

## Staff Report

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**File #:** LN-803

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**PLANNING AND ZONING BOARD**

Meeting Date: NOVEMBER 19, 2025

**ASPIRE 1650**

**Request:** Major Site Plan  
**P&Z#** 25-12000022  
**Owner:** Broward Partnership For The Homeless, Inc.  
**Project Location:** NW 30 Avenue (Blount Road)  
**Folio Number:** 484228250051  
**Land Use Designation:** Commercial (C)  
**Zoning District:** General Business (B-3)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Joselyn Aldas  
**Project Planner:** Diego Guevara (954-7864310 / [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com))

**Summary:**

The applicant is requesting Major Site Plan approval to construct an 8-story multifamily building including 90 affordable housing units (studio, one-bedroom and two-bedroom units), 244 parking spaces in the rear of the property of the existing North Homeless Assistance Center (NHAC). The footprint of the proposed building is 10,237 sq. ft. on a 291,487 Sq. ft. (6.69 acre). The total lot coverage of the site is 23.9%.

The property has previously been the subject of a Land Use Plan Amendment (22-92000003, from Industrial to Commercial), a Rezoning (22- 13000009, from Community Facilities to General Business), and a Flex Unit Allocation (22-05000007, for a maximum of seven flex units). The applicant intends to use the flex unit allocation in conjunction with County Policy 2.16.3, which allows for 19 bonus units for every very low-income housing unit deed restricted for 30 years. the Applicant intends to comply with the affordable housing requirements of City Code Section 154.61(E) and Broward County Policy 2.16.3 by building a tax credit affordable housing project.

The subject property has two zoning designations. The front (west section) is occupied by the homeless shelter, and the east section is currently occupied by the drainage retention pond. Pursuant to the existing Declaration of Unity of Control the entire property is being treated as a single, undivided parcel for zoning purposes. Therefore, the site plan calculations are based on the combined area.

The Site Plan was reviewed by the Development Review Committee on October 1 and November 5, 2025 and the Building Design was approved by the AAC on November 4, 2025.

**PZ25- 12000022**  
City of Pompano Beach  
**11/19/2025**

## 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 land use designation in the comprehensive plan;

*The property has two zoning designations, General Business (B-3) corresponding to the east portion, and Community Facility (CF) for the west portion. The land use designation of the property is Commercial (C). The proposed multifamily development is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**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.*

**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, and renewable energy resources.*

**Objective 03.01.00** *Housing to Accommodate Future Population. The City should provide, through the undertaking or support of public and private development efforts, sufficient housing units through the long-range planning horizon to meet the anticipated population through 2040. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low, and moderate income and those with special housing needs, including homelessness.*

**Policy 03.01.05** *Affordable housing will be promoted in a manner which reflects the relative needs of all groups in the city and is oriented toward the goal of deconcentrating poverty and low income tax subsidized housing projects.*

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 subject property's zoning land use is Commercial (B-3). The proposal is consistent with land use goals, objectives and policies.*

Article 4: Use Standards

*The development proposes a residential use that complies with the use-specific standards in Article 4:*

*Use Standards and is consistent with section 155.4202.C. Dwelling, Multifamily*

Article 5: Development Standards

*See Section 3 below.*

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

*Development Standards, applications for Major 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 applicant will obtain the 10 Sustainability points required using the following categories found in Table 155.5802: Hurricane Resistant Structures (4); Infill or Mixed-Use Developments (4); Efficient Cooling / Energy Star (2).*

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

*The proposed site plan complies with all other applicable standards in the Code, and is consistent with the B-3 requirements.*

5. Complies with all requirements or conditions of any prior applicable Development Orders;

*The site plan shall comply with conditions outlined in the Flex Unit Resolution No. 2023-21, the Declaration of Restrictions and the Deceleration of Unity of Control.*

6. The concurrency review has been completed in accordance with [Chapter 154](#)  
<http://library.amlegal.com/nxt/gateway.dll?>  
(Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with the concurrency requirements.

