

## Grover Corlew - Pompano Station Project Narrative

On behalf of G&C Platinum 2400 Investors, LLC and G&C Platinum 2500 Investors, LLC (the "Applicant"), please accept this summary project narrative in relation to the major site plan and building design applications for which a pre-application meeting was held on December 17, 2019.

The Applicant owns approximately 2.85 acres of property within the City of Pompano Beach (the "City") generally located on the north side of East Atlantic Boulevard east of Federal Highway on the east and west side of NE 24 Avenue and south of NE 2 Street (the "Property"). The Property is designated with the East Transit-Oriented Corridor (the "ETOC") land use and is similarly zoned within the special Transit Oriented (the "TO") zoning district. More specifically, the Property is located within the Core subarea of the East Overlay District (the "EOD") of the TO zoning district. In accordance with the Density Regulating Plan for the EOD, the Property is permitted a base density of 90 dwelling units per acre. Table 155.3709.E.3 of the City's Code of Ordinances (the "Code") provides for Density Bonus options available to properties within the EOD. The Applicant is proposing to utilize several of the density bonus options to achieve the desired number of dwelling units on the Property.

The Applicant is proposing to construct 355 residential dwelling units between two midrise multifamily structures designed in accordance with the Courtyard A building typology. The proposed residential structures will be separate from the nonresidential parcels fronting East Atlantic Boulevard; however, structured parking proposed for this development will provide all required parking for proposed residential uses and adjacent existing nonresidential uses. The residential structures will include ground floor amenities for residents such as a pool, courtyards, clubroom, gym, and co-working space. The Applicant is committed to providing 15% of the proposed units as workforce housing units per the City's definition in Section 154.02 of the Code for a period of 15 years from the issuance of a temporary certificate of occupancy via a restrictive covenant or deed restriction.

Additionally, the Applicant is proposing a pedestrian plaza adjacent to the existing commercial building addressed as 2335 E. Atlantic Boulevard formerly known as the Bank of America building at the northwest corner of East Atlantic Boulevard and NE 24<sup>th</sup> Avenue to be processed under a separate minor site plan application. The proposed plaza will occupy what is currently the off-street parking for the commercial building and will serve to further activate the streetscape and enhance the comfortable pedestrian environment in and around the proposed residential development and existing commercial buildings.

The proposed development includes two structures proposed on either side of NE 24 Avenue with the western building more specifically located on a parcel of approximately 1.61 acres identified as Broward County folio number 484236012090 (the "West Lot"). The Applicant is proposing 208 dwelling units on the West Lot for a density of approximately 129 dwelling units per acre. In addition to the base density of 90 dwelling units per acre, the proposed design qualifies for an additional 50 dwelling units per acre by providing a public art contribution of \$250,000, constructing a cross block connection, and accommodating all required parking within a concealed parking structure for a maximum permitted density of 140 dwelling units per acre.

The eastern building will be located on parcels totaling approximately 1.24 acres with folio numbers 484236012240 and 484236012260 (the "East Lot"). The Applicant is proposing 147 dwelling units on the East Lot for a density of 119 dwelling units per acre. In addition to the base density of 90 dwelling units per acre, the proposed design qualifies for an additional 40 dwelling units per acre by providing a public art contribution and including all required parking within a concealed parking structure for a maximum permitted density of 130 dwelling units per acre.

Taken as a whole, the Applicant is proposing 355 residential units on 2.85 acres for an overall density of approximately 125 dwelling units per acre where a maximum residential density of 150 dwelling units per acre is permitted with the proposed density bonus elements.

Pursuant to Section 155.2407.E of the Code, the following portion of this project narrative addresses each of the site plan review standards established by the City. The Applicant believes they have provided competent substantial evidence to the City through the DRC process to support the Pompano Station residential development plan as proposed.

**Comprehensive Plan.** The proposed development is consistent with the Transit Oriented land use designation of the Property and other elements of the City's Comprehensive Plan, including the following specific policies and objectives:

**Objective 01.04.00** Support and promote the intermix of residential and commercial uses along major traffic corridors.

