



Staff Report

File #: LN-384

PLANNING AND ZONING BOARD

Meeting Date: JUNE 28, 2023

OLD TOWN II: PARCELS B & D

**Request:** Major Site Plan and Building Design  
**P&Z#** 22-12000044  
**Owner:** Christ Church United Methodist INC  
**Project Location:** 210 NE 3 St & 290 NE 2 St  
**Folio Number:** 484235170130 & 484235170320  
**Land Use Designation:** DPTOC (Downtown Pompano Transit Oriented Corridor)  
**Zoning District:** TO-DPOD (Transit Oriented Downtown Pompano Overlay District)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Brandon Holcomb (954-525-8123 / bholcomb@adache.com)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval for a new mixed-use development consisting of two buildings on two separate parcels (Zone B and Zone D). In Zone B, a 10-story, mixed use building on a full block is proposed, with 229 dwelling units, 3,400 square feet of ground level commercial space, a 5-story internal parking garage serving both buildings, and an amenity deck. The building footprint is 52,000 square feet. In Zone D, a 6-story, multi-family building is proposed, with 90 dwelling units a 6,400 square foot courtyard and ground level amenities. The building footprint is 17,900 square feet. Total lot coverage is 77% on an overall 90,876 square foot site. The Applicant proposes that the two buildings will be connected across the NE 2 Street right-of-way by an elevated pedestrian bridge, which must be approved by the City Commission by a Resolution.

The project was reviewed by the Development Review Committee (DRC) on January 18 and March 15, 2023, and approved by the Architectural Appearance Committee (AAC) on June 6, 2023.

The property is located between NE 2 Ave and NE 3 Ave, with Zone B located between NE 2 St and NE 3 St, and Zone D located on the south side of NE 2 St.



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**SITE PLAN REVIEW STANDARDS**

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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 land use designation for this property is DPTOC (Downtown Pompano Transit Oriented Corridor). The proposal is for a mixed-use development. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**Objective 01.02.00.** *Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.*

**Policy 01.05.01.** *Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.*

**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.*

**Section 3.02.N.1.a.iii.** *Historic Resources: Protection of designated historic resources including buildings and historic and specimen trees.*

**Section 3.02.N.1.a.iv.** *Affordable Housing: All new residential construction in the DPTOC which does not meet the definition of affordable housing will be required to implement the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the DPTOC using 15% of the total units proposed in that development as the "base" upon which the affordable housing implementation strategy will be applied.*

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 project complies with the Intensity and Dimensional Standards of the TO/DPOD Zoning District in Article 3.*

Article 4: Use Standards

*The proposed mixed-use development is allowed in the TO/DPOD Zoning District.*

Article 5: Development Standards

*See Section 3 below.*

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

*The development complies with the requirements of Article 5, including Access, Parking and Loading; and Sustainable Development Standards. Staff conditions included in this staff report include provisions that the project must comply with the requirements for Landscaping, and with the Parking Garage Design Standards of Part 6 of Article 5.*

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

*The proposed site plan complies with applicable standards in the Code.*

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

*No prior applicable Development Orders are in place.*

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 estimated demand calculated below, the proposed project complies with concurrency requirements.*

Wastewater Treatment Demand	92,770.00 gallons per day *
Water Treatment Demand	110,025.22 gallons per day *
Raw Water Demand	118,827.24 gallons per day *
Park Acreage Required	2.21
School Impacts	Broward County School Capacity Availability Determination (SCAD) must be provided.

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Transportation	Transit fees are paid to the Broward County to meet concurrency.
Solid Waste Generation	3,660.50 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2027)

\* *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 project was designed to provide safe and adequate paved vehicular access between the proposed buildings and the adjacent streets as identified 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. The Development does not anticipate requiring any hazardous material licensing.*

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 Building Design application, the applicant's design team has developed a separate CPTED security plan which addresses 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.*

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

*Not applicable.*

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

*The development is not located on a roadway in the Transportation Corridor Study.*

