



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-07

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PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: October 6, 2020

### POMPANOSTATION

**Request:** Major Site Plan  
**P&Z#** 19-12000047  
**Owner:** G & C Platinum, 2400 Investors, LLC & G & C Platinum 2500 Investors, LLC  
**Project Location:** 2401, 2413, 2335 E Atlantic Blvd  
**Folio Number:** 484236012260, 484236012240, 484236012090  
**Land Use Designation:** TO (Transit Oriented)  
**Zoning District:** TO-EOD (Transit Oriented - East Overlay District)  
**Commission District:** 1  
**Agent:** Dennis D. Mele, Esq. (954-527-2409)  
**Project Planner:** Pamela Stanton

### Summary:

The applicant is requesting Major Site Plan approval in order to construct two new 8-story mixed-use buildings with a total of 355 dwelling units. The east building, with 147 dwelling units, has a footprint of 21,615 square feet on a 54,099 square foot lot (1.24 acres), and the west building, with 208 dwelling units, has a footprint of 29,327 square feet on a 70,023 square foot lot (1.61 acres). The total of both buildings is 50,942 square feet on a 124,122 square foot overall site (2.85 acres). The proposed development seeks to repurpose the surface parking lots that currently exist on both lots north of the existing nonresidential buildings that front East Atlantic Blvd. The project includes landscaping, courtyards, amenities, and internal parking structures in both buildings that will provide parking for the future residents of Pompano Station as well as the existing nonresidential buildings. This site plan was reviewed by the Development Review Committee on June 3 and July 15, 2020, and approved by the Architectural Appearance Committee on September 6, 2020.

In conjunction with the Major Site Plan, the applicant is requesting Major Administrative Adjustment approval as a separate item on this meeting agenda (PZ#20-16500002), in order to reduce the percentage of building frontage active use required on secondary streets in the Core Sub-Area of the East Overlay District (EOD).

The property is located between NE 23 Ave. and NE 25 Ave., north of East Atlantic Blvd.

## 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 land use designation in the comprehensive plan;

*The land use designation for this property is ETOC (East Transit Oriented Corridor). The proposed mixed-use building is consistent with the permitted uses identified. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**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.*

**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 will comply with the standards for the development within the TO (Transit Oriented) District and EOD (East Overlay District) upon adoption of the proposed Zoning Code text amendments.*

### Article 4: Use Standards

*The development proposes a multifamily residential use that complies with the use-specific standards in Article 4: Use Standards and are consistent with the comprehensive plan.*

### Article 5: Development Standards

*See Section 3 below.*

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

*The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval.*

*The project has received Building Design approval from the Architectural Appearance Committee.*

*As part of the Major Site Plan and Building Design application, the applicant has developed a separate list that addresses how the project will achieve the required sustainability points. The project meets the required 18 sustainability points required for nonresidential and mixed-use development in the TO District.*

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

*The proposed site plan will be in compliance with all other applicable standards of this Code upon adoption of the two proposed Zoning Code text amendments.*

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

*The subject property does not have any active development orders.*

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

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

Wastewater Treatment Demand	88,750.00 gallons per day *
Water Treatment Demand	150,257.50 gallons per day *
Raw Water Demand	113,678.10 gallons per day *
Park Acreage Required	2.42
School Impacts	Broward County School Capacity Availability Determination (SCAD) must be obtained
Transportation	Transit fees are paid to the Broward County to meet concurrency
Solid Waste Generation	3,159.50 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 development does not abut streets that are identified on the Broward County Trafficways Plan and is designed to provide safe, adequate, paved vehicular access between the building and streets.*

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 will not have any hazardous materials 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 Building Design application, the applicant has developed a separate CPTED*

*security plan, which address 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

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*The proposed site plan was reviewed by Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.*

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

*The proposed development is not within an area that will have impact on environmentally sensitive lands.*

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

*The proposed development is not located on a roadway that is identified 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. 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 conditions:

