

STEVEN L COHEN + ASSOCIATES P.A., AIA
ARCHITECTS • INTERIOR DESIGNERS

March 5th, 2024

Pamela Stanton, RLA
Urban Design Planner
City of Pompano Beach, Planning and Zoning
100 West Atlantic Boulevard
Pompano Beach, FL 33060

**RE: 911 East Atlantic
Project Narrative for AAC/PZB Submittal**

Dear Pamela:

JSA 911 Pompano, LLC (“Applicant”), through undersigned Architect, is pleased to submit this narrative for the proposed mixed-use development on the unified site located at 911 East Atlantic Boulevard, measuring +/- 1.297 acres. As discussed herein, the application plans and supporting documents demonstrate compliance with the pertinent criteria and requirements of the Pompano Beach Zoning Code (“Code”), and therefore the Applicant respectfully requests staff review in advance of the Major Site Plan Approval submittal.

Description of Project

The Applicant proposes converting a vacant +/- 1.297 acre site, which is located on the north side of East Atlantic Boulevard at the intersection of N.E. 10th Avenue and extending south of S.E. 1st Street (collectively referred to herein as “Property”), within the municipal boundaries of the City of Pompano Beach (“City”), into a vibrant mixed-use development (“Project”). Specifically, the Applicant envisions developing seventy-eight (78) multi-family residential units, including five (5) townhouse style units facing N.E. 1st Street, under the “Flex” building typology designation with parking and amenities, as well as approximately 8,212 square feet of Retail/Commercial on the Ground Level fronting East Atlantic Boulevard and 895 square feet of Management/Commercial on the Ground Level fronting NE 10th Avenue.

The Property is designated with a base zoning of Transit Oriented (TO) and is located in the Atlantic Boulevard East Overlay District (EOD), the City’s mixed-use zoning district. The Future Land Use Designation is ETOC (East Transit Oriented Corridor). These land use and zoning designations are districts that were created specifically for the area generally located around Atlantic Boulevard between the Intracoastal Waterway and NE 5th Avenue. Accordingly, the Property is suitable for development as a mixed-use development under its land use and zoning designation, as the use, which is a combination of Residential and Retail/Commercial, is permitted in the TO/EOD district.

The Project’s immediate surrounding neighborhood is comprised of a combination of single-family homes and duplexes to the north, a Bank of America on the adjacent east property, and a variety of commercial uses to the west and south catering to these residential uses. The Project’s contemporary design will subtly complement its surrounding neighborhood’s aesthetics by combining warm and simple color tones with clean materials, such as smooth stucco and aluminum accents. Furthermore, the Project will feature a linear public space along East Atlantic Boulevard strategically located for residents and the community to enjoy. The Project will also provide ample

private open space area exclusively for residents. The private open space will include a spacious amenity deck on the 3rd floor, a pool deck on the 4th floor, and a rooftop dog walk area for all the residents. The Project seeks to provide the community with a mixed-use residential option that is consistent with the new zoning regulations adopted by the City which were carefully crafted to smoothly transition the development patterns in the area. Considering the single-family residences near the Property, the proposed building will rise no higher than five (5) stories in the “Center” sub-area section and three (3) stories in the “Edge” sub-area portion of the site. The Project will be implemented and executed in a way that integrates it with the surrounding commercial and residential uses and benefits the community: both Project residents and other community members alike will enjoy the retail/restaurant experiences abutting Atlantic Boulevard, as well as the bus routes and improved pedestrian experience created by the Project’s landscaped sidewalks, which will be improved as per the City’s new streetscape design standards along all three (3) abutting right-of-ways, each with their own unique configuration.

Code Criteria Analysis

For the proposed use, the primary focus of the Code criteria analysis is compliance with the Review Standards listed in Section 155.2407(E) of the Code. Each requirement is listed below with the Applicant’s response in bold. Sec. 155.2407(E) – Review Standards

1. Is consistent with the comprehensive plan

The Applicant is proposing a mixed-use development that includes general multi-family residential units, townhouse style units, commercial retail areas, public open space, private open space, and parking areas, all collectively designed with a focus on preserving the aesthetics of the area and maintaining an integration between the Project and the community. As mentioned above, the Property’s land use designation is ETOC, and the uses proposed for the Project are explicitly consistent with the goals, objectives, and policies of the City’s comprehensive plan. The ETOC, in fact, was adopted with the fundamental purpose of encouraging mixed-use development.

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

The Applicant is proposing a mixed-use development that includes multi-family units, townhouse style units, retail areas, parking areas, public open space areas, and private open space areas. All of these uses are permitted in a base zoning district of TO with an overlay district of EOD. Regarding the EOD, the Project is specifically located in the center and the edge sub-areas of the ETOC. The Project is proposing 78 multi-family residential units.

The Zoning code allows 78.92 units as of right. This number is based on 27,813 square feet of the Property located in the Mixed-Use Main Street/Center Sub-Area at sixty (60) units per acre, and 27,450 square feet located in the Mixed-Use Main Street/Edge Sub-Area at twenty-four (24) units per acre.