**Staff Conditions:**

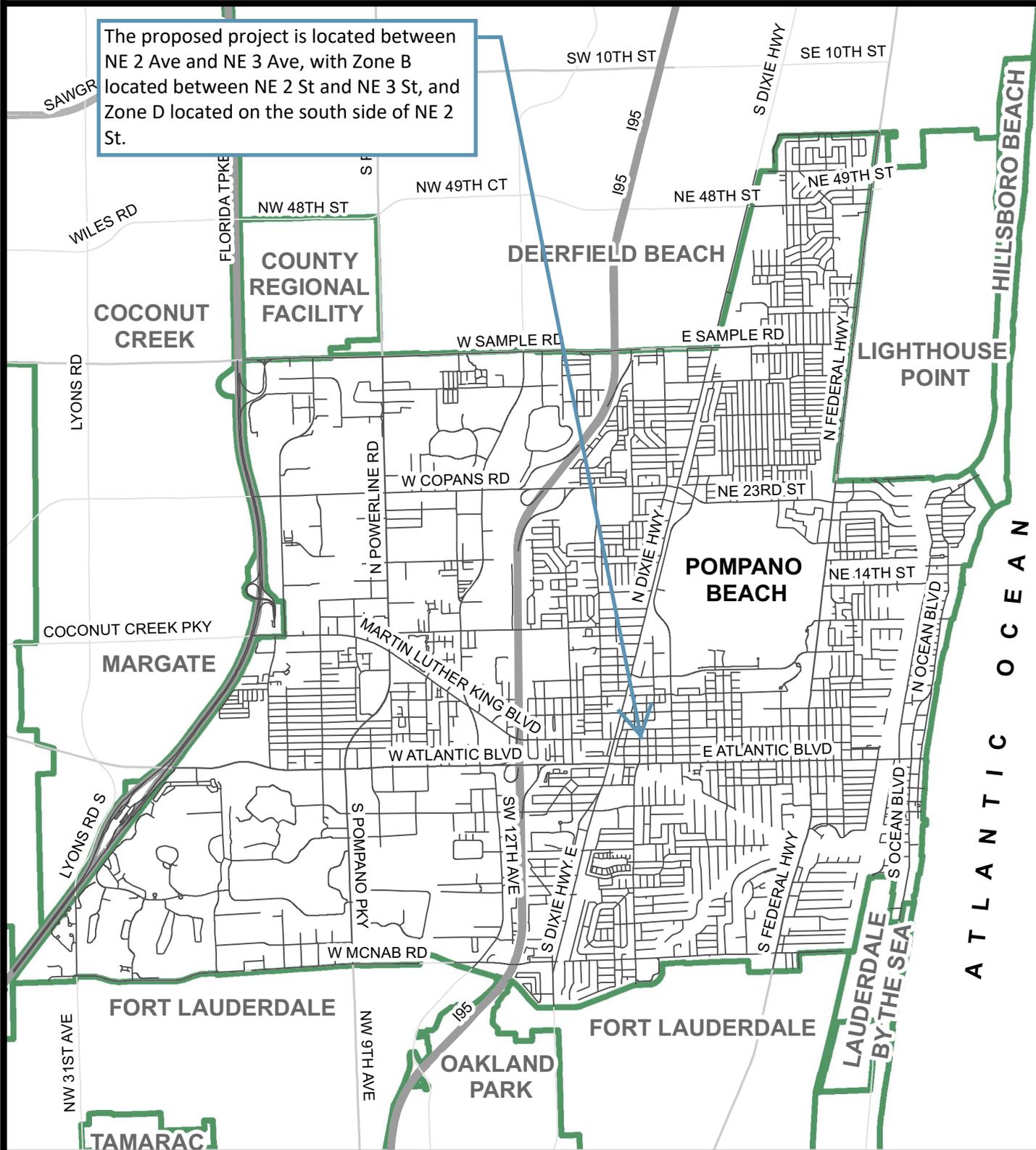
Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Provide a Revocable License Agreement, approved by the City Commission, for the overhead pedestrian bridge.
2. Provide the right-of-way or public easement dedications along all rights-of-way, including the alleyway on the south side of Zone D.
3. The property records must be updated in the Broward County Records to reflect the proposed property lines identified on the site plan. Prior to building permit provide a copy of a recorded unity of title and remove the property on the north side of NE 3 Street.
4. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Comply with the Affordable Housing requirements as defined in Section 155.3709.K, by either setting aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit, prior to building permit approval. If providing the 15% affordable housing, the City will apply Broward County Policy 2.16.3 to generate the project's entitlements thereby preserving units in the DPTOC basket of rights.
  - a. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
  - b. All overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground, pursuant to Section 155.5509.
  - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan, including the TO standards for Parking Garages and the Parking Garage Design Standards in Part 6 of Article 5.
  - d. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
  - e. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