**Objective 01.12.00** Establish criteria, which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services

**Policy 01.16.01** 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

**Goal 05.00.00** The area wide availability of structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach and utilize energy efficient design and construction principles and renewable energy resources.

**Policy 05.01.03** In order to provide affordable housing, the City shall consider and, where appropriate, support revisions to land development regulations to recognize and locally implement technical innovations in housing construction and site development.

**Policy 05.08.02** Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Intermodal Centers, Intermodal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration of the Strategic Regional Policy Plan (SRPP).

**Policy 05.09.01** The City shall use incentives and educational efforts to promote new housing projects, which contain compact building design principles, mixed use, medium to medium high densities, promote pedestrian activity and support multi-modal transportation options

**Compliance with the Code.** The proposed development complies with all use and conditional

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standards of the TO-EOD zoning district and the City Code as determined through the DRC process. Further, the Applicant has submitted a code text amendment application to modify the provisions of Section 155.3709.D.2.b. to allow the proposed structure to be designed in accordance with the Courtyard Type A building typology up to a maximum height of eight (8) stories so long as all street-fronting façades containing structured parking facilities are screened with an active use liner building.

**Compliance with Sustainability Code.** In accordance with the requirements for an application for major site plan and major building design, the proposed development includes sustainable elements to achieve a total of at least 10 sustainability points as required for multi-family residential developments per Section 155.5802.a.1 of the Code. The proposed development is an infill development project designed to be hurricane resistant with a minimum 150 mph wind load that will provide all required parking within a parking structure. The proposed development achieves at least 10 sustainability points as required for multifamily development through the green design features described above.

**Compliance with other applicable Codes.** The Applicant believes the proposed development complies with all other applicable standards in the City Code.

**Compliance with prior Development Orders.** The Applicant believes the Property complies with all requirements or conditions of prior development orders. The proposed development will maintain compliance with applicable requirements and conditions of prior development orders.

**Concurrency Certificate.** The Applicant believes the proposed development meets all concurrency requirements and anticipates receiving a concurrency certificate from the City.

**Compliance with Broward County Trafficways Plan.** The Property is not located adjacent to or with access from right-of-way identified on the Broward County Trafficways Plan. The Property will provide vehicular access to both proposed structures from NE 24<sup>th</sup> Avenue.

**Compliance with Broward County Wellfield Protection Ordinance.** The Property is not located within a wellfield protection area.

**Compliance with CPTED.** In accordance with the requirements for an application for major site plan and major building design, a separate CPTED Security Plan and narrative has been submitted to illustrate compliance with all CPTED standards including natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

**Compliance with Fire Codes and Standards.** The proposed development has been designed in accordance with all applicable Fire Codes and Standards per City Code Section 95.02 as confirmed by City Fire Department staff through the DRC process.

**Consideration of Impacts on Environmentally Sensitive Lands.** The Property is not located within or adjacent to environmentally sensitive lands as identified by the City Comprehensive Plan or the Broward County Land Use Plan. The proposed development has been designed to mitigate any potential adverse impacts that might result from the proposed multi-family residential development.

**Compliance with Transportation Corridor Study.** The Property is not located within the boundary of any currently published City corridor studies. However, the proposed pedestrian plaza is located at the intersection of NE 24<sup>th</sup> Avenue and East Atlantic Boulevard. The

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proposed residential development and the proposed pedestrian plaza by the same Applicant are in line with multiple objectives described by the City Community Redevelopment Agency's (the "CRA") East Atlantic Boulevard and Downtown Improvement Program. These measures include the stimulation of development along Atlantic Boulevard, improved walkability, and active pedestrian use areas. Further, there is an existing bus stop adjacent to the proposed pedestrian plaza that will serve the proposed residential development in addition to the existing nonresidential developments along E. Atlantic Boulevard.

In relation to the site plan and additional material submitted March 10, 2020, please review this project narrative as a brief summary of the proposed development plan. Further details on the proposed development can be found throughout the digital submittal package. Please contact me at (954) 527-6209 should you have any questions related to these applications.

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