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DEVELOPMENT REVIEW COMMITTEE Review Comments

The undersigned has reviewed and evaluated the plans submitted to the City of Pompano Beach to determine its conformity with applicable city codes and requirements and herewith makes the following comments and/or recommendations on the final site plan entitled:

Atlantic 3350 P & Z # 12-12000003
3350 E Atlantic Blvd

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CONCURRENCY REVIEW Staff Report

Applicant Information:

Applicant: Atlantic 3350 LLC
Address: 3350 E Atlantic Blvd, #312, Pompano Beach, FL 33062
Agent: Richard Berrie, Berrie Architecture & Design Phone #: 954.472.6461
Property Legal Description: Lots 1-15, Block 7, Pompano Beach Blount's Bros. Realty Co.

Acreage: 2.08 Plat Book: 2 Page: 43 Date: 1923

Development Information:

Development Action: Project Type: Required Analysis:
DRI: Residential X Preliminary
LUPA: Commercial X Final X
Plat: Office
Site Plan: X Industrial
Rezoning: Community
From: To: Facility
Flood Zone: X Other
Project Impact:
Commercial - Residential
Existing: 35,911 sf commercial
Proposed: 19 story hotel, 21 story w/ retail & rest.
Total: 110 hotel rooms, 77 residential units, 7,677 sf
of retail, 2,935 sf retail/ restaurant and 11,640 sf Walgreens

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Concurrency Information: (Required Services & Compliance with Required Levels of Services LOS*)

	YES	NO	YES	NO
1. Potable Water	X		5. Parks (residential only)	NA
2. Sanitary Sewer	X		6. Local Roads	X
3. Drainage	X		7. Regional Roadway	
4. Solid Waste	X		Network	X

Comments: The applicant proposes to demolish the existing 24,965 sf of retail space, along with the existing 10,000+ sf Walgreens and construct a mixed use facility which includes; 19 story hotel tower with 110 rooms (180 bedrooms), a 21 story residential tower with of 77 units and 7,677 sf of retail space and 2,935 sf of restaurant/ retail space. The Walgreens will be reconstructed to 11,640 sf as part of the new structure. The applicant was awarded 77 flex units via Resolution # 2011-134. The applicant must dedicated ROW along E Atlantic Blvd (to 55'), Hibiscus Ave (to 30'), SE 1st Ave (to 30') and A1A (to 40'). The applicant must construct sidewalks in all adjacent roads right-of-ways. Provide school concurrency letter from Broward County School Board.

Recommendation: Approved for Concurrency, subject to dedication of ROW, construction of sidewalks and letter from BCSB. Approval is valid for 45 days from the April 4, 2012 meeting date.

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REVIEWER Signature: [Signature] Date: 4/3/12
Adopted LOS as per Ordinance No. 90-27

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3350 Atlantic P & Z # 12-12000003_
350 E Atlantic Blvd

Land use for this parcel is Commercial. (Source: Land Use Plan Map)
Zoning for this parcel is B-3, General Business and it is in the Atlantic Overlay District (AOD).

1. POTABLE WATER
Provider: City of Pompano Beach
Facility: City of Pompano Beach Water Treatment Plant
L.O.S.: 350 gallons per day per person (gpd/person)
Design Capacity: 40 MGD (million gallons per day)
Current Demand: 15.93 MGD
Determination: Engineering Department will approve service demand calculations (gpd) for this proposal as submitted by applicant.
(Source: City of Pompano Beach Comprehensive Plan, Potable Water, p.4.)

2. SANITARY SEWER
Provider: City of Pompano Beach
Facility: Broward County North District Regional Wastewater Treatment Plant
L.O.S.: 300 gpd/person
Available Capacity: 15.310 MGD
Current Demand: 14.3611 MGD
Determination: Engineering Department will approve service demand calculations (gpd) for this proposal as submitted by applicant.
(Source: City of Pompano Beach Comprehensive Plan, Sanitary Sewer, pp. 54, 68, 69)

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4. DRAINAGE
Provider: Coastal Drainage District
Determination: Applicant will need all required permits from SFWMD and/or DNRP before building permits can be issued.
(Source: City of Pompano Beach Comprehensive Plan, Drainage, Map Figure S-1)

4. SOLID WASTE
Waste Management, Inc. is under contract to provide this service to the City.

5. PARKS
Neighborhood Parks L.O.S. = 2 acres/1,000 people
Existing acreage (citywide) = 2.0/1,000
Determination: Meets concurrency requirements

- Community Parks L.O.S. = 1 acre/1,000 people
Existing acreage (citywide) = 1.4/1,000
Determination: Meets concurrency requirements
Urban Parks L.O.S. = 2 acres/1,000 people
Existing acreage (citywide) = 4.2 acres/1,000
Determination: Meets concurrency requirements
(Source: City of Pompano Beach Comprehensive Plan, Recreation and Open Space Element, Page 32)

6. LOCAL ROADS
L.O.S.: Level "C" required on all local roads
Level "D" required on all collector roads
Determination: Meets concurrency requirements.

7. REGIONAL ROADWAY NETWORK
Determination: Meets concurrency requirements.

This property is located in the Urban Infill Area.

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