



Staff Report

File #: LN-36

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: FEBRUARY 24, 2021

ATLANTIC 3350 MAJOR SITE PLAN

Request: Major Site Plan
P&Z# 20-12000005
Owner: Atlantic 3350 LLC
Project Location: 3500 E Atlantic Blvd
Folio Number: 494306060600, 494306060670, 494306060681, 494306060600, 494306060610, 494306060620, 494306060651
Land Use Designation: C (Commercial)
Zoning District: B-3/AOD/PCD (General Business/Atlantic Overlay)
Commission District: District/Planned Commercial Development)
Agent: 1
Project Planner: Richard Berrie (954- 928-0635)
Max Wemyss (954-786-4671) / Max.Wemyss@copbfl.com

SUMMARY:

The applicant, Richard Berrie of Berrie Architecture & Design, Inc, on behalf of Atlantic 3350 LLC is requesting Major Building Design approval for a new 21 story mixed-use development inclusive of 77 multifamily units, 110 Hotel Suites, Restaurant and Retail space, along with associated amenities, parking, landscaping, and streetscape improvements. The development incorporates the existing Walgreens retail store, remodeling the façade while improving the parking and landscaping. The property is located on the southwest corner of the intersection of Atlantic Blvd and State Road A-1-A (AKA: Ocean Blvd) that currently contains three commercial/retail buildings with only the Walgreens proposed to remain. The unified property has land area of 2.08 acres or 90,794 square feet. The project proposes a lot coverage of 68% with a building footprint of 62,016 square feet.

The project requires Major Site Plan approval as it is a new development with more than 15 multifamily dwelling units. The property has a Commercial land use designation and a Zoning designation of B-3/AOD/PCD, which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation has been approved by the City Commission with Resolution 2019-270. The site plans were reviewed by the Development Review Committee most recently on November 18, 2020 and received a Development Order from the Architectural Appearance Committee on January 5, 2020.

SITE PLAN REVIEW STANDARDS:

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the comprehensive plan;

The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives, and Policies contained therein. Please see a list of goals, objectives, and policies achieved by the Development below.

1. **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.
 2. **Policy 01.01.13** The City shall utilize flexibility units and redevelopment units to increase residential densities within the flex receiving area when consistent with the community character; adjacent land uses; and public school capacity both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 2.10.01 of the Broward County Land Use Plan.
 3. **Objective 01.04.00** Support and promote the intermix of residential and commercial uses along major traffic corridors.
 4. **Policy 01.04.01** The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.
 5. **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.
 6. **Goal 03.00.00** 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.
 7. **Policy 03.08.01** The City shall, through the mixed use land use and zoning districts and other means, encourage new housing projects which contain compact building design principles, mixed use, pedestrian activity and support multimodal transportation options.
2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The proposed development complies with the intensity and dimensional standards for the Commercial/Residential Development within the B-3 Zoning District (Section 155-30) and modified

by the AOD (Section 155.3703) and the adopted PCD Ordinance (2012-57) for the subject property.

Article 4: Use Standards

The development proposes residential uses that comply with the use-specific standards in Article 4: Use Standards and are consistent with the comprehensive plan.

Article 5: Development Standards

See Section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The design team has worked with staff to provide a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan and the PCD Master Plan. Remaining requirements to be addressed are provided as conditions to consider for a Development Order. The project meets the required 12 sustainability points required for mixed-use multi-family development, as identified on Sheet A-11.
4. Complies with all other applicable standards in this Code;

The proposed site plan complies with the PCD Master Plan submitted as exhibit to Ordinance 2012-57 for the Rezoning of the subject property. The proposed site plan complies with the conceptual plan submitted as exhibit to Resolution 2019-270 for the Allocation of Flex Units. Applicable conditions of the Master Plan and/or Flex Unit approval are provided as conditions of this Major Site Plan Development Order.
5. Complies with all requirements or conditions of any prior applicable Development Orders;

There are no outstanding requirements or conditions of prior Development Orders related to this request.
6. Is issued a Concurrency Review Certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with concurrency requirements. Additionally, the proposed project is in the process of obtaining a Plat from the Broward County.