*Wastewater Treatment Demand 22,500 gallons per day \**

*Water Treatment Demand 26,685 gallons per day \**

*Raw Water Demand 28,820 gallons per day \**

*Park Acreage Required 0.61 acres*

*School Impacts School Impacts are evaluated by Broward County Schools District. A final SCAD letter to be provided prior to building permit issuance.*

*Transportation Transit fees paid to the Broward County to meet concurrency.*

*Solid Waste Generation 801 lbs. per day (City has a contract with the Waste Management for*



*disposal of all solid waste through 2033).*

*\* 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 and paved vehicular access between the proposed building and the streets identified on the Broward County Trafficways Plan. The project is located on the east side of NW 30 Blount Avenue, which is not in the Broward County Trafficways Plan, between Martin Luther King, Jr. and Copan Road.*

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

*As part of the Major Site Plan and Building Design application, the design team has developed a separate CPTED security plan and CPTED security narrative which address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.*

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

*The proposed site plan was reviewed by Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.*

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

*The proposed development is not within a Broward County Wellfield protection area.*

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning Code provision.

*The proposed project is not located on any of the corridors identified in the approved Transportation Corridor Study.*



## 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. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Prior to the issuance of a Building Permit, the proposed retention pond relocation to the south abutting property must be constructed and operating.
2. In order to meet the affordable housing requirement pursuant to Broward County Policy 2.16.3, a Declaration of Restrictive Covenants must be recorded committing at least seven units to be very low income housing for a minimum of 30 years.
3. Provide details on the operations and staging for the transportation service (similar to public transit and public school bus service) for the residents and school-age children, as required by the declaration.
4. The following Resolutions, Declarations, and Restrictions must remain active, with all conditions satisfied:
  - a. Resolution 2023-21 - Flex Unit Allocation
  - b. Instrument #118605618 - Declaration of Unity of Control
  - c. Instrument #118611422 - Voluntary Declaration of Restrictions
5. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Provide evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points) as described in the sustainability narrative submitted to the DRC by the time of building permit approval.
  - b. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
  - c. Provide a Final SCAD approval Letter from the School Board of Broward County to confirm that student capacity is available.
  - d. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - e. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by

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**PZ25-12000022**  
City of Pompano Beach  
**11/19/2025**

the City's Urban Forestry Division.

- f. A copy of the approved CPTED plan, approved by the Broward Sheriff's Office, must be submitted for Zoning Compliance Permit approval.
- g. Substantial compliance with the plans, as submitted with this application.



