



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-337

PLANNING AND ZONING BOARD

Meeting Date: AUGUST 24, 2022

CAPTIVA COVE III SITE PLAN

Request:	Major Site Plan	
P&Z#	20-12000006	
Owner:	Aloha Pompano, LLC/	
Project Location:	740 SW 11 Street	
Folio Number:	494202030130	
Land Use Designation:	Commercial	
Zoning District:	RM-45 (Multi-Family Residence 45) & (General Business)	B3
Commission District:	3 (Tom McMahon)	
Agent:	Michael Amodio (954-788-3400)	
Project Planner:	Pamela Stanton (954-786-5561 /	pamela.stanton@copbfl.com)

Summary:

The applicant is requesting approval of proposed modifications to an approved Major Site Plan in order to construct two three-story and one six-story residential buildings with 106 dwelling units. The previous approval was for two four-story residential building and one five-story mixed-use building. The proposed development also includes parking, landscaping, and activity areas for residents. The total footprint of the proposed buildings is 31,228 sq. ft. on a 142,839 sq. ft. (3.279 acre) site. The total lot coverage is 21.9%. This proposed revisions to the development were reviewed by the Development Review Committee on June 1, 2022 and approved by the Architectural Appearance Committee on August 2, 2022.

The property is currently vacant and located on the SW 11 Street and on the west side of South Dixie Highway West.

The proposed revisions to the previously-approved site plan include:

- Removal of the ground floor Commercial space from Building #1 which changes the development from Mixed-Use to Multi-Family Residential;
- Reduction of total proposed units from 122 to 106;
- Reduction of allocated flex units from 108 to 5 as a base to apply 95 bonus density units per County Policy 2.16.3 (Resolution 2022-168);

- Increase in height of Building #1 from 5-stories to 6-stories;
- Reduction in height of Building #2 and Building #3 from 4-stories to 3-stories;
- Elimination of the required Type “B” buffer from the West and South property lines (as the abutting parcels will be unified); and
- Modification of the Fire Access Easement within Resolution 2020-191 (to match the proposed layout).

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;

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.*

Goal 05.00.00 *The area wide availability of structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach and utilize energy efficient design and construction principles and renewable energy resources.*

Objective Urban Infill 01.11.00 *Identify Urban Infill Areas and Community Redevelopment Areas, adopted pursuant to Chapter 163, Part III, Florida Statutes within the existing urban service area of the City of Pompano Beach.*

Objective Urban Infill Criteria 01.12.00 *Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.*

Policy 01.16.01 *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.*

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 standards for development within the RM-45 (Multifamily Residential) and B-3 (General Business) zoning district.

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.D.Dwelling, Multifamily.

Article 5: Development Standards

See section 3 below.

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

The project complies with the applicable standards of Article 5.

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

The project complies with the applicable standards the Code.

5. Complies with all requirements or conditions of any prior applicable Development Orders or prior applicable approved plans on record;

Aloha 1 complies with all the requirements and conditions of prior applicable Development orders, including: Development Order PZ#20-12000006; Ordinance 2019-82; Ordinance 2019-83; Instrument# 115991093; Resolution No. 2020-190; and Resolution No. 2020-191.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

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

Wastewater Treatment Demand	26,500.00 gallons per day *
Water Treatment Demand	31,4292.00 gallons per day *
Raw Water Demand	33,943.32 gallons per day *
Park Acreage Required	72
School Impacts	Final School Capacity Availability Determination Letter, dated July 6, 2022.
Transportation concurrency	Transit fees paid to the Broward County to meet
Solid Waste Generation	943.40 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 Project will designed to provide safe, adequate, paved vehicular access to Dixie Highway 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 site does not sit in a wellfield zone, nor will have hazardous materials be stored or used on site.

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 which address all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

The project complies with all aspects of City Code Section 95.02.

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

The project does not include any environmentally sensitive lands.

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

The project is located in the South Dixie Highway Industrial Crafts District. Per the Pompano Beach Transformation Plan, Dixie Highway is well served by transit today and is identified for future premium transit operations (high capacity service with all or part of the route using a fixed guideway such as a streetcar, or rapid bus service that is high frequency with modern/distinctive vehicles and operational enhancements such as traffic signal priority); however, it lacks the accessibility needed for transit to achieve higher levels of success. Shifting development patterns and urban form to be more transit-supportive will improve the viability of significant transit enhancements along the corridor, strengthening transit access to the large workforce along and in close proximity to Dixie Highway. The Dixie Highway Corridor, and bus transfer facility at Dr. Martin Luther King, Jr. Boulevard, is served by Broward County Transit (BCT) Route 50, which runs from the Broward Central Terminal in downtown Fort Lauderdale to Hillsboro Boulevard/SW 3 Avenue.