Wastewater Treatment Demand 45,355 gallons per day *

Water Treatment Demand	53,791 gallons per day *
Raw Water Demand	58,095 gallons per day *
Park Acreage Required	1.27 Acres
School Impacts	Broward County School Capacity Availability Determination (SCAD) to be provided by Broward County School Board.
Transportation	Transit fees paid to the Broward County to meet concurrency
Solid Waste Generation	21,490 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2022)

*The City has adequate capacity to serve the proposed project.

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 Development is designed to provide safe, adequate, paved vehicular access between the building and E Atlantic Blvd and A1A, which are identified respectively as Arterial and Collector Roadways on the Broward County Trafficways Plan.
8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;
- The Property is not located within a wellfield protection area.
9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;
- As part of the major site plan and major building design application, the design team has developed a separate CPTED security plan and CPTED security narrative that address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.
10. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.
- The proposed development complies with Transportation Corridor Study by introducing residential/commercial mixed-use and pedestrian-oriented development along the corridor.

DEPARTMENT RECOMMENDATION:

Pursuant to § 155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

Prior to Zoning Compliance Permit approval:

1. Provide a plan illustrating the rooftop mechanical equipment. The purpose for any structures, parapets, cornices or similar over 210 feet will be limited to screening devices of the mechanical equipment equal to the maximum height of the equipment.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Plan shall comply with conditions of Flex Approval via Resolution 2019-270.
 - b. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.
 - c. Obtain Unity of Title prior to building permit approval.
 - d. Obtain necessary easements or dedications for public spaces and right-of-way.
 - e. Obtain necessary Revocable License Agreements for private improvements proposed in public right-of-way.
 - f. Provide a letter from the FAA approving the proposed height of the towers.
 - g. Renew the 2012 approval from FDOT regarding access management to the site from State Road A1A.
 - h. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - i. Plans are subject to compliance with Solid Waste and Recycling agreement as specified in DRC comments issued for this site plan.
 - j. All signage will require approval of the Master Sign Program for the Development by the AAC.
 - k. Provide a copy of the CPTED plan approved by the Broward Sheriff's Office.

