

September 30, 2022

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

DEVELOPMENT REVIEW COMMITTEE
Meeting Date: AUGUST 3, 2022

BROWARD PARTNERSHIP FOR THE HOMELESS INC FLEX

Request: Flex Units
P&Z#: 22-05000007
Owner: Broward County Board of County Commissioners
Project Location: 1700 NW 30 Avenue (Blount Road)
Folio Number: 484228250050
Land Use Designation: Industrial
Zoning District: CF (Community Facility)
Commission District: 4 (Beverly Perkins)
Agent: John Rinaldi (954-788-3400)
Project Planner: Jean Dolan (954-786-4045 /jean.dolan@copbfl.com)

CRA

Reviewer: Kimberly Vazquez
Status: Review Complete. Pending Development Order

The area is zoned Industrial.

The CRA supports and promotes mixed use including residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.

The residential apartments proposed are in the middle of a heavy Industrial area where there are no services available nearby or within walking distance and mass transit options are not available. The use is not compatible with the uses in the vicinity.

ZONING

Reviewer: Lauren Gratzner
Status: Resubmittal Required

1. Revise the narrative to be specific to the Flex application and state the number of Flex units that are being requested. Clarify in the narrative that the proposal includes to split

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pompano beach (HQ)

fort Lauderdale

miami

west palm beach

orlando

tallahassee

PZ22-05000007

10/26/2022

the zoning of this parcel (if this is the true intent) and whether or not the parcels are being subdivided.

RESPONSE: The narrative has been revised. Given the 138 unit proposed tax credit project is 50% extremely low income (30% or less), County policy 2.16.3 will award 19 bonus units for every 1 very low income unit. This reduces the need for flex to 7 units ($7 \times 19 = 133 + 7 = 140$ units). The City has enough flex units to accommodate this request. The platted parcel will need to be subdivided to separate the HAC and the proposed project.

2. At the time of site plan submittal, if the property is split into two zoning districts each side must conform to the standards of each the corresponding zoning district. Lot width, lot size, setbacks, pervious area, lot coverage, etc.

RESPONSE: The proposed site plan for the residential use will meet all code requirements. The Homeless Assistance Center will remain zoned CF. Any zoning non-conformity will be addressed through a unity of control document. The two buildings will be located on one site plan. The two uses on the site operate independently, however, the two site are interdependent based on the site plan. Accesses are shared as well as other requirements of the zoning code. This item will be further addressed at the time of site plan approval for the future phase.

3. If the parcel is being subdivided confirm what type of unity of control document will be put in place for this project. Additionally, access easements may be necessary depending on the proposal at site plan.

RESPONSE: The proposed site plan for the residential use will meet all code requirements. The Homeless Assistance Center will remain zoned CF. Any zoning non-conformity will be addressed through a unity of control document. The two buildings will be located on one site plan. The two uses on the site operate independently, however, the two site are interdependent based on the site plan. Accesses are shared as well as other requirements of the zoning code. This item will be further addressed at the time of site plan approval for the future phase.

4. The conceptual site plan is not clear as to what is being proposed or where the building will be located. Clarify what the hatching shown on the conceptual site plan represents and call out all proposed site details. Clearly identify the building.

RESPONSE: Site plan is only a concept. The site is to have parking under the building. The building envelope is shown with a hatch. Parking and drive isle location are show as well as green areas.

5. The site plan calls out an "existing ADA parking space". This area is currently vacant wetlands area. Fix this note to state it is proposed parking.

RESPONSE: The site plan application will include all required details when submitted. The site area is not a wetland. The new ADA parking area will be called out on the site plan.

6. A two-way driveway shall be 24' wide and a one-way driveway shall be 12' wide. Clarify by the time of Site Plan submittal if the intent is to only allow a one-way driveway to the

north and which direction the traffic will flow. Revise the two driveway entrances to the south to be 24' wide at the parking lot entrance instead of 23'.

RESPONSE: The drive isles are now 24 feet wide.

7. Parking spaces shall be measured to be 9'x18' with a continuous curb. The curb shall have a maximum of a 2.5' overhang. Call these dimensions and curbing out on the site plan.

RESPONSE: The site plan is conceptual. The parking areas are called out in big blocks and meet the dimensional requirements identified in the code. The site plan will be further refined at the time of major site plan and major building design application.

8. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces. Each landscaped island shall contain at least one canopy tree (155.5203.D.4.b). Confirm all islands are the proper size.

RESPONSE: A landscape plan is not required as part of the conceptual site plan. The landscape islands will meet the code requirements. The site plan and landscape plan will be further refined at the time of major site plan and major building design application.

9. A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with section 155.5203.D.5. Provide building base foundation planting on the site plan.

RESPONSE: There is covered parking under the building. The site plan will meet the landscape/VUA requirements at the time of major site plan and building design applications. The site plan submitted is conceptual and there is ample space to comply with the requirement.

