

PROJECT: 580 Briny
ADDRESS: 580 Briny Avenue
REQUEST: Site Plan Preapplication Meeting
PREPARED BY: Andrew J. Schein, Esq.

PD-I Narrative – Section 155.3602

A. PD Plan

The PD Plan shall include the following:

1. A statement of planning objectives for the district;
2. Detailed description of the following for the entire PD District and for each development area:
 - a. Dimensional Standards as follows:
 - i. The land area;
 - ii. Types and mix of land uses;
 - iii. Maximum number of residential units (by use type);
 - iv. Maximum nonresidential floor area (by use type);
 - v. Minimum lot area;
 - vi. Minimum lot width;
 - vii. Maximum impervious surface area;
 - viii. Maximum building height;
 - ix. Maximum individual building size;
 - x. Minimum and maximum setbacks; and
 - xi. Minimum setbacks from adjoining residential development or residential zoning districts.

RESPONSE: The dimensions/maximum requirements in the PD district will be as shown on the PD plan/site plan submitted with this application. The table below lists the PD plan's deviations from the RM-20/AOD requirements.

PD-I COMPARISON TABLE

Dimension	RM-20/AOD Requirement	Proposed PD-I
Lot Area, minimum	8,800 SF	38,761 SF (net)
Density, maximum	20 units/acre	25 units/acre (gross)

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Lot Coverage, maximum	72%	70.7%
Height, maximum	105'	113' -2"
Front Yard Setback	5' minimum 15' maximum	6' – 5" to overhang 18' – 3" to balcony 26' – 10" to exterior building face
Interior Side Yard Setback	5' minimum No maximum	6' – 11" to first floor building face 15' to upper floor balconies 15' – 9" to exterior building face
Street Side Yard Setback	5' minimum 15' maximum	12' – 5" to 2nd floor balcony 19' -4" to upper floor balconies 20' – 2" to exterior building face
Rear Yard Setback	20' minimum No maximum	29' to balcony 33' – 1" to exterior building face
Pervious Area, minimum	None	3,465 SF

b. Modifications of Development Standards;

RESPONSE: See above for the modifications from the RM-20 zoning district.

c. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;

RESPONSE: The project will connect new potable water and wastewater to the existing City mains on Briny Avenue. On-site stormwater will be retained on-site, no new connection is proposed to the City stormwater systems. The transportation system is not expected to be affected by the project – the project includes the demolition of 17 hotel units and the construction of 28 residential units with a marginal amount of commercial square footage. The project takes the backout parking off of Briny Avenue and creates an internal driveway, further limiting the traffic and vehicular movements on Briny Avenue.

d. Provisions related to environmental protection and monitoring;

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RESPONSE: Cummins Cederberg Coastal & Marine Engineering will be providing environmental consulting services for this project, including construction monitoring. Additionally, during construction, applicant intends to work with Adopt A Dune to provide improvements to the dune situated at the rear of the property.

e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district;

RESPONSE: The project is proposed at a height of 113' - 2", which is 7' - 8" higher than would otherwise be permitted in the AOD. For the property, the AOD would permit a 5' setback on Briny Avenue, a 5' setback on the north, and a 5' setback on the south.

Designing a building at 105' in height with such narrow setbacks would essentially block the view corridors from the west. Rather than providing such small setbacks, the project is a slightly taller but significantly skinnier building than would otherwise be permitted in the AOD.

The project has a setback ranging from 12' - 5" to 32' - 6" on the south side, which is significantly larger than the minimum 5' setback that would be required in the AOD.

On the north, the project has a setback ranging from 6' - 11" to 28' - 2", which is significantly larger than the 5' setback that would be required in the AOD.

On the west, the project is set back 18' - 3" to the balconies and 26' - 10" to the building envelope, which is significantly larger than the 0' setback that would be required in the AOD.

If the setbacks were set at the minimum required in the AOD and the height of the project was 105', the project could have significantly more sellable square footage for the future residents. However, the mass of the building would not be complimentary to surrounding development. By making a much skinnier but slightly taller building, the economics of the building can still work while providing enhanced view corridors from the west.

Approximately 35% of the property is undevelopable due to the location of the historic dune vegetation line. Applicant sees this as a positive, and will be working with Adopt A Dune to significantly improve the dune to the east of the property.

f. Development Phasing Plan;

RESPONSE: The project will be constructed as a single phase.

g. Conversion Schedule; and

RESPONSE: If approved, construction would likely begin in late 2024. The development will be sold as fee-simple condominiums.

h. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.