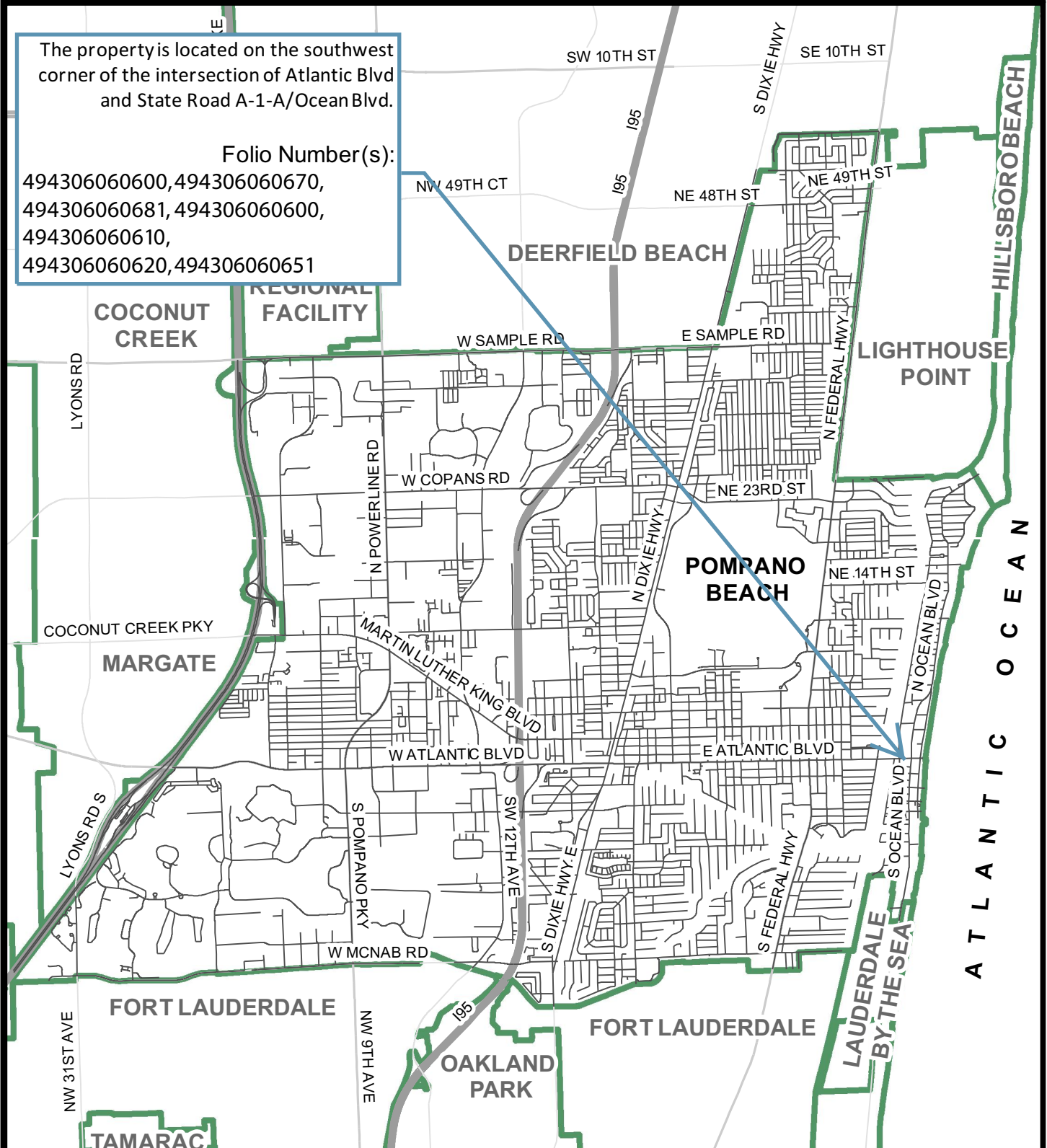
CITY OF POMPANO BEACH LOCATION MAP



The property is located on the southwest corner of the intersection of Atlantic Blvd and State Road A-1-A/Ocean Blvd.

Folio Number(s):

494306060600, 494306060670,
494306060681, 494306060600,
494306060610,
494306060620, 494306060651



1 in = 1 miles

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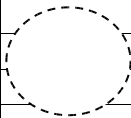
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LEGEND

