

June 22, 2022

Briny Residences Project Narrative

305 Briny Avenue, L.P., is requesting Major Site Plan and Major Building Design approval for the Briny Residences project. The 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.

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) within the Atlantic Boulevard Overlay District (AOD) to allow for the innovative development on a smaller, infill property. The site is subject to the AOD (Atlantic Boulevard Overlay District), Multi-Family Residential 30 rezoning and Ordinance No. 2021 - 51. The total residential entitlement for this property is a maximum of 40 units.

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 uses 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. The applicant is presenting a Superior Design Alternative with a proposed building in a contemporary style. The proposed design elements are compatible, consistent and supplement the design standards established for the Atlantic Boulevard Overlay District.

The adjacent property to the north is zoned RM-30 and therefore the approved Rezoning and the proposed Development application is a simple continuation of the existing zoning & development patterns in the Beach South neighborhood. Furthermore, the adjacent property to the south is currently built at approximately 90 units to the acre, and as such the Applicant's proposed development is consistent with the surrounding area.

The project is within 1,000 feet of several public transit bus stops, and a request for a 14.5% parking reduction is included with this application. One hundred (100) parking spaces have been provided in a parking structure plus ten (10) public on-street parking spaces.

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The goal of Briny Residences is to complement the AOD standards and stimulate economic revitalization through a vertical mixing of uses with ground floor uses to enhance a pedestrian-friendly environment. Based on current typical code, we comply with table 1555.5102.D.1 which requires 2 spaces per residential unit x 40 units = 80 plus 2,700 square feet of commercial at 1 space per 300 commercial = 12. The number of parking spaces proposed (100 spaces) is in compliance with the City's Land Development Regulations for off-street parking. Due to the nature and intent of the AOD code to integrate a mix of uses, reduce parking demands, and enhance a pedestrian-friendly environment, we believe 117 parking spaces for only 40 DU's to be excessive in the overlay district. The applicant feels that we should not be penalized for having large residential units.

The ground floor of the proposed building consists of a public lobby area, mechanical areas, parking, additional amenities, and 2,700 square-feet of commercial space. The second level consists of amenities area and pool, with connection to a lobby in the main building. The third through seventh levels (3rd to 7th floors) offer six (6) dwelling units per level; two (2) units at 2,312 square-feet; two (2) units at 2,220 square-feet; and two (2) units at 1,910 square feet. The balconies for each unit range in size and reduce in size as you scale up the building. The eighth and ninth levels (8th and 9th floors) offer six (4) dwelling units per level plus two (2) two level town houses with one story per floor; two (2) units at 2,312 square-feet per floor; two (2) units at 2,220 square-feet per floor; and two (2) two-story town houses at 3,037 square feet; divided in two (2) lower levels at 1,592 square-feet and two (2) top levels at 1,445 square-feet. The balconies for each unit range in size and reduce in size as you scale up the building. The roof is used for mechanical equipment location.

Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach. The Design Team believes they have provided competent substantial evidence for the City to support the development as proposed.

Per City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. Those have been addressed below:

1. *Consistent with the land use designation in the comprehensive plan.*

The land use designation for this property is Residential Medium-High (MH) 25. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Policy 01.04.02 The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian and transit amenities are provided, shared parking is provided or sufficient public parking nearby.

Policy 01.07.08 Through ongoing updates to the land development regulations develop new zoning districts that encourage redevelopment, including mixed use along major highway corridors.

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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 01.05.01 Continue to require all substantial improvement, new development, and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances, and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.

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.*

A rezoning application was approved under Ordinance No 2021-51 to rezone the property from Multi-Family Residential 20 (RM-20) to Multi-Family Residential 30 (RM-30) district. The 1.334 net-acre site allows the 40 dwelling units, appropriate setbacks and building heights proposed for the site. The approved rezoning has created compatibility between the adjacent uses and allow for a more efficient use of land with a structure consistent to the scale of the surrounding neighbors. The applicant will be requesting a superior design alternative.

3. *Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801*

Per Section 155.5801-2 as applicable the proposed mixed use residential development shall achieve at least twelve points based on Table 155.5802: Sustainable Development Options and Points.

The proposed development has achieved the required Sustainability Points. Based on the conceptual plans they are achieving 12 points.

- Infill/Mixed Use Building (4)
- Efficient Cooling/Energy Star (2)
- Hurricane Resistant Structural System (4)
- White Roof (2)

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- Rain Gardens 2 rain garden of at least 100 SF (2)

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

The proposed site plan follows all other applicable standards of the Code and will comply with the modification to the applicable standards in the approved Ordinance No 2021-51. As part of the approved site plan, the proposed district plan will adhere to the standards set forth as part of the RM-30/AOD district. Also, all overhead utilities will be buried for this project as per Section 155.5509.

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

It is anticipated that a new development order will be issued for the project will supersede all previous development orders.

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

The proposed project anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the major site plan and major building design application. The applicant believes there is adequate capacity of water, sewer, drainage, roads, and schools.

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 Briny Residences project will be designed to provide safe, adequate, paved vehicular access between the building and State Road A1A which is identified as an 80-foot collector on the Broward County Trafficways Map. The design team has met with the Florida Department of Transportation (FDOT) which has final jurisdiction over the roadway and has received a pre-application letter. A copy of that letter has been provided as part of DRC submittal.

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

The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.

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

As a part of the major site plan and major building design application, the applicant has developed a separate CPTED security plan and CPTED security narrative which address all the CPTED standards for natural surveillance, natural access control, territorial reinforcement,

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maintenance, and activity support.

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

The proposed project will comply with all adopted Fire Codes and Standards per the City Code. A Fire Command Center will be a minimum of 200 SF with a minimum interior dimension of 10'.

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

There are no environmentally sensitive lands identified on the site. Due to the proximity of the proposed project to the Atlantic Ocean the proposed project will comply with all standards listed in Section 155.5402 – Lighting and glazing Requirements for Marine Turtle Protection of the City's Zoning Code. By doing so the project will reduce impacts of coastal lighting on the nesting and hatching of threatened and endangered sea turtles through restrictions, constraints, and requirements to preserve and protect sea turtles and sea turtle inhabitants.

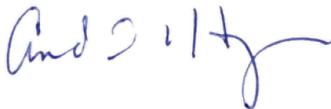
12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The proposed site plan recognizes the importance of the SR AIA Corridor Study and its recommendations. The Design Team believes the project complies with the Pompano Beach Transportation Corridors Study for SR AIA, by providing mixed-use and commercial development nodes in the Beach South district.

The proposed development will establish a pleasant environment for drivers, cyclists, and pedestrians, public sidewalks, and street trees for shade are part of the proposed project. Also, the proposed site plan will complement and enhance the area by providing a mixed-use development and the high-rise building will provide a harmonious transition between the A1A Corridor and adjacent residential neighborhoods.

The Briny Residences Design Team looks forward to discussing and presenting the Briny Residences Project with the City of Pompano Beach.

Respectfully Submitted,



Andrea Harper

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Engineering Inspired Design.
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