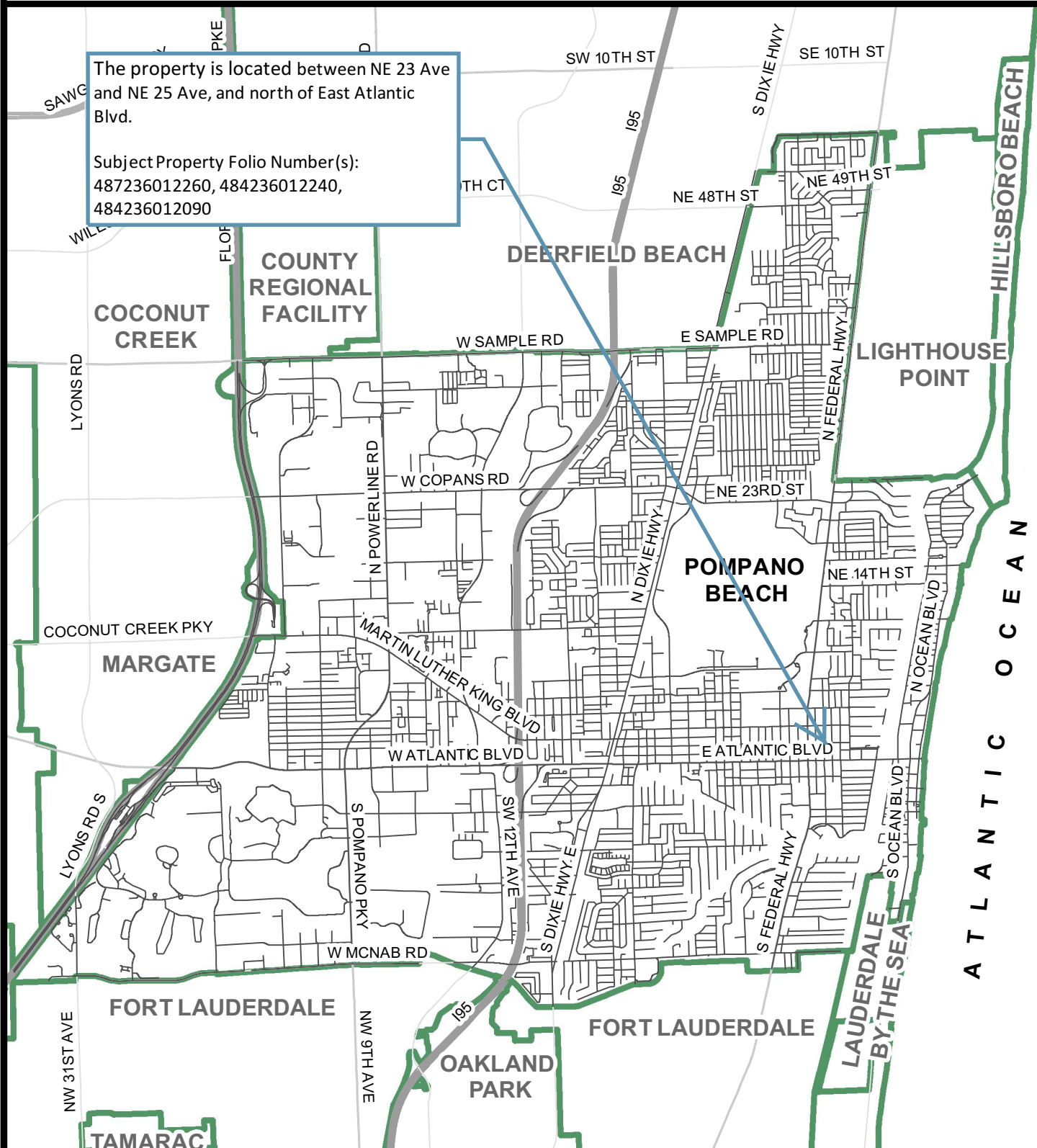
1. The City Commission must adopt the second reading of the public-initiated text amendment, related to Building Typologies.
2. The proposed pedestrian bridge across the NE 24 Avenue right-of-way must be reviewed by the City Engineer and other necessary City disciplines, prior to building permit, and an Agreement must be approved by the City Commission.
3. A Major Administrative Adjustment for a reduction of the required building frontage active use percentage for the east building along NE 24 Avenue must be approved by the Planning and Zoning Board.
4. Obtain Minor Administrative Adjustment approval for a reduction of the required building frontage active use percentage for the west building along NE 23 Avenue and the east building along NE 25 Avenue.
5. Provide the required public art and/or fee, pursuant to Table 155.3709.E.3: Density Bonus Option #1 which requires new construction to provide public art to use one or a combination of the following strategies: a fee equal to 1% of the project's construction costs or \$250,000 whichever is less, or a piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000. whichever is less.
6. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
  - a. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
  - b. A School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that the project is exempt from concurrency, is vested, or states that student capacity is available.
  - c. A recorded Unity of Title and other acceptable instruments for all properties demonstrated as unified on the Land Title Survey and all affected neighboring properties (shared parking/loading/access agreements), must be provided prior to building permit. Agreements between subject properties and adjacent properties may be necessary for relocated parking and trash facilities.
  - d. Provide a survey that depicts property lines that are consistent with the Broward County Property Appraiser's records.
  - e. Identify construction phasing of the project in order to provide parking continuity for the existing businesses on E Atlantic Blvd that currently utilize the surface parking lots.
  - f. Provide evidence that existing easements that will no longer be needed have been abandoned.
  - g. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
  - h. Substantial compliance with the plans, as submitted with this application.