10. Note that the building must meet the requirements of section 155.5601.Multifamily Residential Design Standards and 155.5605 Parking Deck or Garage Design Standards by time of Site Plan submittal.

RESPONSE: The site plan is conceptual. Elevations are not required as part of the conceptual site plan submittal. All required design standards will be complied with or a superior design alternative sought at the time of major site plan and building design applications. The site plan submitted is conceptual and elevation are not a requirement of the conceptual site plan

11. The applicant shall provide approval from the Broward County Environmental Division or the State (depending on who's authority it is) in order to build on top of the wetland area as shown on the survey.

RESPONSE: The area is not a wetland. A revised survey now shows no wetlands and the communication between KEITH and the Surveyor shows that the area identified had not been determined to be a wetland.

12. Residential parking spaces are dependent on the number of bedrooms per unit. This information is required in order to confirm the required number of parking spaces. It is unclear if 201 is the correct number.

RESPONSE: The major site plan and building design applications will comply with all required parking standards or approved parking waivers/alternative parking plan when submitted. The site plan submitted is conceptual. The number of units and the bedroom mix has not been finalized. Assuming a maximum of 138 unit and assuming all one bedrooms (although there is likely a mix of studios, one, two and three bedrooms), 207 parking spaces are required. The conceptual site plan identifies the locations where parking is proposed.

LANDSCAPE

Reviewer: Wade Collum

Status: Review Complete. Pending Development Order

Comments will be rendered at time of site plan submittal.
Provide landscape plans in accordance with 155.5203 for the site.

PLANNING

Reviewer: Jean E. Dolan, AICP, CFM

Status: Resubmittal Required.

1. Given the 138 unit proposed tax credit project is 50% extremely low income (30% or less), County policy 2.16.3 will award 19 bonus units for every 1 very low income unit. This reduces the need for flex to 7 units ($7 \times 19 = 133 + 7 = 140$ units). The City has enough flex units to accommodate this request.

RESPONSE: No response necessary, flex is available. Comment Acknowledged.

2. Revise the narrative to reflect the responses to Pompano's Homeless Coordinator's questions and subsequent emails received from the Applicant's agent (attached). Reconcile any conflicts in these statements prior to revising the narrative.

RESPONSE: Narrative has been revised accordingly.

3. In the revised narrative, describe how the site design will protect the new residential from excessive noise, odors, traffic and parking associated with the surrounding industrial uses and create compatibility with this industrial area. Describe the transportation support services for the residents to mitigate the fact that there is no bus service on Blount and there are no essential services for residential in this industrial area.

RESPONSE: The site plan will provide the code required compatibility buffers with heavy landscaping on the perimeter to buffer the site from abutting warehouse employment center uses. There is community bus service in front of the site which connects to the Northeast Transit Center. There are ongoing discussions with BCT to increase the service in the area. The routes may be available at the time the project is complete.

4. Add the approach to permitting development in wetlands into the narrative and how the loss of these wetlands will be mitigated.

RESPONSE: There are no wetlands on the site. This issue was further discussed earlier in the response letter.

P&Z

5. Revise the conceptual site plan to show a better depiction of the building or provide a conceptual elevation on a separate page. Add outdoor recreation space for future residents and depict how stormwater will be managed after the wetland/retention area is eliminated.

RESPONSE: The conceptual site plan was prepared to identify location only, site design will be provided at time of site plan submittal. Drainage is anticipated to be moved to an abutting county owned site per the property transfer agreement with Broward County.

6. Your site plan and narrative should be revisited to improve your overall consistency with the Comprehensive Plan GOPs to increase the number of policies supportive of the request:

RESPONSE: Narrative will be revised and incorporate GOPs listed in the Land Use Plan Amendment.

BUILDING

Reviewer: James DeMars

Status: Review Complete. No comments.

7-12-22 FLEX - no comments.

ENGINEERING

Reviewer: Dave McGirr

Status: Review Complete. No comments.

No Comments

UTILITIES

Reviewer: Nathaniel Watson

Status: Review Complete. Pending Development Order.

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Acknowledged

2. The City of Pompano Beach Utilities Dept. has no comment at this time for the requested FLEX approval.

RESPONSE: Acknowledged

3. Broward County Water & Wastewater service area.

RESPONSE: No response to comment

WASTE MANAGEMENT

Reviewer: Beth Dubow

Status: Review Complete. Pending Development Order.

The Environmental Services Department has no objections to the proposed flex request. The conceptual site plan submitted with this application appears to have possible conflicts with

regard to garbage truck access to the dumpsters. It will be more thoroughly reviewed when the site plan is submitted for approval.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

RESPONSE: The Major Site plan and major building design applications will address location and access of waste receptacles. The concept plan does show a location for compliance purposes.