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. 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:

1. Obtain a waiver from the Development Services Director to reduce the width of the pedestrian walkway from 7 feet to 5 feet in the portion of the site that is Zoned B-3, pursuant to Section 155.5101.I.4.
2. Revise plans prior to Zoning Compliance Permit approval as follows:
 - a. Provide details of fence and bike racks.

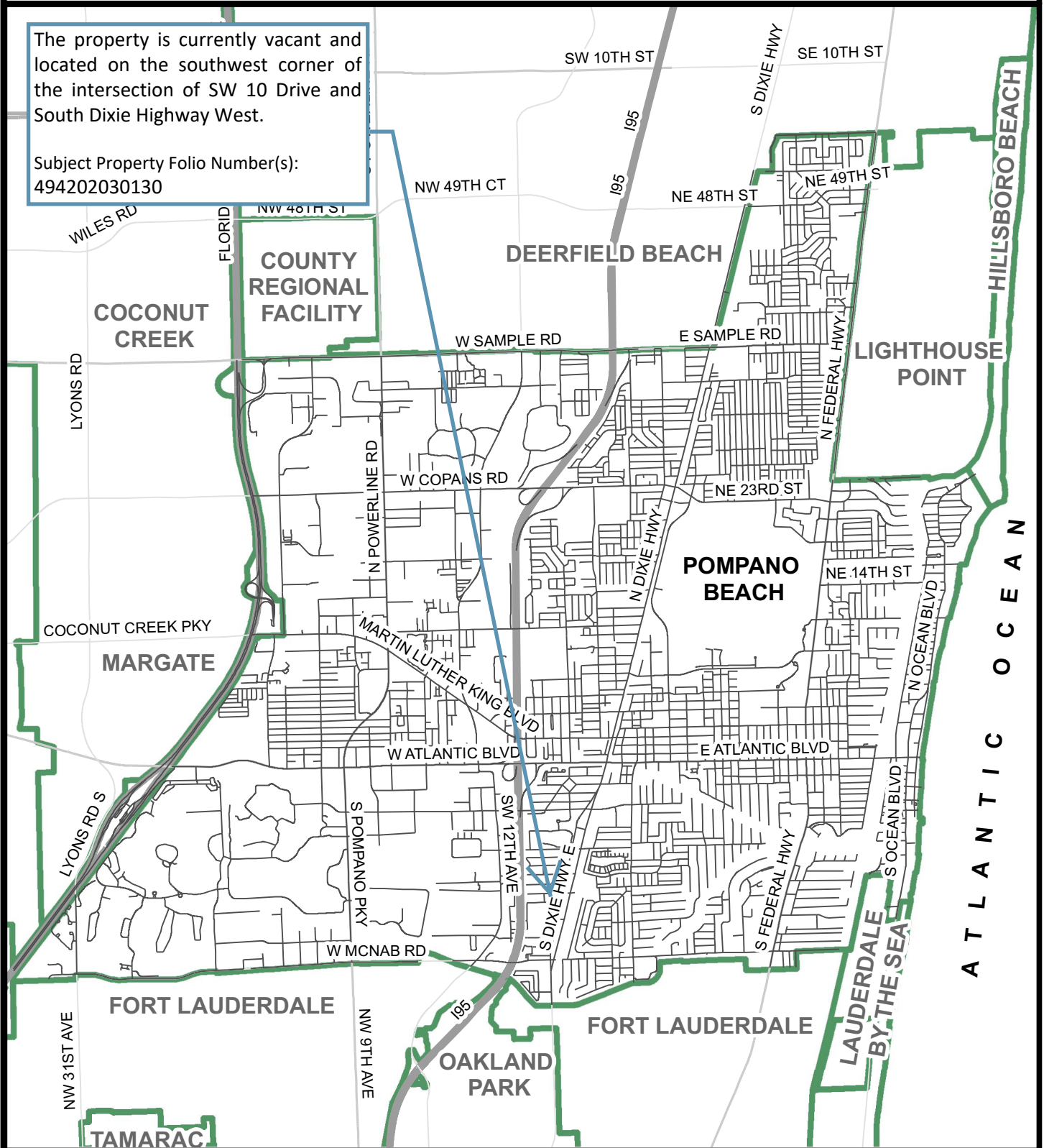
- b. Provide pedestrian crosswalks for on-site driveways and on SW 11 St right-of-way to connect sidewalks.
 - c. Provide at least 1.0 foot-candle for all vehicular use areas (TABLE 155.5401.E: Minimum and Maximum Illumination Levels).
- 3. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. A recorded Unity of Title or similar instrument for parcel unification shall be filed with the City (Section §155.2401.C).
 - a. Provide screening for all exterior mounted mechanical equipment in accordance with Code (§155.5301. A.2, New Development Screening Standards).
 - b. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
 - c. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - d. Substantial compliance with the plans, as submitted with this application.

