

December 12, 2022

## Progressive Pointe Luxury Apartments Project Narrative

PROGRESSIVE POINTE BOUTIQUE LLC (Property Owner) is requesting major site plan approval and major building design for a project named Progressive Pointe Luxury Apartments located on NE 19th Avenue in Pompano Beach. The project obtained major site plan and major building design approval in 2018 under PZ18-12000031, however, the development order had expired while the project was obtaining its building permit in 2021. In order to obtain a zoning compliance and building permit, the City is requiring re-approval of the Site Plan and Building Design. **The project proposes no significant changes to either the site plan or building design from the original 2018 Development Order with this re-approval request.** The site is platted per the Pinehurst Plat (P.B. 5, PG. 13).

This project compliments the existing transit/pedestrian urban form of the downtown area by providing compact livable design that is close to transportation and amenities that the downtown area has to offer. The project site is located 200 feet from the Atlantic Blvd Commercial Corridor and within 1.5 miles of the Broward County Northeast Transit Center.

The project is on a 0.63-acre vacant parcel located along NE 19<sup>th</sup> Avenue, between Atlantic Boulevard and NE 2<sup>nd</sup> Street. The development includes a 37-unit multi-family residential building with ground level residence lobby, 4<sup>th</sup> story amenity deck, and ground level covered/surface parking. The proposed four-story building will contain studio, one- and two-bedroom units.

The project is within the Transit-Oriented - East Overlay District (TO-EOD) and is regulated by the Mixed Use Residential (MUR) with a "Center" sub-area designation. The project site is adjacent to existing single-family development to the north, multi-family to the east, single family to the west, and commercial to the south.

The proposed density for the project is 59 units to the acre. By right, the project is allowed up to 60 units per acre in the Center-MUR Sub-Area of the ETOC. The proposed building is a Flex typology configured with primary building entrances fronting NE 19<sup>th</sup> Avenue and on-site parking concealed from public view in the rear.

The architecture is that of Contemporary Modern Urban design. Simple geometries are used to define the street side entry while the ground floor units activate the 19<sup>th</sup> Avenue facade. Canopies are used to shade the unit doors & windows while also sharing with the pedestrians along the landscaped street sidewalk. The vehicle parking is located behind the main facade and is accomplished with both covered spaces under building and open parking. The vehicles are not visible from the street. On-street parking is proposed which is in addition to the required off-street parking. Open space is achieved on the top floor as a patio gathering space along with resident amenities such as a yoga/exercise room adjacent to the patio. Spacious lobbies on each level also act as resident meeting spaces.

Careful use of projecting balconies provides composition and relief along with plane changes which define and sculpt the massing. The center elevator tower acts to anchor the major forms and the entry canopy brings the human scale at necessary points.

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As part of low impact development techniques, this project is designed for efficiency through the use of native and adaptive plants that are drought tolerant and low maintenance. The plants will have similar requirements through their locations and microclimate. Plants that cannot be in full sun are located on the north side of the building or in the shade of a tree or palm. No sod has been used on this project. This eliminates mowing, excess watering, and reduces high nitrogen fertilizer. In lieu of tree grates we are implementing a bonded porous surface for the tree surrounds equal to 'Adapave'. This is a walkable, highly permeable, and durable low maintenance surface for this application.

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 NE 19 AVE development as proposed.

**Comprehensive Plan.** The Design Team believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

**Goal 01:** 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.

**Goal 03:** To provide structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach that utilize energy efficient, sustainable design, resilient construction techniques, materials and renewable energy resources.

**Objective 01.04.00 – Major Corridor Land Use:** Support and promote the intermix of residential and commercial uses along major traffic corridors.

**Objective 01.14.00 – Smart Growth Initiative:** The City will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.

**Policy 01.07.19** The City's land development code shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low- and moderate-income families in large scale residential developments.

**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 man-made resources.

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

The Developer has assembled a design team which is familiar with the City of Pompano Beach. The project was found in compliance in 2018, and the design team believes the proposed project meets or exceeds all requirements found in Section 155.3709 East Overlay District (EOD) as well as Section 155.2501 Transit Oriented (TO) and other applicable



sections of the Pompano Beach Zoning Code. As part of the major site plan and major building design application, the Design Team has developed a separate sustainability narrative which addresses how the project will achieve the required sustainability points. The project intends to meet or exceed the required 10-point sustainability count for Multi-Family Development.

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

The Applicant believes the proposed site plan follows all other applicable standards of the Code.

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

It is anticipated that the Development Order issued for this project will supersede all other development orders for this portion of this plan. The project obtained previous approval in 2018 under PZ18-12000031, however, the development order had expired while the project was obtaining its building permit in 2021. In order to obtain a zoning compliance permit, the City is requiring re-approval of the Site Plan and Building Design.

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

The Developer anticipates receiving a concurrency certificate from the City of Pompano Beach. A concurrency certificate was issued as part of the development order approval in 2018. As part of the Land Use Amendment process for the Transit Oriented Corridor, City staff provided a concurrency analysis for the entire area being considered for the Land Use change. It is believed that this project falls within the parameters of the land use analysis.

**5. 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 will be designed to provide safe, adequate, paved vehicular access to NE 19<sup>th</sup> Avenue. NE 19<sup>th</sup> Avenue is a local street and is not considered a pedestrian emphasis street, however, the project offers wide sidewalks, ground level residential unit access with front stoops to engage pedestrians with the street, and street trees to complete the pedestrian experience

**6. 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.

**7. 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 addresses all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support. Proposed building placement, building



design, activity areas, landscaping, fencing, and lighting all contribute to addressing the above CPTED principles.

8. **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.
9. **Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and**  
The proposed project is not located within any protected lands, archaeological sites, historic sites, wellfield protection zones, or inactive burrow pits as identified by the City's Comprehensive Plan or Broward County's Land Use Plan. The site is located within approximately 400 feet of a Gas Station site identified on the Broward County Interactive Contaminated Sites Map.
10. **Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.**  
This Project does not directly front either North Federal Highway or Atlantic Boulevard; however, the project is within a quarter mile of both corridors. The applicant believes the design of the building and site meet the intent and design criteria established in both corridor studies.

The applicant and Design Team look forward to discussing and presenting the NE 19<sup>th</sup> AVE. project with the City of Pompano Beach.

Respectfully Submitted,

*Michael Amodio*

Michael Amodio, AICP  
Planner III, KEITH

CC: Gery Fernandez, FD Construction Team

