



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
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Date Received: 06/26/2023	Date Use Established: <i>(if prior to 6/12/2018)</i>
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# of Dwelling Units	2	C/O confirmed for multi-family:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Minimum Duration of Residency	<input checked="" type="radio"/> No Minimum	
Total # of Bedroom	5	# of Residents	Live-in Staff		Maximum Duration of Residency	<input checked="" type="radio"/> No Maximum	
		10	# with disabilities		<input type="radio"/>		
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

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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 Gratzner				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							