CITY OF POMPANO BEACH LOCATION MAP



The property is currently vacant and located on the southwest corner of the intersection of SW 10 Drive and South Dixie Highway West.

Subject Property Folio Number(s):
494202030130

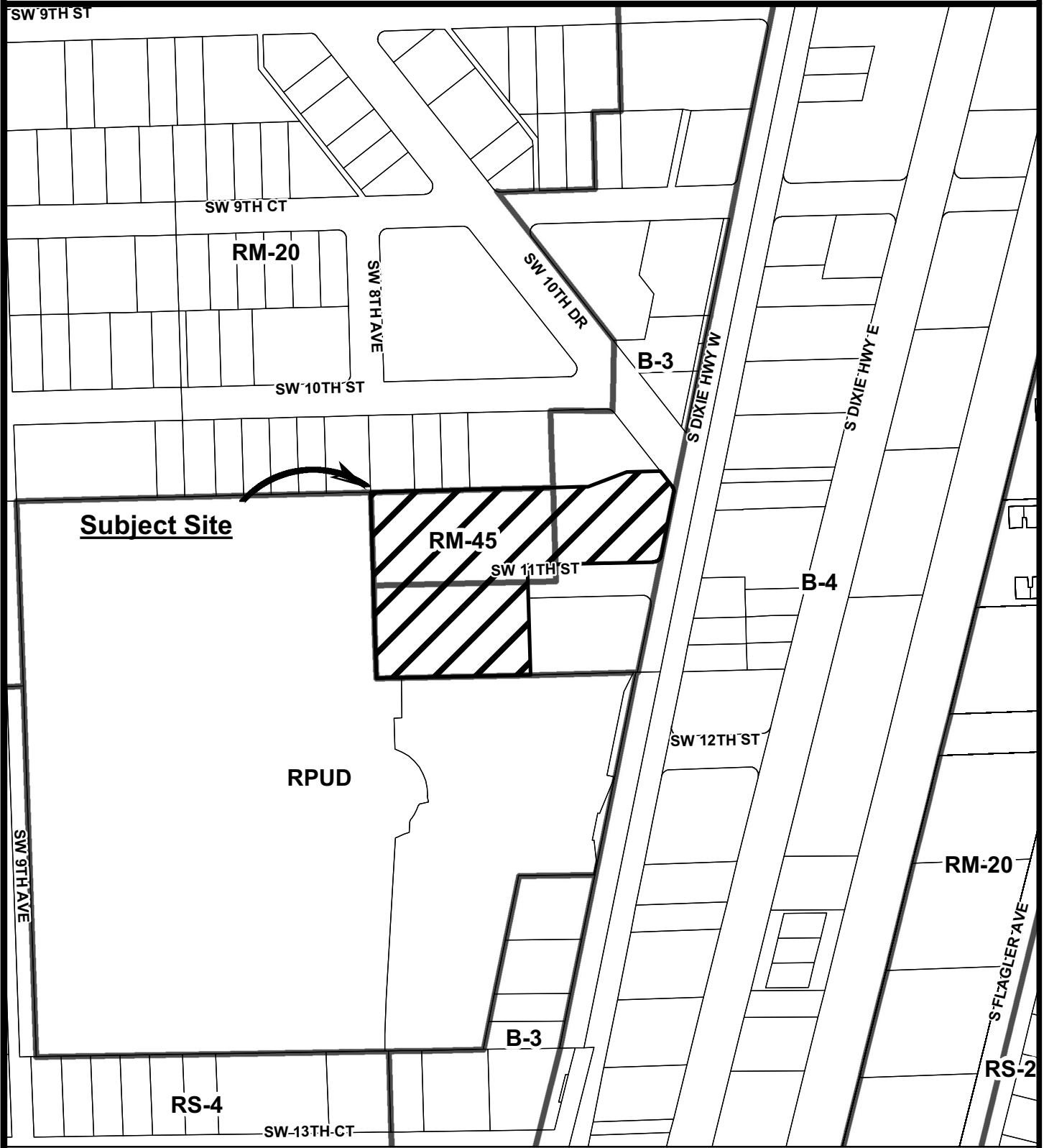


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Scale = 1 mile
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CITY OF POMPANO BEACH AERIAL MAP