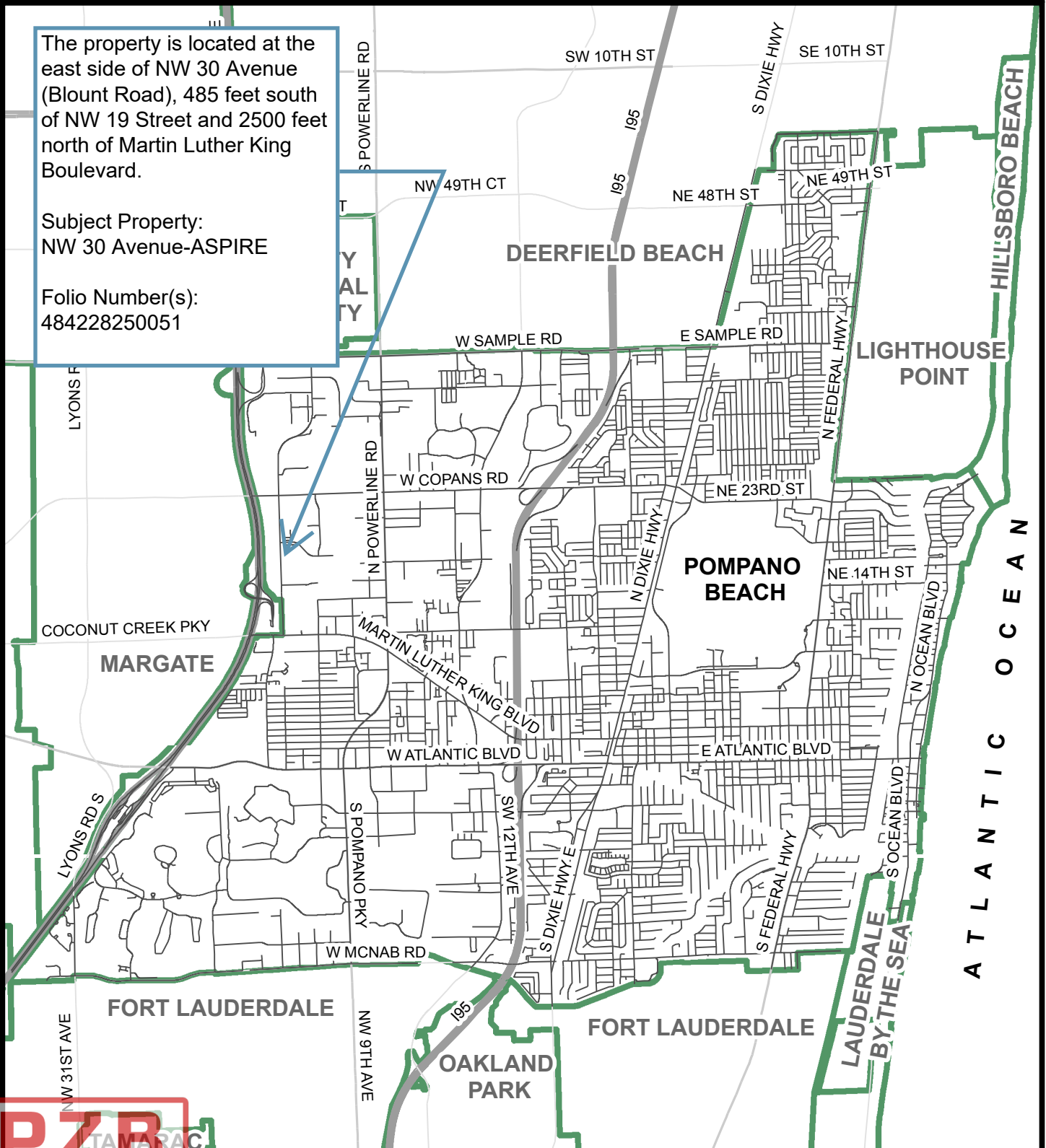
# CITY OF POMPANO BEACH LOCATION MAP



The property is located at the east side of NW 30 Avenue (Blount Road), 485 feet south of NW 19 Street and 2500 feet north of Martin Luther King Boulevard.

Subject Property:  
NW 30 Avenue-ASPIRE

Folio Number(s):  
484228250051



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1 in = 1 miles

PZ25- 12000022



11/19/2025

# CITY OF POMPANO BEACH

## AERIAL MAP



### Legend

-  Applicant Parcel
-  Municipal Boundary

NW 19TH ST

ACCESS RD

NW 19TH ST

NW 19TH ST

NW 19TH ST

NW 20TH ST

NW 25TH AVE

NW 19TH ST

BLOUNT RD

HERB CULBREATH DR

NW 30 AVE

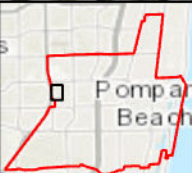
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PZ25- 12000022