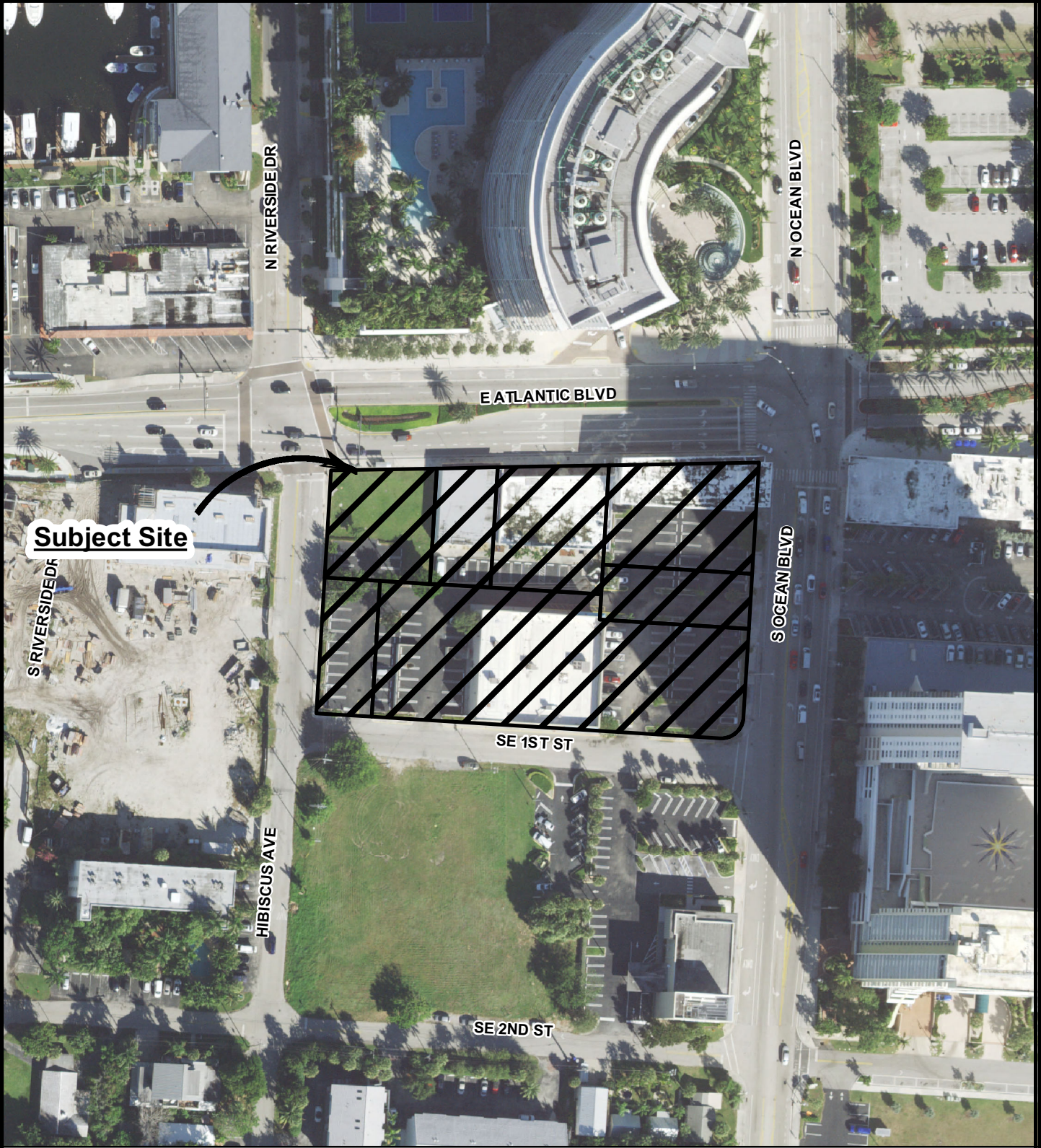
	FOR LAND USE PLAN			FOR ZONING MAP	
	Symbol	Classification Units/ Acre		Symbol	District
				RS-1	Single-Family Residence 1
	L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2
	LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3
	M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4
	MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville
	H	High (25-46 DU/AC)			
	12	Irregular Density		RD-1	Two- Family Residence
	36	Irregular Density			
				RM-7	Multiple-Family Residence 7
*	C	Commercial		RM-12	Multiple-Family Residence 12
	CR	Commercial Recreation		RM-20	Multiple-Family Residence 20
				RM-30	Multiple-Family Residence 30
	I	Industrial		RM-45	Multiple-Family Residence 45
				MH-12	Mobile Home Park
	T	Transportation			
				B-1	Limited Business
	U	Utilities		B-2	Neighborhood Business
			*	B-3	General Business
	CF	Community Facilities		B-4	Heavy Business
				M-1	Marina Business
	OR	Recreation & Open Space		CR	Commerical Recreation
	W	Water		I-1	General Industrial
				I-1X	Special Industrial
	RAC	Regional Activity Center		O-IP	Office Industrial Park
				M-2	Marina Industrial
	LAC	Local Activity Center			
				TO	Transit Oriented
	DPTOC	Downtown Pompano		PR	Parks & Recreation
		Transit Oriented Corridor		CF	Community Facilities
				PU	Public Utility
	ETOC	East Transit Oriented		T	Transportation
		Corridor		BP	Business Parking
		Number		LAC	Local Activity Center
				RPUD	Residential Planned Unit Dev.
			*	PCD	Planned Commercial Development
				PD-TO	Planned Development - Transit Oriented
				PD-I	Planned Development - Infill
				RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
			*	AOD	Atlantic Boulevard Overlay District
				CRAO	Community Redevelopment Area Overlay
				NCO	Neighborhood Conservation Overlay
				APO	Air Park Overlay
				DP	Downtown Pompano Overlay District
				EOD	East Overlay District

