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*Your Architect today and tomorrow!*

Date: January 31, 2020

To: City of Pompano Beach  
Dept. of Development Services  
100 W Atlantic Blvd.  
Pompano Beach, FL 33060

Re: Atlantic 3350 Site Plan Submittal  
3350 E Atlantic Blvd., Pompano Beach, FL 33062

Attached is the resubmittal of the original Atlantic 3350 Mixed Use Project proposed to be developed within the east portion of the Atlantic Boulevard Overlay District on the south-west corner of Atlantic Boulevard and State Road A-1-A in Pompano Beach.

This submittal is consistent with the original 2012 Site Plan for the Atlantic 3350 Mixed Use Project as per the September 10, 2019 City of Pompano Beach City Commission unanimous approval of resolution 22015-32 to reaffirm the allocation of the seventy-seven reserve units and to provide an extension for a principal building permit.

32. 19-679 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING RESOLUTION NO. 2015-32 TO REAFFIRM THE ALLOCATION OF SEVENTY-SEVEN RESERVE UNITS FOR A PROPOSED MIXED USE DEVELOPMENT LOCATED AT 3350 EAST ATLANTIC BOULEVARD AND TO PROVIDE AN EXTENSION FOR A PRINCIPAL BUILDING PERMIT CONSISTENT WITH SECTION 155.2405 OF THE CITY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE. (Fiscal Impact: N/A) (Staff Contact: (Jean Dolan/David Recor)

As this project was originally approved under Development Order 12-12000003 on October 24, 2012 which is more than eight years ago, we have elected to update some of the drawings to current standards as follows:

- Updated Survey of the Property with Trees modifying all the grades from the previous NGVD '29 to a current NAVD'88.
- Civil Engineering drawings modified to reflect the current NAVD'88 grades along with updating older City of Pompano Beach Engineering Details with current standards.
- As the site is 8 years older and several trees have been planted since the original submittal, grade level landscape plans have been updated, a tree disposition sheet has been added and a current arborist study and evaluation are provided.

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- Architectural Drawings are updated to show the current NAVD'88 grades. A site lighting plan has been revised to present LED lighting fixtures with updated Photometric's.

On February 3, 2011, the design concept of the Project with two slender towers was presented to the East Community Redevelopment Authority for their recommendation to the City Commission to award 77 flex residential units. On February 8, 2011, the design concept for the Project was then presented to the City of Pompano Beach City Commission, where the City Commission approved the allocation of the 77 flex residential units.

As the top of the roof structures of the proposed slender towers where 210 feet tall, on March 24, 2011 the Project was presented to the Federal Aviation Administration which included eight location studies consisting of the proposed heights of the towers. On June 6, 2011 all eight studies came back noted 'Determination of No Hazard to Air Navigation'.

The following is a narrative of the Atlantic 3350 project:

The proposed Project consists of two slender towers. Including the grade, garage and pedestal levels is a combined 19 story Hotel tower located on the N.W. corner of the site (S.E. corner of Hibiscus and Atlantic Boulevard). The hotel consists of 110 hotel suites with lock-out suites for a total of 180 sleeping rooms. The second is a 21 story Residential tower with the allocated 77 Flex units. This tower is located at the N.E. corner of the site (S.W. corner of Atlantic Boulevard and State Road A-1-A) and consists of five - two bedroom units per typical floor; then reduces to four – two bedroom units at the top three floors.

At the base of the towers (pedestal deck level) are shared hotel and residential amenities, such as extensive landscape planters, pool and Jacuzzi, a pool bar along with a hotel restaurant and large banquet facility. While parking was not a requirement per the AOD zoning codes in 2012, below the pedestal level is three covered parking levels with 337 parking spaces.

The project is designed around an existing Walgreens Pharmacy located on the south central portion of the property which has an estimated 10 years left on a 40 year lease with the land Owner. There is an open parking area in the front of the pharmacy that provides required on grade parking for the pharmacy per the lease agreement. The existing access points to the on-grade customer parking area off of SR A-1-A and S.E. 1st Street have been maintained. However, per the initial meetings with FDOT, the access drive on State Road A-1-A has been revised to right-in, right-out only. The on grade parking area has also been modified to provide 10' landscape buffer yards along both SR A-1-A and S.E. 1st Street. This has resulted in the Walgreen's parking count reduced to 22 spaces with the balance of their required parking proposed to be located within the parking decks above their store. Per the approved plans, on the north side of the Walgreen's is an interior grade level drive-through lane that is entirely located within the garage structure along with a dedicated loading zone on the west side.

The balance of the on-grade area along Atlantic Boulevard consists of retail and restaurant as required by the AOD along with lobbies for both the Residential and Hotel towers. These areas are accessed by covered paver walkways that parallel the north side of the project adjacent to Atlantic Boulevard and then wrap around the corner of the Project onto SR A-1-A to create a large pedestrian paved area mixed with seating and extensive landscaping adjacent to a proposed restaurant.


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At the fifth level over the covered parking levels is the Pedestal (Promenade) level. This level will provide access to numerous pedestal level amenities such as a large banquet facility, restaurant/pub, fitness center and an outdoor pool area all surrounded by extensive landscaping in planters and glass rails along the perimeter.

The building is a contemporary maritime design compatible with the adjacent residential condominium to the north with decorative bandings, silver louvers and metal awnings. These white finishes are accentuated with green glass rails and window systems. There are three parking levels located above the pedestrian street level and below the pedestal level. The façade of these parking levels consist of a mix between decorative accents and banding. The garage openings are covered with louvers with the balance of the façade along all sides will be numerous artistic mural areas dedicated to present Artistic Murals of Pompano Beach.

Based on a very strong positive reaction to our initial 2012 presentations to the City of Pompano Beach ECRA along with the initial City Commission awarding of the 77 reserve flex units which was reinstated this past September, we believe that the Atlantic 3350 Mixed Use Project as presented will be a substantial and much needed attribute to the east end of the Atlantic Boulevard Overlay District.

Respectfully:



Richard A. Berrie, P.A., MAURP, VP for the firm.  
(Architect, Masters of Art in Urban & Regional Planning)

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Berrie  
VP

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