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Date Exported:  
11/10/2025

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# CITY OF POMPANO BEACH

## LAND USE MAP







**Legend**


 Applicant Parcel

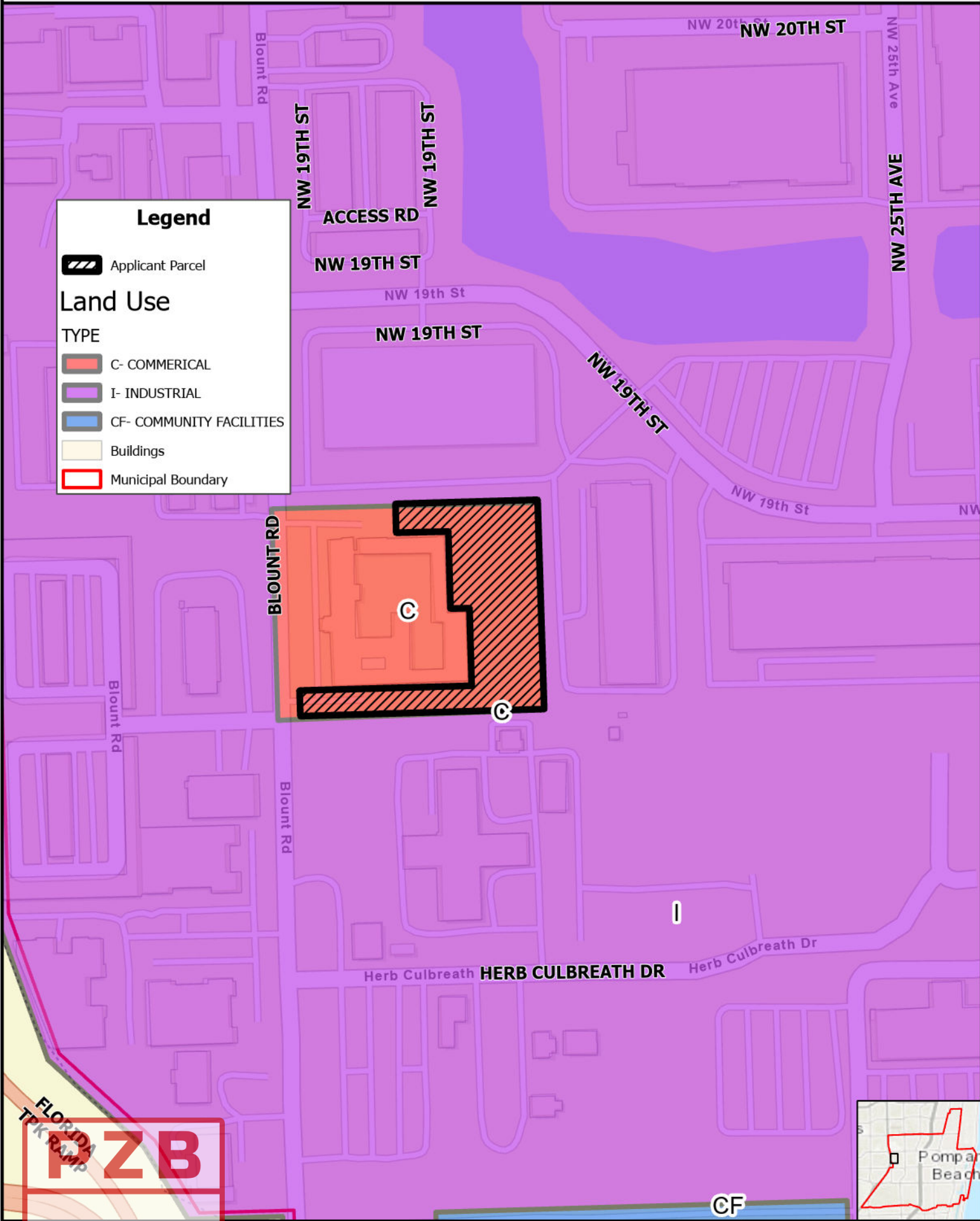
**Land Use**

TYPE

-  C- COMMERCIAL
-  I- INDUSTRIAL
-  CF- COMMUNITY FACILITIES

 Buildings

 Municipal Boundary



**FLORIDA TPK RAMP**

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PZ25- 12000022

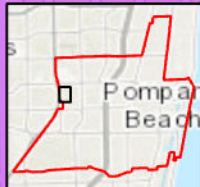
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11/19/2025

Date Exported: 11/10/2025

NW 30 AVE

Broward Partnership For The Homeless, INC.