# CITY OF POMPANO BEACH LOCATION MAP



The property is located between NE 23 Ave and NE 25 Ave, and north of East Atlantic Blvd.

Subject Property Folio Number(s):  
487236012260, 484236012240,  
484236012090



1 in = 1 miles

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7/30/2017

KeeDan

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DEPARTMENT OF  
DEVELOPMENT SERVICES

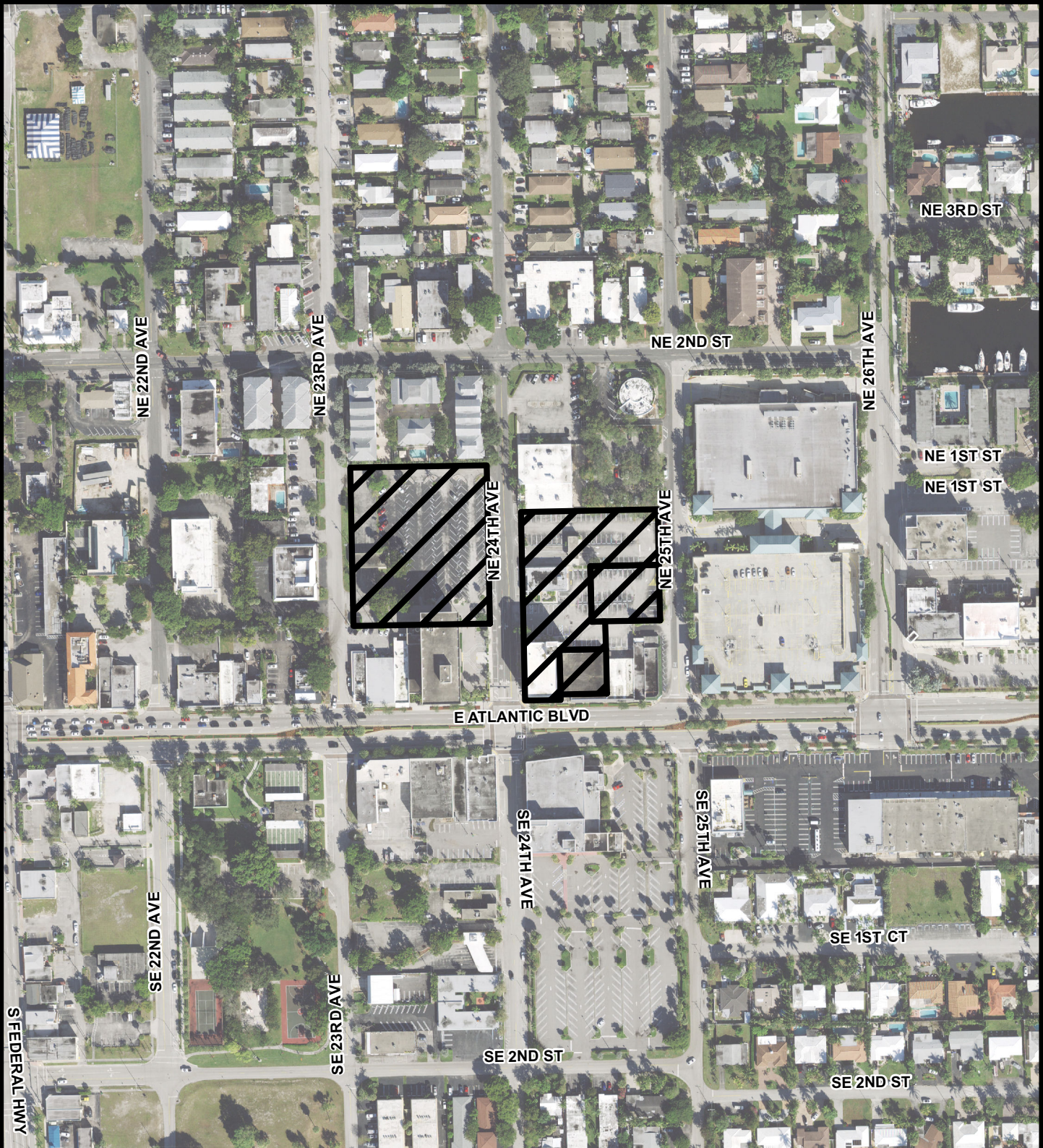
**P&Z**  
PZ19-12000047  
11/18/2020

# 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 Leisureville
H	High (25-46 DU/AC)			