3. Identify the general location of the following:

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a. Individual development areas, identified by land use(s) and/or development density or intensity;

RESPONSE: The project is to be constructed as a single phase. The project consists of 28 multifamily residential units on 1.135 gross acres/0.89 net acres, for a maximum density of 25 units per gross acre. The project also includes 878 SF of commercial uses that will be slated for a neighborhood-friendly tenant.

b. Open space (whether designated for active or passive recreation), including amount, and type of;

RESPONSE: The project includes 3,456 square feet of pervious open space (not including the dune area), which consists of an enhanced entrance to the beach via SE 6th Street and additional landscaping at the rear of the property. The project includes an additional 2,440 SF of open space for sidewalks/concrete.

c. All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems;

RESPONSE: There is no planned bicycle network on this stretch of Briny Avenue. However, removing the backout parking from Briny Avenue will help the safety concerns between vehicles and bicyclists/pedestrians. All streets adjacent to the property are public.

d. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;

RESPONSE: The beach dunes/vegetation are shown on the site plan. Applicant will continue to work with Adopt A Dune to improve the dune east of the property.

e. On-site potable water and wastewater facilities, and how they will connect to city systems;

RESPONSE: Sheet C-2 shows the utility connections. The project is proposed to connect to the existing sanitary sewer main and the water main within Briny Avenue.

f. On-site stormwater management facilities, and how they will connect to city systems; and

RESPONSE: All on-site stormwater will be retained on-site. No connection to the City's stormwater system is expected.

g. All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.

RESPONSE: Applicant will provide a school capacity availability determination to the City prior to obtaining a zoning compliance permit. No on-site parks or facilities for police protection are proposed. Solid waste will be contained within the two (2) on-site trash rooms and will be wheeled out for disposal. The project includes a fire command room on the ground floor. All stormwater will be retained on site.

4. Graphics demonstrating the following:

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a. Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.

b. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.

RESPONSE: The shadow studies are included in this submission. Impact to view corridors to the beach are not proposed to be significantly different from the existing development.

B. Consistency with City Plans

The PD zoning district designation and the PD Plan shall be consistent with the comprehensive plan.

C. Compatibility with Surrounding Areas

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the PD Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

RESPONSE: The Property has a future land use designation of Medium-High Residential. This future land use designation permits residential uses at 25 units per acre and allows for commercial uses. The proposed PD plan is therefore consistent with the comprehensive plan.

D. Development Phasing Plan

If development in the PD district is proposed to be phased, the PD Plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the city's capital improvements program.

RESPONSE: The project will be developed as a single phase.

E. Conversion Schedule

The PD Plan may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use (e.g., multifamily dwellings to single-family dwellings) and one type of nonresidential use may be converted to another type of nonresidential use (e.g., office use to retail sales use). Such conversions may occur within development areas and between development areas as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.

RESPONSE: The project is proposed to be a condominium.

F. On-Site Public Facilities

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1. Design and Construction

The PD Plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

RESPONSE: Acknowledged, all on-site public facilities are designed in compliance with all applicable laws.

2. Dedication

The PD Plan shall establish the responsibility of the developer/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

RESPONSE: No additional right-of-way is required. If any utility easements are required, applicant will dedicate the same prior to certificate of occupancy.

3. Modifications to Street Standards

In approving a PD Plan, the City Commission may approve modifications or reductions of city street design standards—including those for right-of-way widths, pavement widths, required materials, and turning radii—on finding that:

- a. The PD Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- b. Access for emergency service vehicles is not substantially impaired;
- c. Adequate off-street parking is provided for the uses proposed; and
- d. Adequate space for public utilities is provided within the street right-of-way.

RESPONSE: N/A, no modifications to the street design standards are proposed.

G. Uses

The principal, accessory, and temporary uses allowable in each type of PD district are identified in [Appendix A](#): Consolidated Use Table. Allowed principal uses in a particular PD district shall be established in the PD Plan, subject to conversion in accordance with a schedule incorporated in the PD Plan in accordance with Section [155.3602.E](#), Conversion Schedule. Allowed uses shall be consistent with city plans and the purpose of the particular type of PD district, and subject to applicable use-specific standards in (Principal Uses), [Part 3](#) (Accessory Uses and Structures), and [Part 4](#) (Temporary Uses and Structures) of [Article 4](#): Use Standards, and any additional limitations or requirements set forth in Sections [155.3603](#) to [155.3607](#) for the particular type of PD district.

RESPONSE: The proposed uses are 878 SF of commercial uses and 28 multifamily residential units.

H. Densities/Intensities

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the PD Plan, and

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shall be consistent with the comprehensive plan and other adopted special area and city plans, and with the purpose of the particular type of PD district.

RESPONSE: The proposed density of 25 units per gross acre is consistent with the comprehensive plan.

I. Dimensional Standards

The dimensional standards applicable in each development area of a PD district shall be as established in the PD Plan, and shall be consistent with the purpose of the particular type of PD district.

RESPONSE: Acknowledged.

J. Development Standards

All development in a PD district shall comply with the development standards of [Article 5: Development Standards](#), or any modifications of those standards established in the PD Plan as consistent with city plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections [155.3603](#) to [155.3607](#) for the particular type of PD district.

RESPONSE: Acknowledged, the project complies with the multifamily residential design standards.

K. Amendments to Approved PD Plan

Deviations from and amendments to a PD Plan shall be considered in accordance with the standards in Sections [155.2405.I](#), Minor Deviations from Approved PD Plan, and [155.2405.J](#), Amendment.

RESPONSE: Acknowledged.