sustainability points. The multifamily residential development project is required to achieve at least 10 sustainability points.*

4. Complies with all other applicable standards in this Code;

*The proposed site plan is in compliance with all other applicable standards of this Code.*

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

*There are no active development orders.*

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

*Based on the calculations below, the proposed project complies with concurrency requirements.*

<i>Wastewater Treatment Demand</i>	<i>16,680.00 gallons per day *</i>
<i>Water Treatment Demand</i>	<i>19,450.00 gallons per day *</i>
<i>Raw Water Demand</i>	<i>21,006.43 gallons per day *</i>
<i>Park Acreage Required</i>	<i>0.27 acres</i>
<i>School Impacts</i>	<i>Broward County School Capacity Availability.</i>
<i>Transportation</i>	<i>Transit fees paid to the Broward County to meet.</i>
<i>Solid Waste Generation</i>	<i>868.00 lbs. per meal (City has a contract with the Waste Management for disposal of all solid waste through 2022).</i>

*\* The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

*The development is located on N Ocean Blvd (SR A1A), a street identified on the Broward County Trafficways Plan; however, is designed to provide safe, adequate, and paved vehicular access from the secondary street, SE 4 Street.*

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

*The property is not located within a wellfield protection area as identified on the Broward County Wellfield Protection Zones map.*

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

*As part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan, which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.*

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02

*The proposed site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.*

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

*The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.*

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

*The proposed development is not located in any of the subject areas of the approved Transportation Corridor Study.*

## **DEPARTMENT RECOMMENDATION**

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

- b. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
  - c. Substantial compliance with the plans, as submitted with this application.
  - d. The multifamily residential development project is required to achieve at least 10 sustainability points. The applicant must provide the explanation of how the project will meet this requirement.
- 2. The site is a combination of five (5) parcels. Provide a Unity of Title Agreement as per Section 155.2401C: Unity of Title, prior to building permit approval.
  - 3. The required ROW width of 80 feet this roadway must be dedicated to the City of Pompano Beach, prior to building permit approval. The site plan illustrates an additional area for an "FDOT Easement" that measures 40 feet to the centerline of the road, provide approval from FDOT that an easement is sufficient for the state roadway or dedicate the land to FDOT. (Section 100.01 Minimum Right-of-Way).
  - 4. Provide an approved Valet Parking Agreement. It must be reviewed, approved and recorded prior to building permit approval (Sec. 155.2401. D.). Provide information and details illustrating compliance with all the requirements included in this provision.

