



100 W. Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4668 Fax: 954.786.4666

Community Residence & Recovery Community

Staff Review

PROPERTY ADDRESS (of the Subject Property): 1302 NE 4 ST	Zoning District: RD-1
--	---------------------------------

Date Received: 06/26/2023	Date Use Established: (if prior to 6/12/2018)
----------------------------------	---

# of Dwelling Units	2	C/O confirmed for multi-family:	<input checked="" type="radio"/> Yes	Minimum Duration of Residency	<input checked="" type="radio"/> No Minimum
			<input type="radio"/> No		<input type="radio"/>
Total # of Bedroom	5	# of Residents		Live-in Staff	<input checked="" type="radio"/> No Maximum
			10		# with disabilities
Minimum number of off-street parking spaces required on site and/or at remote location(s):					4

Yes	No	N/A	Use-Specific Standards:			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Complies with the applicable separation from other similar uses (660 feet or 1,200 feet)			
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	The operator is licensed or certified by the State of Florida: FARR			
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Special Exception required: proposed use is located within spacing distance of an existing community residence or recovery community.			
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Special Exception required: there is no state license or certification available for the proposed use			
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Licensed by state and allowed by state statute to house up to 14 people as of right (reasonable accommodation not required for up to 14 occupants)			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Special Exception Obtained	Meeting Date:		P&Z #:
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Reasonable Accommodation Obtained	Meeting Date:		P&Z #:

Neighboring Uses (attach Map):

Name/ Address of Family Community Residence, Transitional Community Residence or Recovery Community:	Distance from Proposed Community Residence
Patrick's Place 5 LLC - FARR (Family Community Residence)	413 NE 12 Ave / 484236041790 611 ft

Proposed Use is:	Transitional Community Residence (155.4202. I.)
Licensing/ Certification Status	A state license to operate the proposed community residence



City of Pompano Beach
 Department of Development Services
 Business Tax Receipt Division

100 W. Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4668 Fax: 954.786.4666

**Community Residence &
 Recovery Community**

FOR PLAN REVIEWER ONLY (DO NOT WRITE BELOW THIS LINE)										
FINDINGS:	Minimum Off-Street Parking	Required:	4	Provided:	4	Deficient:	0			
	Minimum Separation from Existing Uses:	Required:	660'	Provided:	611'	Deficient:	49'			
	Complies with the occupancy standards in the City's Rental Housing Code (Chapter 153)			In Compliance	<input checked="" type="radio"/>	NOT in Compliance	<input type="radio"/>	Not Applicable	<input type="radio"/>	
	Applicant has been issued required state license or certificate or provisional certificate			In Compliance	<input checked="" type="radio"/>	NOT in Compliance	<input type="radio"/>	Not Applicable	<input type="radio"/>	
	Use conforms with the applicable spacing distance or has obtained the <i>required special exception required</i>			In Compliance	<input type="radio"/>	NOT in Compliance	<input checked="" type="radio"/>	Not Applicable	<input type="radio"/>	
	<i>Special Exception</i> has been obtained, as no license or certification is available for this use			In Compliance	<input type="radio"/>	NOT in Compliance	<input type="radio"/>	Not Applicable	<input checked="" type="radio"/>	
Applicant has obtained the required reasonable accommodation approval			In Compliance	<input type="radio"/>	NOT in Compliance	<input type="radio"/>	Not Applicable	<input checked="" type="radio"/>		
Comments:	Rejected - The proposed Transitional Community Residence requires two separate Special Exception approvals from the ZBA. 1) For the operation of this use within the RD-1 zoning district and 2) for not meeting the required 660 foot separation requirement from an existing community residence.									
Reviewed by: Lauren Gratzter				Date: 8/10/2023		Date Applicant Notified: 8/17/23 Updated: 8/23/23				
<input type="radio"/>	Approved. The information submitted by the applicant has demonstrated compliance with all applicable regulations.									
<input type="radio"/>	Conditional Approval. Applicant has met all requirements of the Zoning Code and has a provisional certification from FARR. Applicant must provide the City with a copy of the annual certificate within 90 days.									
<input checked="" type="radio"/>	Denied. Application is denied for the following reason(s):									
Comments	<input type="checkbox"/>	Lacks certification or required license	<input checked="" type="checkbox"/>	Not allowed as of right						
	<input type="checkbox"/>	Not eligible for a conditional use permit	<input type="checkbox"/>	Not a community residence for people with disabilities						
	<input type="checkbox"/>	Does not comply with Housing Code	<input type="checkbox"/>	Does not meet off-street parking minimum						
	<input type="checkbox"/>	Does not meet requirements to recertify existing reasonable accommodation								