# CITY OF POMPANO BEACH LOCATION MAP



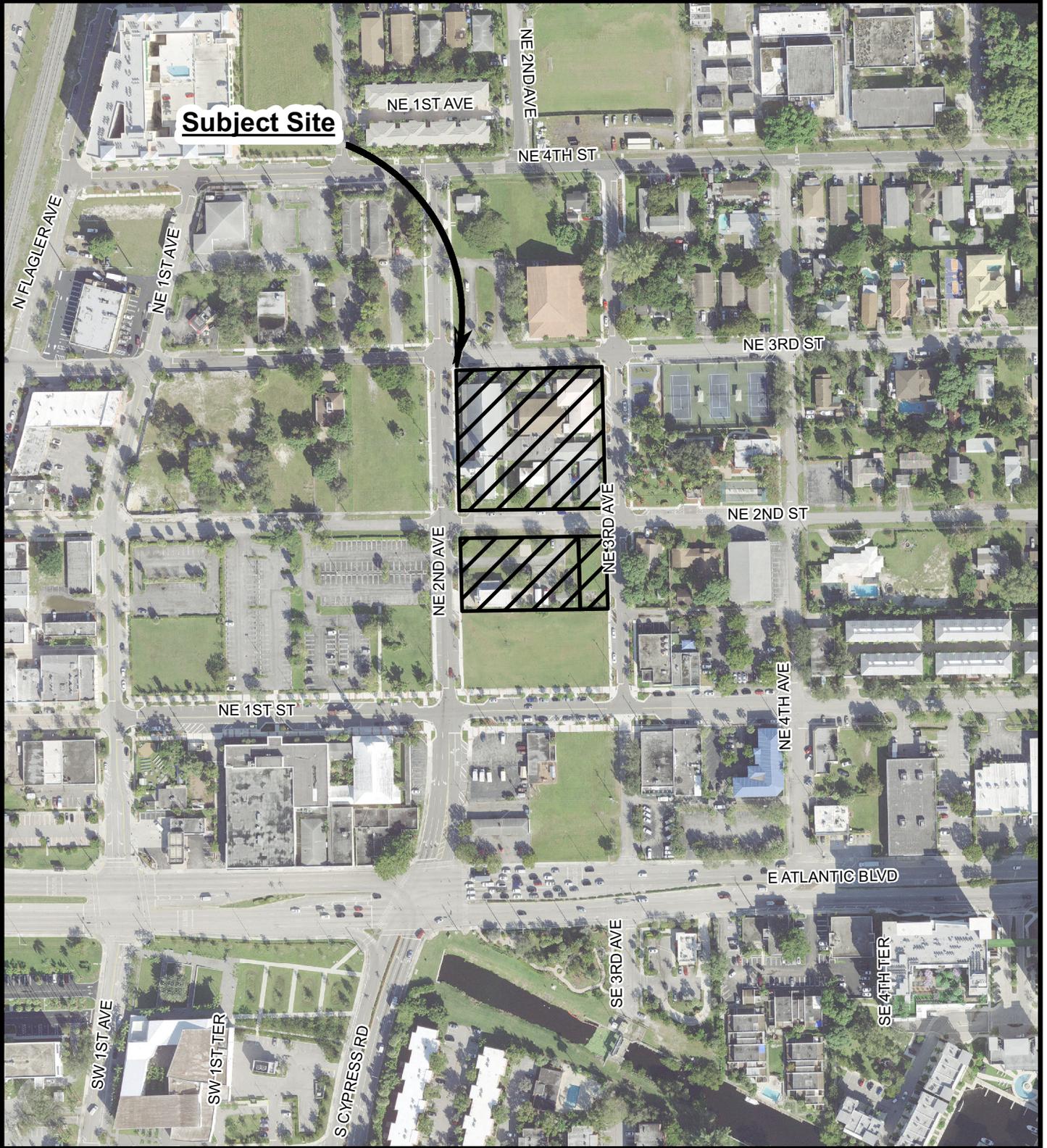
The proposed project is located between NE 2 Ave and NE 3 Ave, with Zone B located between NE 2 St and NE 3 St, and Zone D located on the south side of NE 2 St.