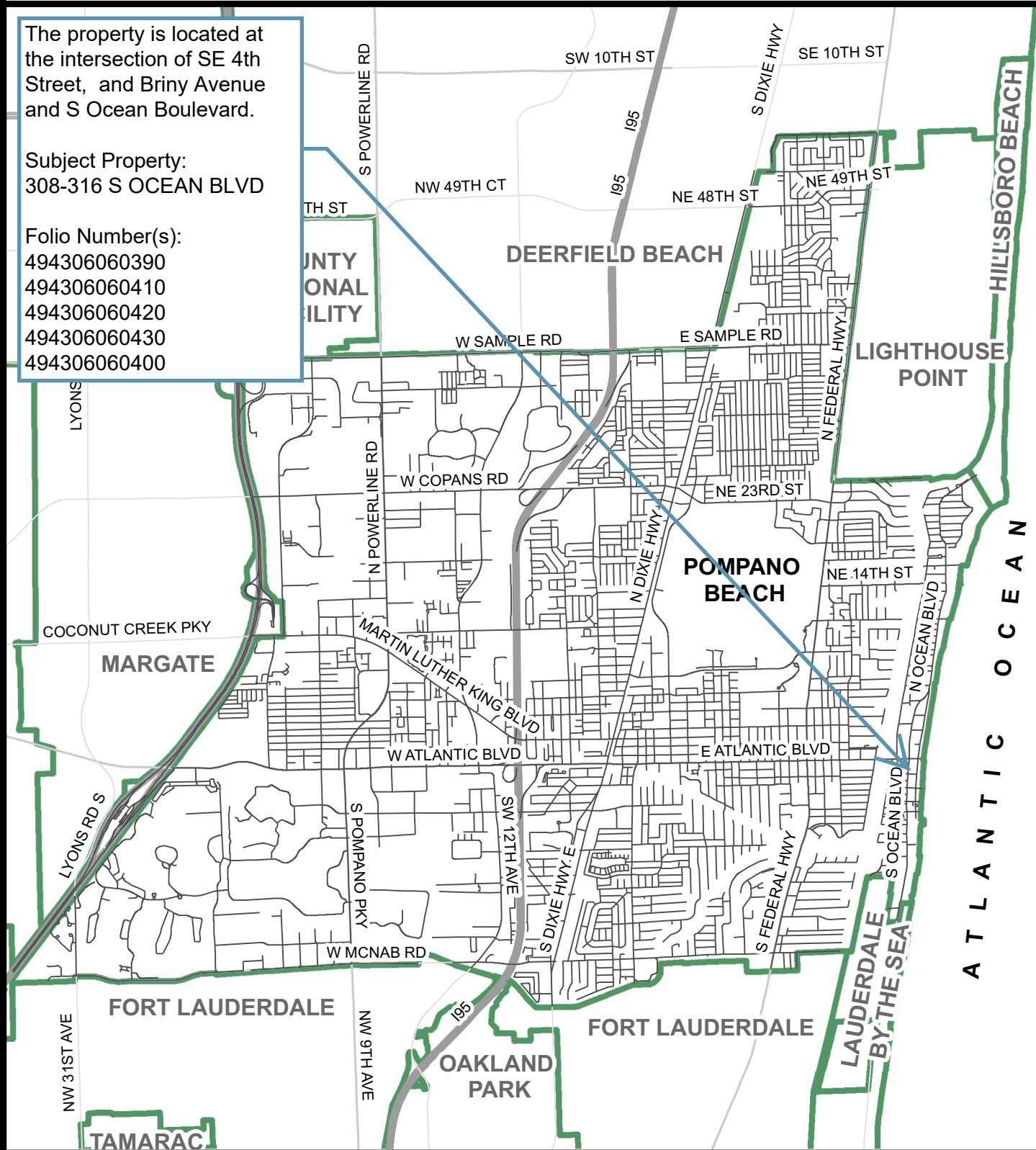
# CITY OF POMPANO BEACH LOCATION MAP




The property is located at the intersection of SE 4th Street, and Briny Avenue and S Ocean Boulevard.

Subject Property:  
308-316 S OCEAN BLVD

Folio Number(s):  
494306060390  
494306060410  
494306060420  
494306060430  
494306060400



## LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification	Units/ Acre	Symbol	District
			RS-1	Single-Family Residence 1
L	Low	(1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium	(5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium	(10-16 DU/AC)	RS-4	Single-Family Residence 4
* MH	Medium-High	16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High	(25-46 DU/AC)		
12	Irregular Density		RD-1	Two- Family Residence
36	Irregular Density			
			RM-7	Multiple-Family Residence 7
C	Commercial		RM-12	Multiple-Family Residence 12
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20
			* RM-30	Multiple-Family Residence 30
I	Industrial		RM-45	Multiple-Family Residence 45
			MH-12	Mobile Home Park
T	Transportation			
			B-1	Limited Business
U	Utilities		B-2	Neighborhood Business
			B-3	General Business
CF	Community Facilities		B-4	Heavy Business
			M-1	Marina Business
OR	Recreation & Open Space		CR	Commerical Recreation
W	Water		I-1	General Industrial
			I-1X	Special Industrial
RAC	Regional Activity Center		O-IP	Office Industrial Park
			M-2	Marina Industrial
LAC	Local Activity Center			
			TO	Transit Oriented
DPTOC	Downtown Pompano		PR	Parks & Recreation
	Transit Oriented Corridor		CF	Community Facilities
	Number		PU	Public Utility
			T	Transportation
			BP	Business Parking
			LAC	Local Activity Center
			RPUD	Residential Planned Unit Dev.
			PCD	Planned Commercial Development
			PD-TO	Planned Development - Transit Oriented
			PD-I	Planned Development - Infill
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
			* AOD	Atlantic Boulevard Overlay District
			CRAO	Community Redevelopment Area Overlay
			NCO	Neighborhood Conservation Overlay
			APO	Air Park Overlay
			DP	Downtown Pompano Beach Overlay

