



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-106

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### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 21, 2021

### 1307 SOUTH WABASH FLEX

<b>Request:</b>	Flex
<b>P&amp;Z#</b>	20-05000003
<b>Owner :</b>	1307 South Wabash LLC
<b>Project Location:</b>	3151 - 3251 Federal Highway
<b>Folio Number :</b>	484224180010
<b>Land Use Designation:</b>	C (Commercial)
<b>Zoning District:</b>	B-3 (General Business)
<b>Commission District:</b>	2
<b>Agent:</b>	Joe Dicristing (561-961-1000)
<b>Project Planner :</b>	Maggie Barszewski (954-786-7921 / <a href="mailto:maggie.barszewski@copbfl.com">maggie.barszewski@copbfl.com</a> )

### Summary:

1307 South Wabash, LLC, as owner of the 6.2-acre parcel located on the west side of North Federal Highway just south of Northeast 33rd Street, requests allocation of 285 residential flexibility units for development of a mixed-use project on the site. The Property is designated Commercial on the City's Future Land Use Map and zoned B-3, General Business. The site is currently vacant after recent demolition of the old structures on site. Mixed-use residential development is a permitted use under the land use (C) and zoning (B-3), subject to allocation of residential flexibility units.

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**Staff Conditions:**

**BUILDING DIVISION**

Plan Reviewer:

Status:

CRA

Plan Reviewer:

Status:

Comments:

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BSO

Plan Reviewer:

Status:

Comments:

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**WASTE MANAGEMENT**

Plan Reviewer: [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) <<mailto:beth.dubow@copbfl.com>>

Status: Review Complete No Comments

Comments:

04-05-2021

No comments at this time.

**UTILITIES**

Plan Reviewer: [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

Status: Review Complete Pending Development Order

Comments:

4-12-2021

1. Please note that additional review and further comments may be forthcoming contingent upon future submittals.
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested allocation of 285 RESIDENTIAL FLEX UNITS to construct a mixed-use project.

**ENGINEERING DEPARTMENT**

Plan Reviewer: [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status: Review: Review Complete Pending Development Order

Comments:

4-6-21

Engineering has no objections at this time, subject to site plan changes from other departments:

**FIRE DEPARTMENT**

Plan Reviewer: jim.galloway@copbfl.com

Status: Review Complete Pending Development Order

Comments:

Fire has no objections at this time, subject to site plan changes from other departments:

**LANDSCAPE REVIEW**

Plan Reviewer: wade.collum@copbfl.com

Status: Review Complete Pending Development Order

Comments:

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire site.

There are some large existing trees on site, arrange proposed site plan to preserve key trees to support the city's position of tree preservation

**ZONING**

Plan Reviewer: Pamela.Stanton@copbfl.com

Status: Review Complete Pending Development Order

Comments:

1. It is not clear which Documents and Drawings in the DRC Folder from June 2020 are still valid as part of this application. The Flex Justification Statement remains, and states that this project is for a mixed-use development. However, a non-residential use was not found on the most recent conceptual site plan. Please clarify.

2. The access point and row of parking falls on a site that was previously site planned. The Site Plan approval for this conceptual plan must resolve any nonconformities that result in amending a previously agreed upon point of access or previously relieved perimeter buffer for the gas station.

3. Zoning District - B-3

- Flex approval is required for residential density as proposed.

- Applicable to facades along an interior or street side property line: Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.

4. Use Standards - Mixed Use, General Retail, Multifamily Residential

- Mixed-use dwelling uses are generally intended to accommodate residential living above street-level nonresidential uses. Lobbies, security, and uses incidental to the upper story dwelling use may be allowed on the street level, but all principal living spaces in multi-story or multi-tenant buildings must be above the first floor.

- A multifamily dwelling must comply with the design standards for multifamily development in Section 155.5601, Multifamily Residential Design Standards.

5. Development Standards

- Access and Circulation - conceptual plan does not require greater detail. Please note - at the time of Site Plan approval, the site must include sufficient access/circulation for pedestrians and bicyclists. Sufficient stacking for driveway entrances with on site parking spaces must be provided. Public Sidewalks must be provided abutting development perimeters, where absent.

6. Landscaping

- Development will require 1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof

- VUA Use Area Landscaping (Perimeter, Interior, Between VUA and Building)

- A Type B Buffer is required along all perimeters with residential zoning districts.

- Street Trees

#### 7. Design Standards

- Abutting Residential Compatibility:

i. Any portion of a structure greater than 40 feet in height that is contiguous to the existing single-family residential development shall be set back one foot for each foot of height over 40 feet, up to a maximum distance of one-half the height of the structure in addition to the setback required for the structure by district regulations.

ii. Off-street surface parking areas located adjacent to single-family residential development shall be screened by a type C perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers.

iii. The facade of any parking structure facing adjacent single-family residential development shall be designed to appear as an articulated building wall to soften its visual impact.

- Parking Garage must comply with section 155.5605 Parking Deck or Garage Design Standards.

- All buildings must comply with Section 155.5602. Commercial, Institutional, And Mixed-Use Design Standards

8. Sustainable Development. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points per table 155.5802.

#### PLANNING

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Review Complete Pending Development Order

Comments:

1. The subject property is within a flex receiving area and is eligible to apply for flex units per the City and County Comprehensive Plans.

2. Provide a preliminary school capacity analysis demonstrating adequate capacity of the school system. A SCAD letter will be required for a Development Order of any Site Plan.

3. Platting will not be required per Plat Determination Letter received from Broward County Planning Council.

4. Please provide the gross & net acreage of the subject property to clarify the amount of maximum dwelling units permitted on the property.

5. Please state the height of the buildings in feet in addition to stories.

6. A Neighborhood meeting is strongly advised.

7. Applicant shall pay the per unit fee in lieu of providing affordable housing units at the time of building permit.

8. Please delete from e-plan previously-submitted documents & drawings that are no longer relevant. If you need assistance, contact Development Services Dept. or Maggie Barszewski will direct you to the appropriate staff member.

9. The narrative explains some of the ways that Section 154.61(D) will be met. However item (2) of that Section states the following standard::

(2) The use of the reserve and flexibility units will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns. Please address this. Also item (3) states the following::

(3) An agreement to provide affordable housing units per subsection 154.61(E). Your narrative states the fee will be paid, therefore an agreement will be required.

10. In the narrative identify the surrounding uses and zoning.

11 Please revise the Application since it state the request as 276 Flex units, when your narrative & Tabular submittals show 285 Flex units being requested..

12. EMAIL DRC RESPONSES TO MAGGIE BARSZEWSKI AND CONTACT HER TO PROCEED WITH P&ZS SUBMITTAL.

13. Please upload Application.

14. In the narrative state if there are any easements that will eventually need to be abandoned prior to the proposed development.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).