CITY OF POMPANO BEACH OFFICIAL ZONING MAP

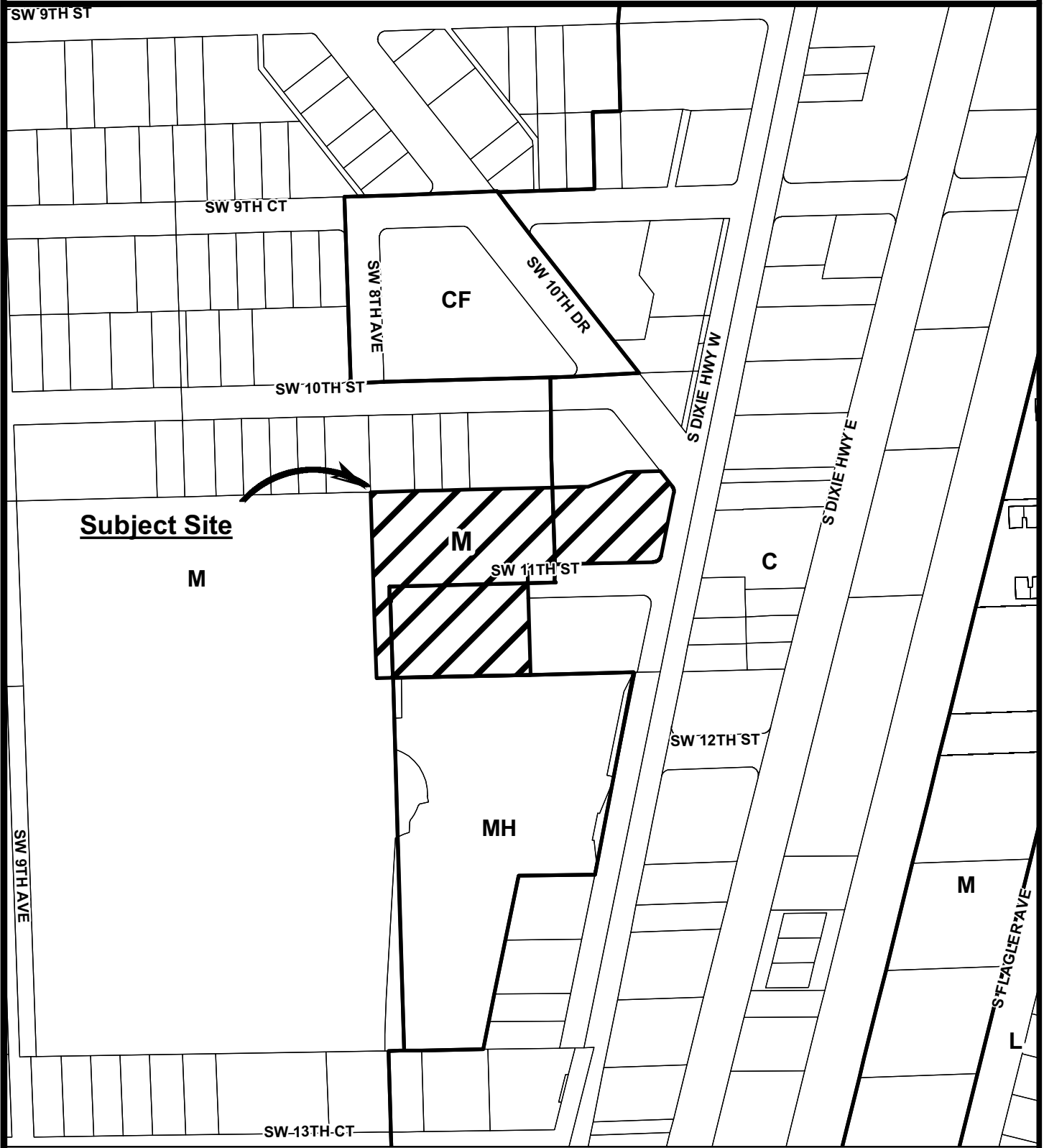


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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ20-12000006
8/24/2022

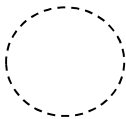
LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

	Residential
L	Low (1-5 DU/AC)
LM	Low- Medium (5-10 DU/AC)
* M	Medium (10-16 DU/AC)
MH	Medium-High 16-25 DU/AC)
H	High (25-46 DU/AC)
12	Irregular Density
36	Irregular Density
* C	Commercial
CR	Commercial Recreation
I	Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
LAC	Local Activity Center
DPTOC	Downtown Pompano Transit Oriented Corridor
ETOC	East Transit Oriented Corridor

Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

* Existing
> Proposed

FOR ZONING MAP

Symbol District

RS-1	Single-Family Residence 1
RS-2	Single-Family Residence 2
RS-3	Single-Family Residence 3
RS-4	Single-Family Residence 4
RS-L	Single-Family Residence Leisureville
RD-1	Two- Family Residence
RM-7	Multiple-Family Residence 7
RM-12	Multiple-Family Residence 12
RM-20	Multiple-Family Residence 20
RM-30	Multiple-Family Residence 30
* RM-45	Multiple-Family Residence 45
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
* B-3	General Business
B-4	Heavy Business
M-1	Marina Business
CR	Commercal Recreation
I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
M-2	Marina Industrial
TO	Transit Oriented
PR	Parks & Recreation
CF	Community Facilities
PU	Public Utility
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