P&Z



CITY OF POMPANO BEACH  
AERIAL MAP



**Subject Site**

305 BRINY AVENUE

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

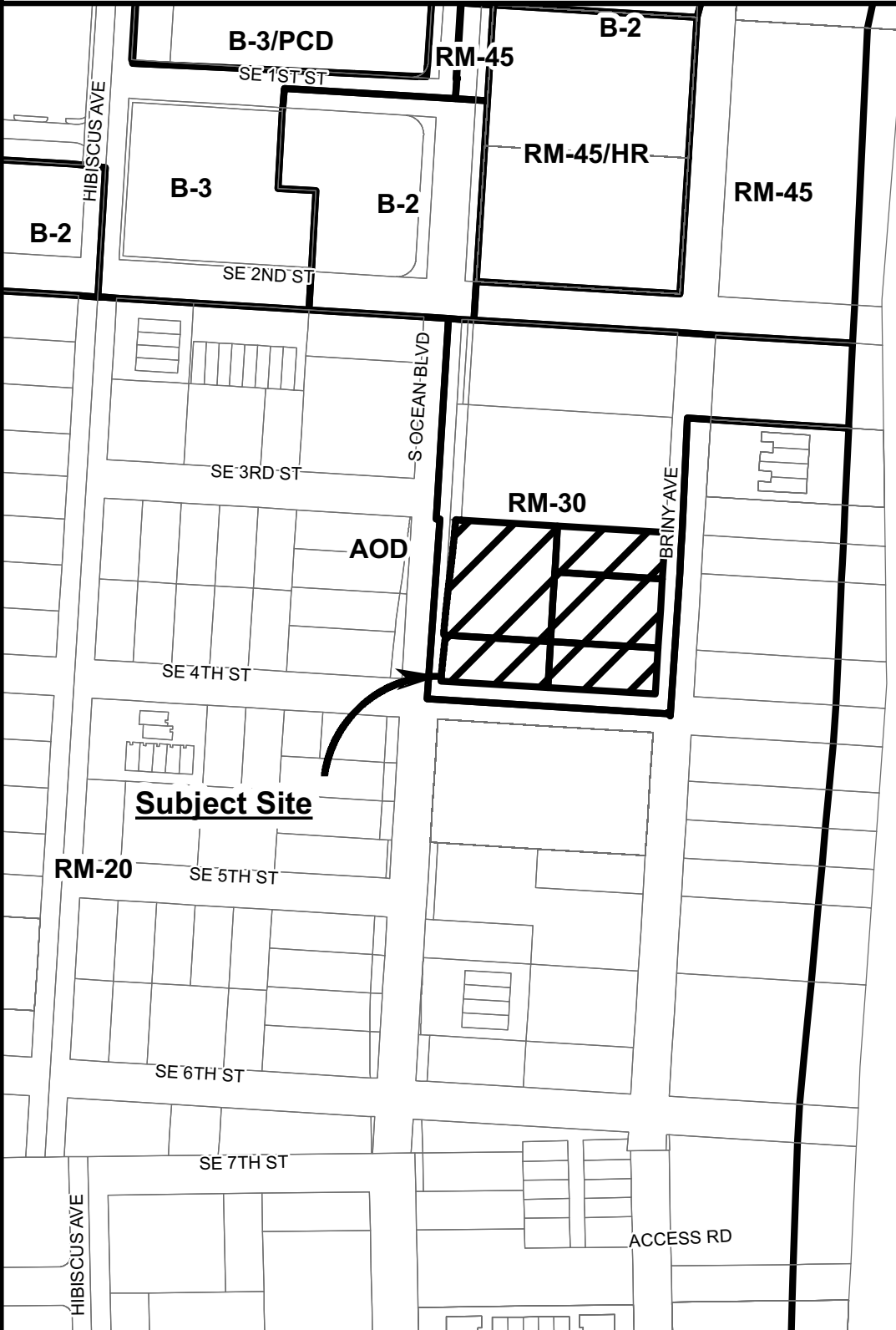
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# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