12	Irregular Density		RD-1	Two- Family Residence
36	Irregular Density			
			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	Transit Oriented
DPTOC	Downtown Pompano		PR	Parks & Recreation
	Transit Oriented Corridor		CF	Community Facilities
			PU	Public Utility
*	ETOC		T	Transportation
	Corridor		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 Overlay District
		*	EOD	East Overlay District



CITY OF POMPANO BEACH  
AERIAL MAP

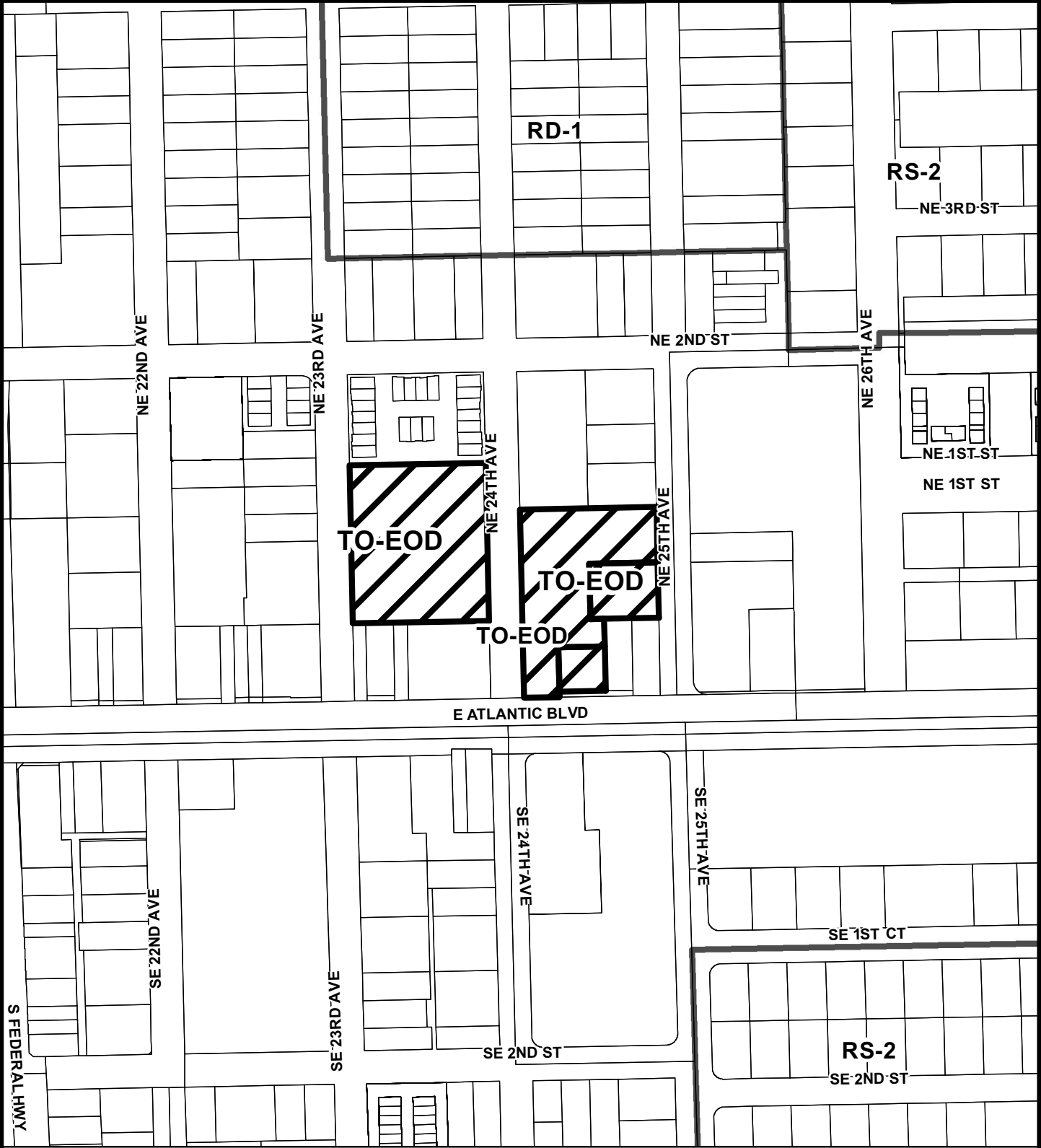


1 in = 250 ft

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DEVELOPMENT SERVICES  
**P&Z**