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September 22, 2022

DRC Comments for Broward Partnership for the Homeless

Re: LUPA, Rezoning and Flex Approval

From: Nguyen Tran, CRA Director

1. In 1989, the Community Redevelopment Agency took on an ambitious task to relocate 600 residents from an area South of Copans Road near NW 15th Avenue formerly known as Carver Homes to Canal Point. This neighborhood was located in an Industrial area full of noise, diesel fuel, semi-truck traffic and rockpit industries not suitable for adjacent residential use and proved to be difficult to raise children and a family. The proposed residential housing development will be located behind a Homeless Assistance Center (shelter), north of the County Jail, surrounded by heavy industrial uses and next to Blount Road where semi-truck traffic is frequent. Approving the LUPA, Rezoning and Flex to allow the placement of a residential development in the middle of a heavy industrial area will not improve the quality of life for future residents and seems to be the wrong redevelopment vision for this area. Please explain how the placement of residential units at this location is a good direction and is a clean and safe environment for the individuals and families that will live here?

Response: We appreciate the history lesson, but times have change. Affordable housing in south Florida and throughout Florida is at a crisis level. In an effort to increase affordable housing opportunities the State of Florida passed a law (SB962) which states *...If a parcel is zoned for commercial or industrial use, an approval pursuant to this subsection may include any residential development project, including a mixed-use residential development project, so long as at least 10 percent of the units included in the project are for housing that is affordable allowing...* Although this project is not eligible due to the funding of this project, this project continues furthers the goal of this state law by providing affordable housing.

2. Currently, the proposed development is not funded and will rely upon a tax credit allocation from Florida Housing Finance Corporation through RFA 2023-103, Housing Credit and SAIL Financing for Homeless Persons program. The concern is that the Amendments to the City's Future Land Use Map, Zoning Map and approval of Flex units to allow the proposed residential development are not contingent upon project funding by Florida Housing (i.e. Codes are changed but the project may not be funded).

Response: It is the intension to receive funding for this project. The applicant is confident that funding can be achieved. The applicant was able to successfully receive funding for a similar project located adjacent to the Central HAC several years ago. Broward County has agreed and is willing to transfer the property to the applicant. If funding cannot be achieved within a specific timeframe, the land will revert back to the county.

3. According to last year's application for this funding source (RFA 2022-103), projects located in a Wetland or Flood Zone are not eligible for funding and Developer has to:

*"Confirm that the proposed Development is not located in a known flood zone or wetland area by providing, as **Attachment 5**, evidence dated within six months of the Application Deadline. This evidence may be in the form of printed information from the following websites confirming that the Development Location Point and, if Scattered Sites, that the provided latitude and longitude coordinates of all other sites of the proposed Development stated in question 5.d. of Exhibit A are located outside of the flood zone and wetland areas."*

The current Flood Insurance Rate Map (FIRM) designation for this site is Flood Zone AH which would make this location not eligible (based upon last year's RFA) for funding unless the rules for RFA 2023-103 are changed. How can the Developer "Confirm" that the site is not located in a known flood Zone when FEMA currently identifies the proposed site as Flood Zone AH at the time of application submittal for funding?

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The concern again is that the proposed Amendments to the City's Future Land Use Map, Zoning Map and approval of Flex units are not contingent upon funding eligibility by Florida Housing or any changes to the FIRM maps (i.e. Codes are changed but the project may not be eligible for funding).

Response: The applicant has filed a CLOMAR for the property and is confident that the site will be located out of the flood zone.

4. This proposed residential development will have income restrictions from 0% AMI to 60% AMI. This fits in the definition of extremely low income to low income category. Not all residents will be able to afford a vehicle and therefore will rely heavily on mass transit options. Broward County Transit does not have a public bus route on Blount Road and the Community Shuttle Service (Blue Route) is very limited. The schedule for the shuttle (Blue Route) on Blount Road to the Homeless Shelter (NHAC) is 11:00 am, 2:20 pm and 4:42 pm. If you are a working individual who rely on public transit, how does this schedule work for a typical work day/work hours?

Response: The applicant is working diligently with Broward County Mass Transit to increase the number of stop at the North HAC for the community bus route and the potential of re-routing an existing bus route up Blount Road to service this project and the entire area.

5. Since a public transit system does not exist for this location (unlike Seven on Seventh development), explain how families without transportation will travel to the nearest grocery store or retail establishment for essential goods? Also, where is the nearest establishment for essential goods within walking distance?

Response: The applicant is working diligently with Broward County Mass Transit to increase the number of stop at the North HAC for the community bus route and the potential of re-routing an existing bus route up Blount Road to service this project and the entire area.

6. Since Tax Credit Funding (Federal dollars) will be the main source of funding for this residential development, explain how this proposed development will help reduce Pompano Beach's homeless issues and not increase the issues.

Response: The applicant is providing affordable housing for low and extremely low income families. If this residents are eligible, they will receive housing and not need to be located in the HAC. Also as existing homeless are able to transition from the HAC, this affordable apartment building will be in close proximity to their existing location lessening the impact of the transition..