The Project also seeks to utilize bonus density options; Option #1 - “Public Art” and Option #3 – “Sustainable Development”, based on the requirements in Table 155.3709.E.3 of the Code (“Bonus Density Table”). The Bonus Density Option #1 authorizes an increase in residential density in the EOD if the Applicant provides the public art installation or the \$250,000.00 fee contribution. Additionally, the Bonus Density Option #3 authorizes an increase in residential density in the EOD if the development design provides a minimum 28 Sustainable Development points or is designated LEED Gold or Platinum. Per the Bonus Density Table, the acreage of the Project located within the City’s Core and Center subareas of the EOD can be applied to increase the density by 20 additional units per acre per each Option, with a total of 40 units per acre. The Property has 27,813 square feet in the Center subarea that qualifies for the bonus density option, permitting an additional 25.52 units on the Property. Thus, with the Bonus Density Options #1 and #3, 78.92 units (53.4 + 25.52 = 78.92) would be permitted on the Property.

In addition to meeting all density and intensity requirements of the Code, the Project also complies with all height and building typology requirements. The Property will have seventy-eight (78) apartments in a five-story/53.5-foot tall building and a three-story/33.5-foot tall building which includes the townhouse-style units. The building is designated a “Flex Building”, and such building typology is permitted in both Mixed-Use Main Street/Center and Edge Sub-Areas.

The Project also complies with the private open space requirements in the Code. The Project offers 34.2 percent open space where only 10 percent is required by Code.

Additionally, the Project’s building typology meets all additional Code-prescribed dimensional standards, including setbacks.

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

Access, Circulation, Parking and Loading:

The Project’s proposed access, circulation, parking, and loading comply with the standards required by the Code. The Project was designed to provide for vehicle connectivity to enhance the safe and convenient mobility within and between the different areas of the Project to help integrate and connect neighborhoods, improve the opportunity for comprehensive and convenient transit service, and enhance efficient provision of public services. The Project also encourages bicycle access and circulation throughout the Project by providing ample bicycle parking facilities. Finally, the Project will also feature well-lit, improved sidewalks and walkways per the new streetscape design guidelines to encourage pedestrian mobility, connectivity, and safety.

The proposed one hundred twenty-seven (127) vehicular parking spaces on the Project exceeds the required 113.85 parking spaces. The Project is proposing one hundred nine (109) parking spaces in the vehicular garage component at the base of the building, with eighteen (18) on-street parallel parking spaces. Accordingly, the Project exceeds the required vehicular parking space requirements. In addition to vehicular parking, the Project will have 20 bike rack parking spaces to meet the requirements under section 155.5102.I.1. The Project provides an off-street loading zone in the garage for residents’ use as well as public service departments. The Project also accounted for and designed ample circulation space and vertical clearance for garbage trucks to utilize when picking up solid waste to ensure that backing up onto streets is not required.

Landscaping and Tree Preservation:

The Project complies with all landscaping and tree preservation requirements provided in the Code. The Project will be designed with a combination of shade trees and medium/large flowering trees, to shield the Project’s residents and visitors from the heat, while providing a picturesque canopy. The proposed building base plantings—shrubs proposed within three feet and along the base of every building façade facing a street—will blend the Project into the surrounding residential landscaped properties.

Additionally, as was described above, the Project provides a linear public open space along East Atlantic Boulevard with shade trees and seating area where both residents and the community can relax and enjoy. The Project also exceeds the Code’s private open space requirements as explained above. Finally, per Section 155.5509, all overhead utilities for the Project will be buried underground.

Screening, Fences and Walls:

The Project complies with all screening, fences, and walls development standards provided in the Code.

Exterior Lighting:

The Project complies with all exterior lighting development standards provided in the Code.

Environmental Protection/Infrastructure:

The Project complies with all environmental protection/infrastructure standards provided in the Code.

Solid Waste and Recycling: The principal multi-family building on the site will have one waste recycling chute which will be funneled to one central location on the Ground Level. At the bottom of this central location will be the Wilkinson Bi-Sorter system. The Trash Room located on the Ground Level will be directly accessible by the City's garbage trucks.

The east section of the garage is designed to accommodate maneuvering, lift operation and drive-thru circulation for the City's gas-powered trucks. This section is a double-height space, providing twenty-two feet and ten inches (22'-10") of floor-to-floor height, which will leave the required clearance for the lift operation even after factoring in structural depth and mechanical/fire-protection systems. A turning radius for the truck is provided and the design includes a designated back-up space redirecting the truck to the garage access point on N.E. 10th Avenue.

Design Standards:

The Project complies with all Design standards provided in the Code. The Project was designed to encourage a vibrant, pedestrian-friendly development along Atlantic Boulevard. The Project features primary building entrances oriented toward external streets, or open spaces areas where practical. The building was designed to include a clearly recognizable base, middle, and top configured in accordance with the Code's standards.

Lots:

The Project complies with all Lots standards provided in the Code.

Performance And Maintenance:

The Project complies with all Performance and Maintenance standards provided in the Code.

Sign Structure Design Standards:

A formal sign package for the Project will be submitted to the City at a later stage in the process.

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

The proposed mixed-use development complies with all other applicable standards in the Code.

5. *Complies with all requirements or conditions of any prior applicable development orders.*

N/A.

6. *Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances.*

N/A.

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 Project was designed to provide safe, adequate, paved vehicular access to the site. The Project also complies with the Broward County Trafficways Plan regarding roadway width.

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

N/A.

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

The Project complies with crime prevention, security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support. Please refer to CPTED Plan for further details.

10. *Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.*

The Project complies with the approved Transportation Corridor Study.

Thank you for reviewing this Application. Please contact me if you require additional information. On behalf of the Applicant, we look forward to working through the site plan review process with you and your team.

Sincerely,

Steven L. Cohen - President
Steven L. Cohen & Associates, P.A.
5295 Town Center Road, Suite 202
Boca Raton, FL 33486