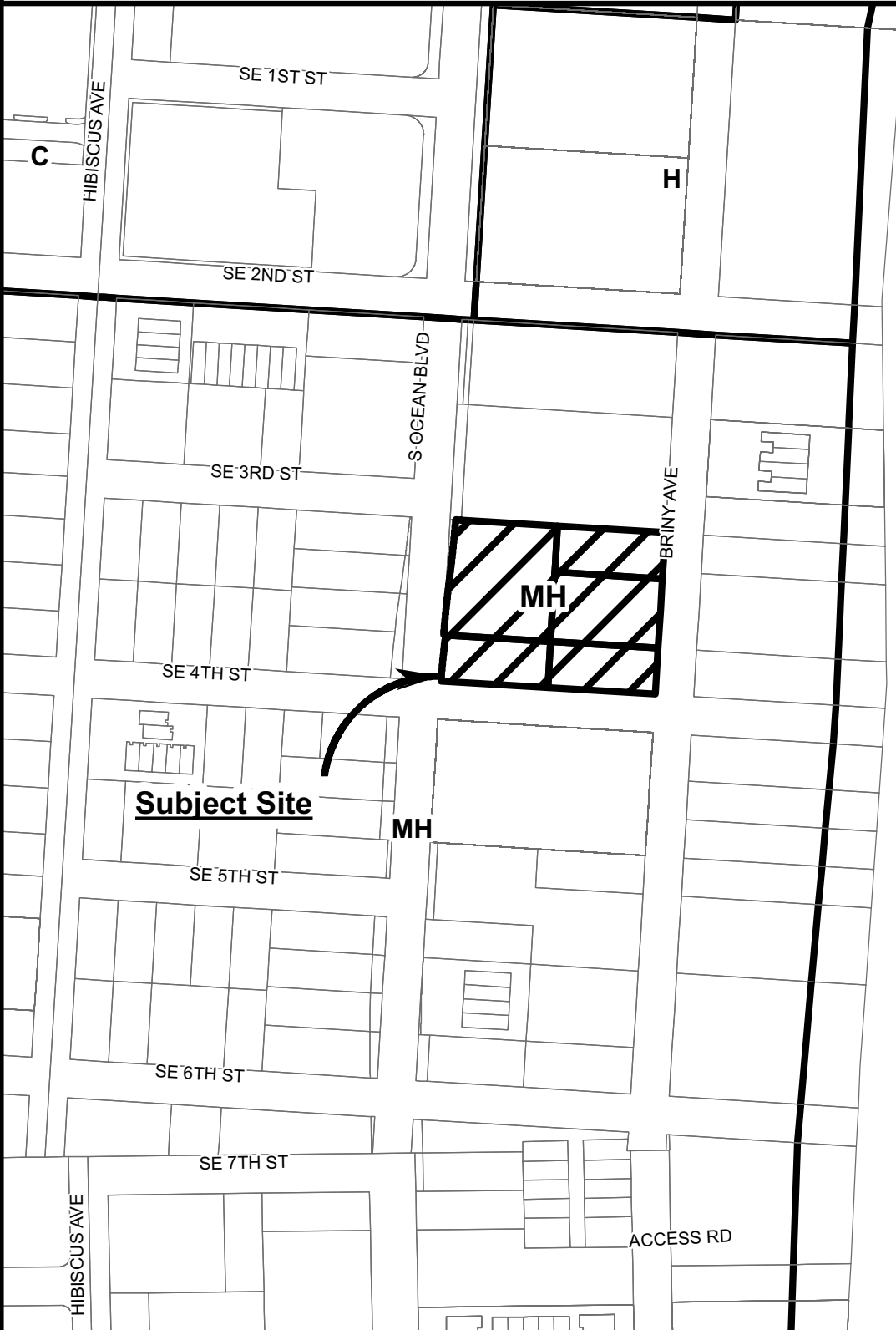
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DEVELOPMENT SERVICES

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# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



**Subject Site**

MH

MH

H

C

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305 BRINY AVENUE

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