**P&Z**  
Scale = 1 mile  
7/30/2017 KeeDan

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DEPARTMENT OF  
DEVELOPMENT SERVICES

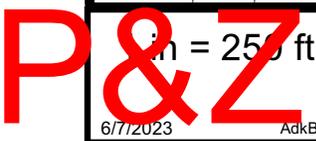
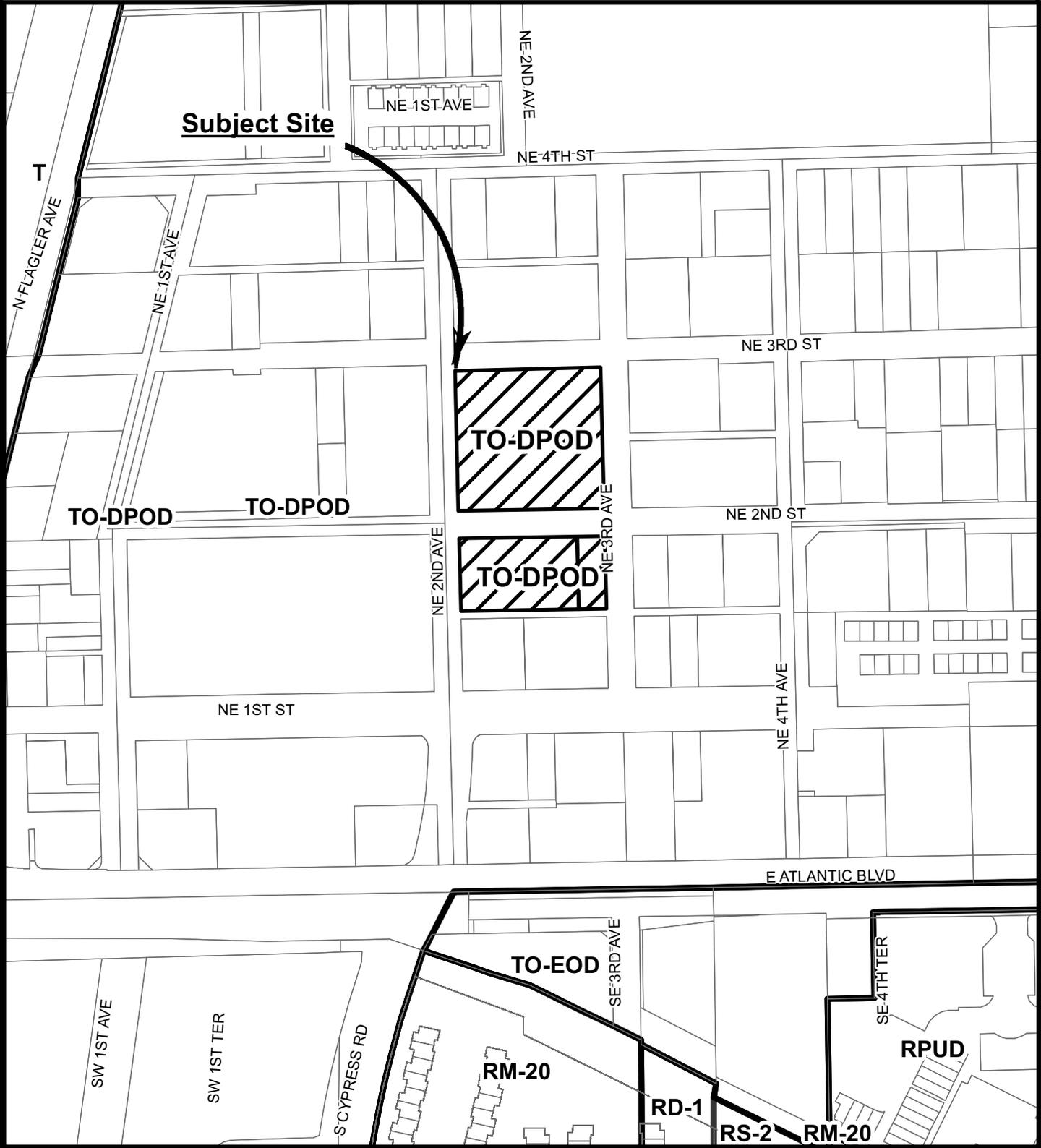
# CITY OF POMPANO BEACH AERIAL MAP