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CITY OF POMPANO BEACH
AERIAL MAP



1 in = 125 ft

2/4/2021

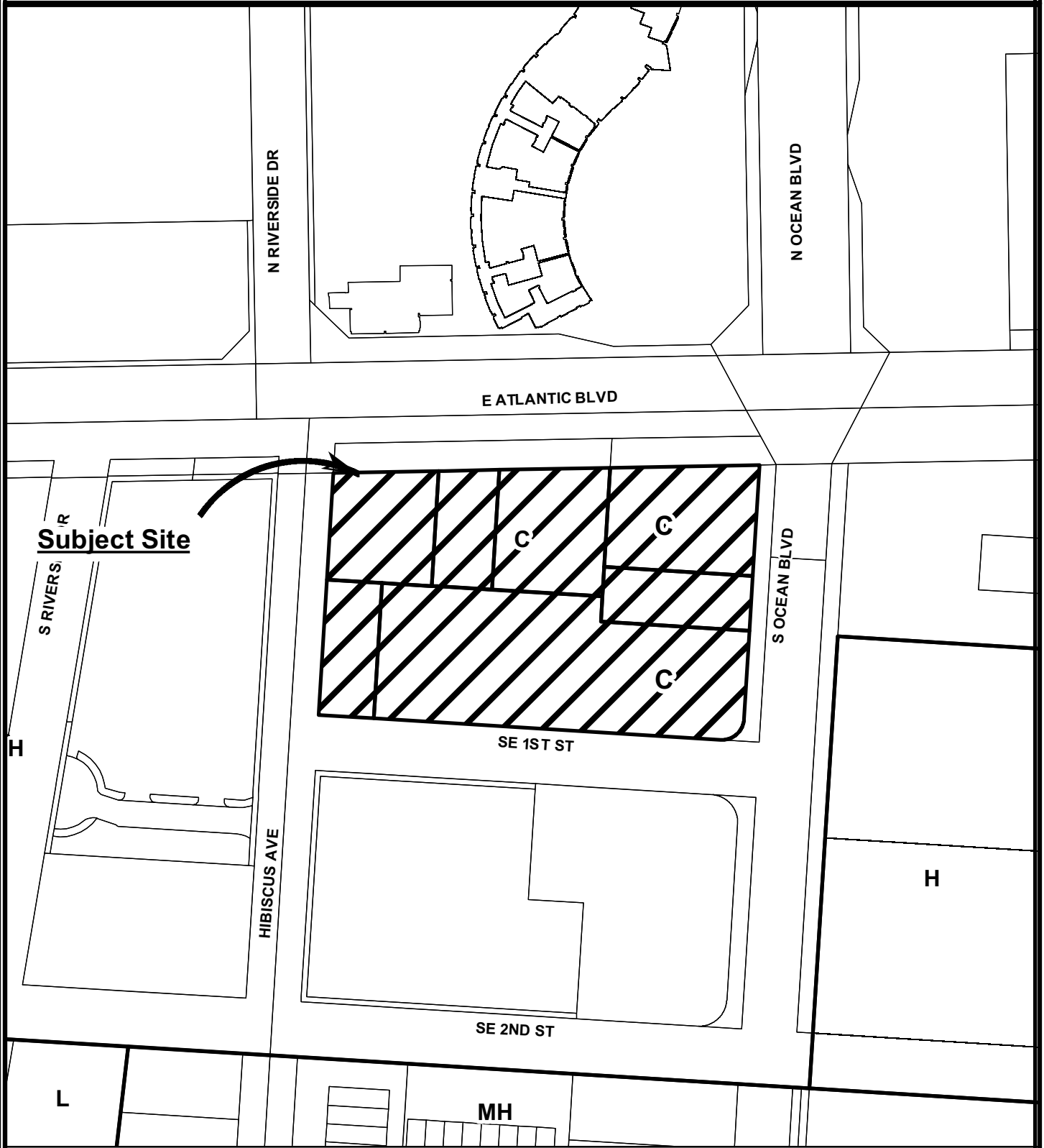
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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



