

## 2400 E Atlantic Blvd Mixed Use Development Site Plan Narrative

KEITH, on behalf of Portman Residential, LLC, (Applicant), is pleased to submit this Mixed-Use Project for a major site plan and major building design approval.

### Project Background

The existing site is located at 2400 E Atlantic Blvd and is within the Santa Barbara Estates Neighborhood limits. The site is located within the Atlantic Boulevard Corridor of the City's 2013 Transformation Plan Corridor Study, where this area is identified as a vibrant walkable gateway to the heart of Pompano Beach and the Atlantic Ocean Beaches. The plan further identifies this portion of the corridor as encouraging pedestrian active frontage to support the corridor's main street concept for destination shopping and restaurant uses.

The intention of the East Overlay District (EOD) is to encourage an urban form that promotes transit usage and pedestrian oriented development in the area connecting the Downtown Pompano Beach Overlay District and the Atlantic Boulevard Overlay District. Creating a pedestrian-friendly environment and promoting mixed-use development through smart growth techniques of site design (buildings closer to street, wide sidewalks, on-street parking, outdoor seating, shared bicycle lanes, streetscape design, appropriate mass/scale transition to existing adjacent residential neighborhoods) all contribute to achieving the goals of the Transportation Corridor Study for the Atlantic Blvd Corridor.

The existing site is formally a Well Fargo Banking Institution with an existing two-story building and remaining site consisting of surface parking. The net site area is 138,903 SF (3.189 AC). It has an existing land use designation of Transit Oriented (TO) and zoned Transit Oriented East Overlay District (TO-EOD), as identified on the City's Land Use and Zoning Maps. The site is platted under the Resubdivision of Block 19 Pinehurst as recorded in Plat Book 33, Page 46 of Broward County Records. The parcel falls under two folio numbers: 484331050040 & 484331050100.

Two companion applications were submitted alongside the Major Site Plan/Building Design: one seeks a minor adjustment to active use requirements along secondary and tertiary street frontages in the core and edge sub-districts of the TO-EOD, while the other requests a major adjustment to maximum building length standards in the same district.

### Proposed Project

The proposed project features a (3) three to (8) eight-story courtyard style mixed use building with ground floor commercial space, ground floor lobby, a courtyard, a 4-6 story parking garage, a 6<sup>th</sup> floor amenity deck with pool, and (14) three-story walk-up residential units fronting the secondary streets. The project includes studio, one, two, and three bedroom unit layouts totaling 397 residential units and approximately 11,000 SF of commercial space fronting Atlantic Blvd. The project uniquely steps down in height/use intensity from the Atlantic Blvd Corridor to the adjacent residential development to the SE portion of the project.

Vehicular access to the development is primarily from the east and west entry points to the centralized parking garage providing 502 parking spaces. There is a proposed vehicle drop off point at the ground floor leasing/lobby area along SE 24<sup>th</sup> Ave. Twenty-nine (29) on-street parking spaces are provided along the secondary streets (SE 24<sup>th</sup> Ave, SE 25<sup>th</sup> Ave, SE 2<sup>nd</sup> St). Loading and service activity occur along a secondary street (SE 25<sup>th</sup> Ave) away from existing adjacent residential development.

Per the Use Area/Density regulating plan, the project is allowed 231 units (72du/ac) across the three sub-areas by right. In addition, the project requests density bonus options #1, #2, and #3 from Table 155.3709.E.3 within the Core and Center sub-areas for an additional 166 units. The total proposed density of the project is 397 units (125 du/ac). Density bonus options are not used more than once and the total density does not exceed 150 dwelling units per acre.

The requirements associated with the requested density bonus options plan to be met in the following ways:

- **Bonus Option #1 (Core and Center sub-area)**

- A piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000, whichever is less.
  - The artwork shall be accessible to the public and may be displayed in public open spaces or areas along the street abutting the building.
  - Public art shall be required to receive a recommendation by the Public Art Committee and approval from the City Commission.
  - Funds, or an appropriate bonding instrument, shall be placed in escrow at the time of building permit and will be held until the art is approved after installation.

- **Bonus Option #2 (Core and Center Sub-Area)**

- Project provides a designated public open space or publicly accessible open space a minimum of 4,800 square feet or a combination of up to three designated public open spaces or publicly accessible open space a total of 4,800 square feet

- **Bonus Option #3 (Core and Center Sub-Area)**

- Project proposes at least 28 points in accordance with Table 155.5802, Sustainable Development Options. Please see separate sustainability narrative for specific point options.

- **Bonus Option #6 (Core Sub-Area)**

- Project provides structured parking to accommodate 100% of the total required parking need for the development.

Additionally, the project includes a superior design alternative request to the 30% minimum fenestration requirements of code section 155.3501.O.2.h.iii. A separate letter of justification has been submitted with this application for AAC consideration.

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 competent substantial evidence has been provided to the City to support the major site plan as proposed.

**Per the City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. Below are the responses to the site plan review criteria established in Sec155.2407.E**

1. *Consistent with the land use designation in the comprehensive plan.*  
**The Land Use Designation for this site is Transit Oriented (TO). The proposed development is consistent with the 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. P 23-1200007  
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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 01.14.02** The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled and sustainably sourced building materials.

**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.

**Policy 01.15.01** The Planned Development Land Development Regulations shall provide the zoning district that facilitates attractive and functional mixed living, working, shopping, education and recreational activities for application to Regional Activity Centers.

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

**The applicant has assembled a design team which is familiar with the City of Pompano Beach Zoning Code. The design team believes the proposed project meets or exceeds all requirements found in the applicable sections of the Pompano Beach Zoning Code.**

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, Purpose;

**The proposed site plan follows all other applicable development standards of the Code, including parking, loading, access, circulation, landscape, lighting, and sustainability requirements.**

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

**The applicant believes the proposed site plan follows all applicable standards of the Code, however, will be submitting a Major Administrative Adjustment for Maximum Building Length and a Minor Administrative Adjustment to the active use requirements along certain street frontages via separate application.**

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

**There are no other prior development orders applicable to this site.**

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.**

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 will be designed to provide safe, adequate, paved vehicular access to adjacent streets. The project is located along Atlantic Blvd and is identified on the Broward County Trafficways Plan as a 110-foot arterial roadway. The project does not have any direct driveway connection to Atlantic Blvd, but will implement offsite improvements as required by the City of Pompano Beach Land Development Code.**

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 addresses all 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 project will comply with all adopted Fire Codes and Standards per the City Code. A fire access plan has been submitted with this application addressing the standards set forth in the fire department apparatus access site development guidelines.**

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  
**The proposed project limits are not located within any protected lands, archaeological sites, environmentally sensitive lands, historic sites, wellfield protection zones, or inactive burrow pits as identified by the City's Comprehensive Plan or Broward County's Land Use Plan.**

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.  
**The proposed project is located along the Atlantic Blvd. Corridor identified in the approved Transformation Corridor Study and will comply with all applicable requirements. The proposed project supports the vision and goals of the Study by developing a full City block with multiple uses, framing the streets with direct building access from public sidewalks, activate commercial corridors with ground floor commercial uses and sidewalk frontage, providing opportunity for future businesses as well as support existing adjacent businesses in the area with multiple residential types.**

The Project Design Team looks forward to discussing this project with the City of Pompano Beach.  
Respectfully Submitted,

*Michael Amodio*

Michael Amodio, AICP  
Principal Planner I, KEITH

CC: Marc Brambrut, Portman Holdings  
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