**Subject Site**



# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



6/7/2023

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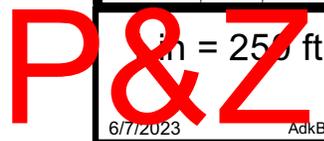
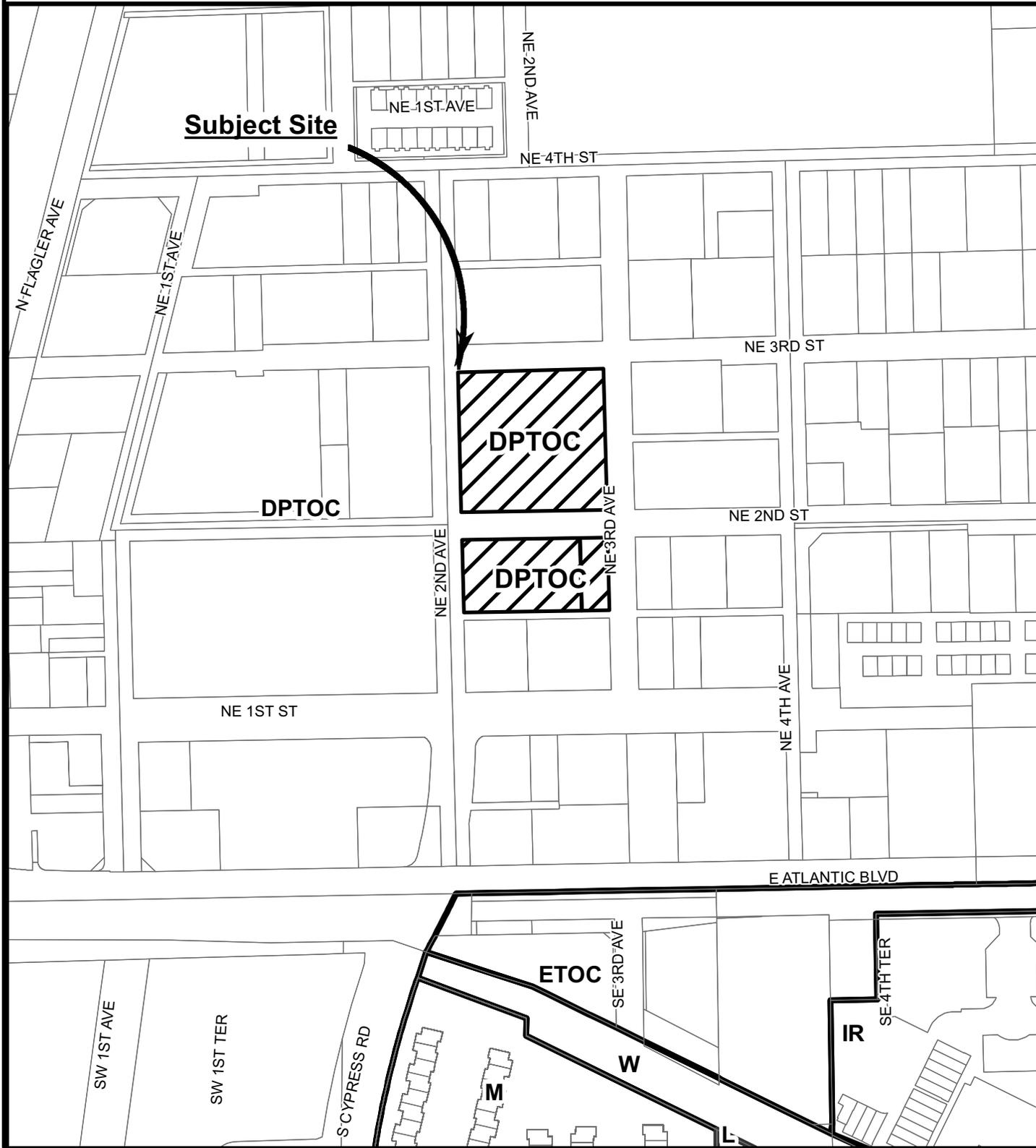
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# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



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06/28/2023

## 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 Leisurville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
MUR-H	Mixed-Use Residential (High)	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
DPTOC	Downtown Pompano		Transit Oriented
	Transit Oriented Corridor	PR	Parks & Recreation
		CF	Community Facilities
		PU	Public Utility
ETOC	East Transit Oriented	T	Transportation
	Corridor	BP	Business Parking
		LAC	Local Activity Center
*	DPTOC		
	Downtown Pompano Transit	RPUD	Residential Planned Unit Dev.
	Oriented Corridor	PCD	Planned Commercial Development
		PD-TO	Planned Development - Transit Oriented
	Number		
		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
		EOD	East Overlay District
		*	DPOD
			Downtown Pompano Beach Overlay District