Subject Site

1 in = 125 ft

2/4/2021

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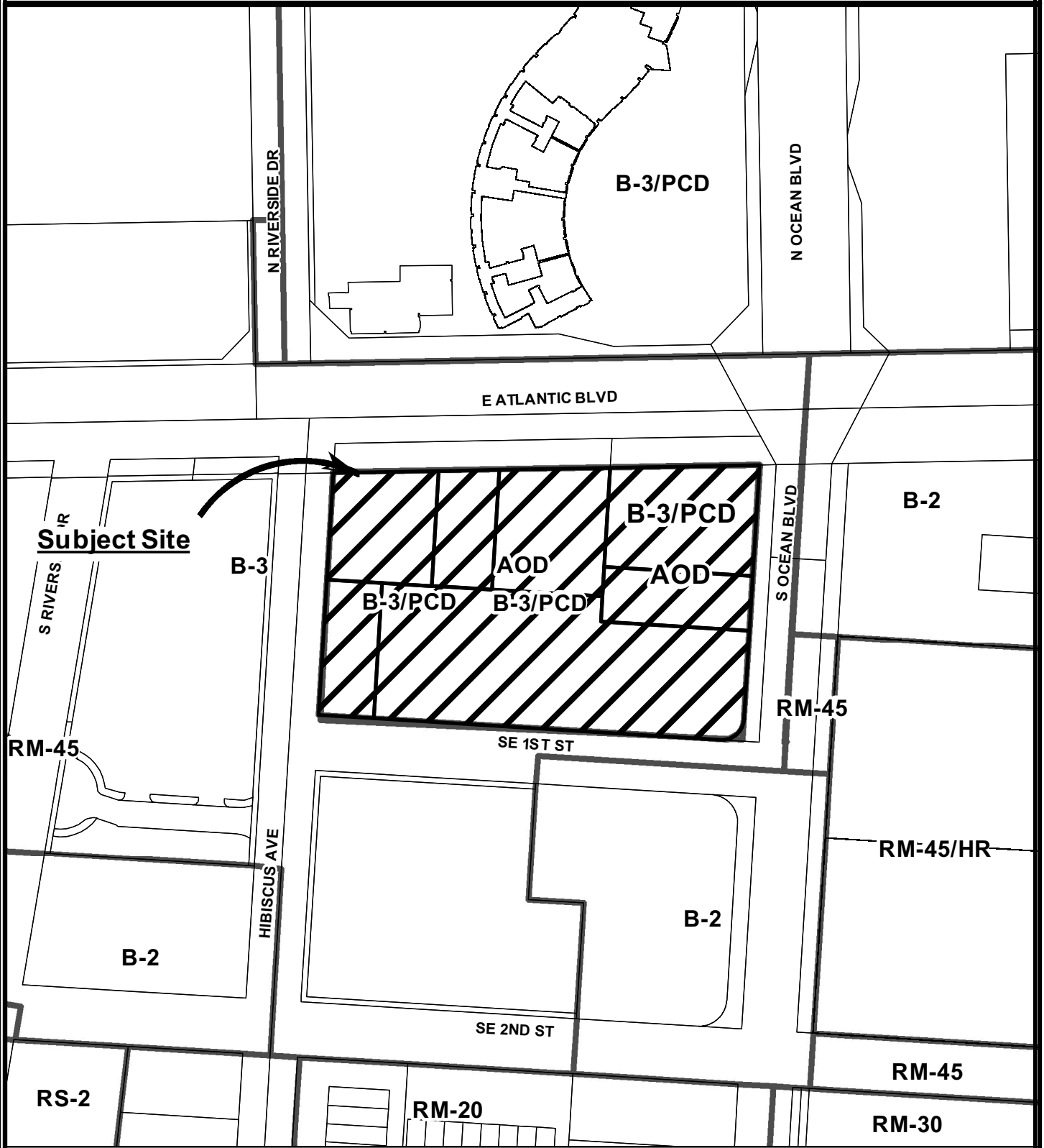
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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 125 ft