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# CITY OF POMPANO BEACH

## ZONING MAP



**Legend**

- Applicant Parcel
- Buildings
- Municipal Boundary

**Zoning**

COMMERCIAL ZONING DISTRICTS

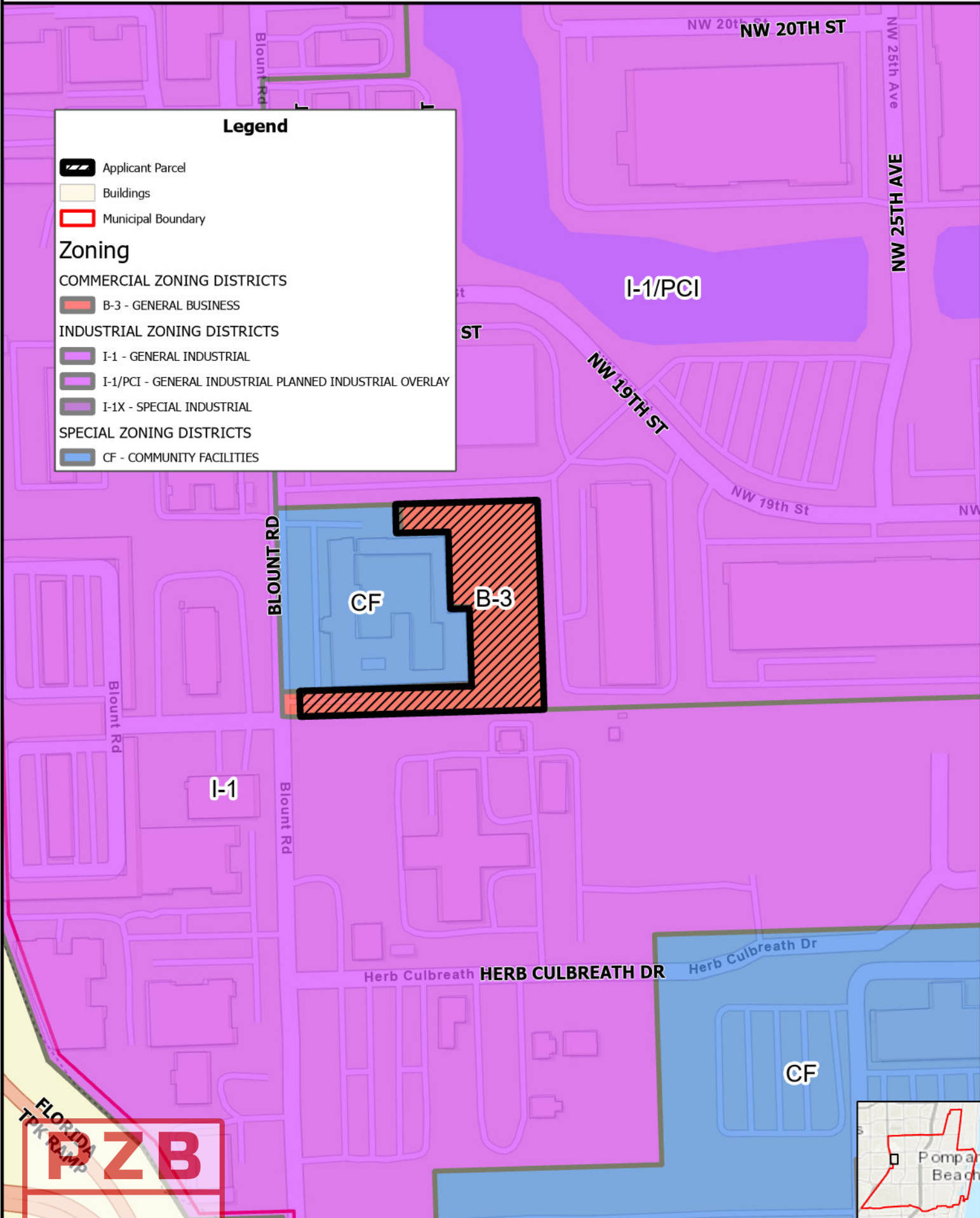
- B-3 - GENERAL BUSINESS

INDUSTRIAL ZONING DISTRICTS

- I-1 - GENERAL INDUSTRIAL
- I-1/PCI - GENERAL INDUSTRIAL PLANNED INDUSTRIAL OVERLAY
- I-1X - SPECIAL INDUSTRIAL

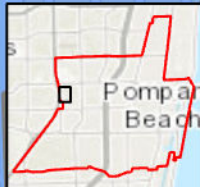
SPECIAL ZONING DISTRICTS

- CF - COMMUNITY FACILITIES



**FLORIDA**  
**TPK RAMP**  
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NW 30 AVE

Broward Partnership For The Homeless, INC.

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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
	Number		T	Transportation
			BP	Business Parking
			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 Beach Overlay

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PZ25- 12000022

11/19/2025

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