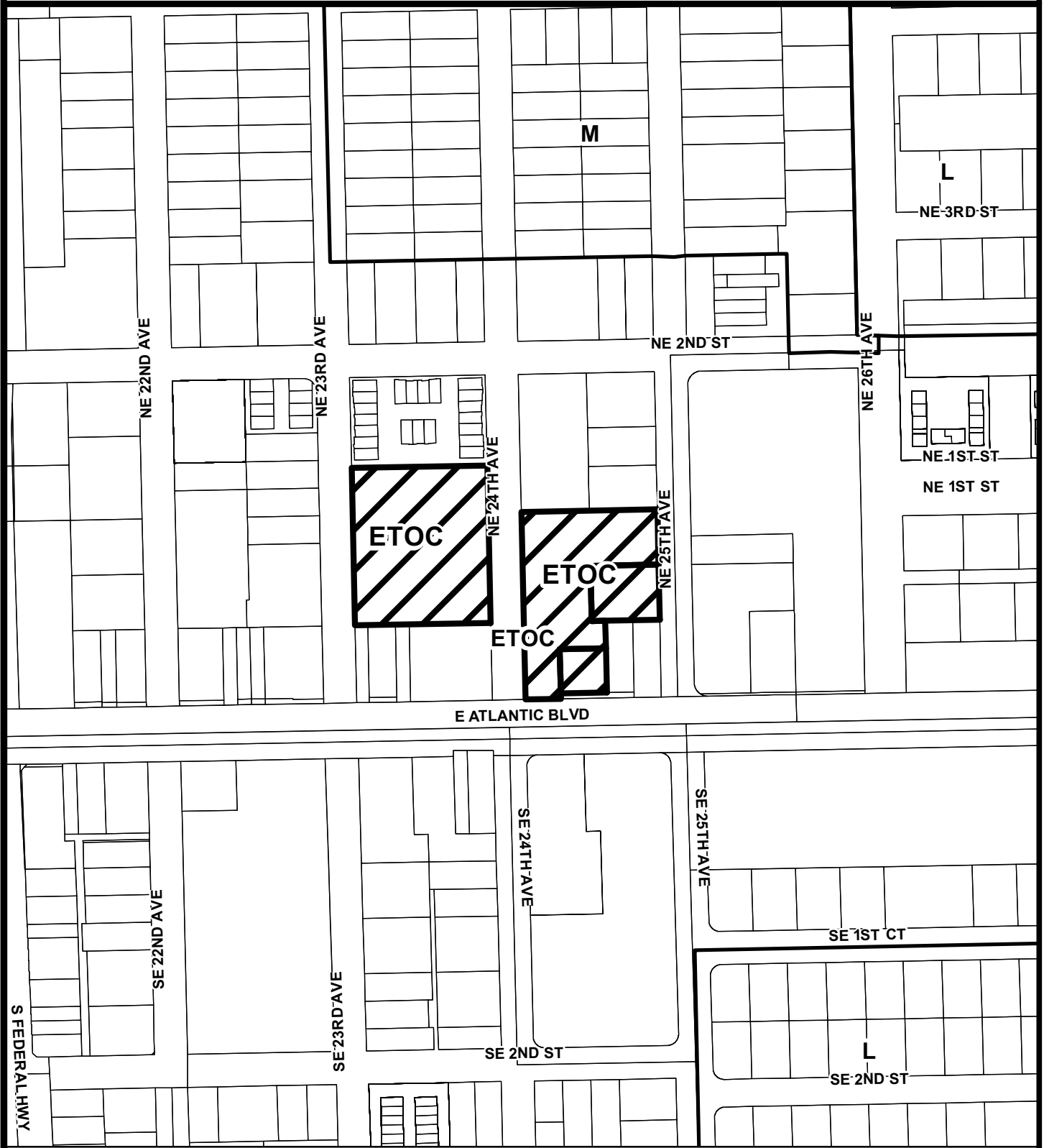
# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

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CITY OF POMPANO BEACH  
OFFICIAL LAND USE MAP



1 in = 250 ft

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11/18/2020