

Staff Report

File #: LN-37

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Meeting Date: JANUARY 27, 2021

SONATA

Request: Major Site Plan
P&Z# 20-12000028
Owner: Paola Florida LLC, WTLG LLC & City of Pompano Beach
Project Location: 600 Block of N Dixie Hwy
Folio Number: 484235000120, 484235000130, 484235110070, 484235001210, 484235001220, 484235001230, 484235001240, 484235001250, 484235001251
Land Use Designation: LM/C
Zoning District: RM-20/ B-3
Commission District: 4
Agent: Michael Vonder Meulen (954-788-3400)
Project Planner: Max Wemyss (954-786-4761) / Max.Wemyss@copbfl.com

Summary:

The applicant, Michael Vonder Meulen of Keith, on behalf of Paola Florida, LLC, WTLG, LLC, and the City of Pompano Beach is requesting Major Site Plan approval for a new development consisting of two three-story multi-family buildings and one eight-story mixed-use residential and commercial/retail building, along with associated amenities, parking, and landscaping. The property is located on the west side of Dixie Hwy occupying the block north of 8th Street and a majority of the block south of 8th Street. The site is currently vacant. The unified property has land area of 6.72 net acres or 292,547 square feet. The project proposes a lot coverage of 10.7% with a building footprint of 31,511 square feet and a pervious area of 45.27% or 132,440 square feet.

The project requires Major Site Plan approval as it is a new development with more than 15 multifamily dwelling units. The property has a mix of Commercial (C) and Low-Medium Residential (LM-10) Land Use designations and Zoning designations of General Business (B-3) and Residential Multi-Family 20 (RM-20), which allow the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements for the commercial land use areas. The flex allocation has been approved by the City Commission with Resolution 2020-43. The site plans were reviewed by the Development Review Committee on September 2, 2020, November 18, 2020, and finally on January 6, 2021. The Building Design was approved by the Appearance Committee (AAC) on January 5, 2021.

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 comprehensive plan;

The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives, and Policies contained therein. Please see a list of goals, objectives, and policies achieved by the Development below.

- 1. 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.
 - 2. Objective 01.04.00** Support and promote the intermix of residential and commercial uses along major traffic corridors
 - 3. Policy 01.04.01.** The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.
 - 4. Policy 01.01.13** The City shall utilize flexibility units and redevelopment units to increase residential densities within the flex receiving area when consistent with the community character; adjacent land uses; and public school capacity both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 2.10.01 of the Broward County Land Use Plan.
 - 5. Policy 01.14.01.** 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.
 - 6. Goal 03.00.00.** To provide structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach that utilize energy efficient, sustainable design, resilient construction techniques, materials and renewable energy resources.
 - 7. Policy 03.08.01** The City shall, through the mixed use land use and zoning districts and other means, encourage new housing projects which contain compact building design principles, mixed use, pedestrian activity and support multimodal transportation options.
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 complies with the intensity and dimensional standards for the Residential

The proposed development complies with the intensity and dimensional standards for the Residential Development within the RM-20 Zoning District (Section 155.3210) and the B-3 Zoning District (Section 155.3304)

Article 4: Use Standards

The development proposes residential uses that comply 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 design team has worked with staff to provide a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan. Remaining requirements to be addressed are provided as conditions to consider for a Development Order.

As part of the major site plan and major building design application, the Design Team has developed a separate design and sustainability narrative that addresses how the project will achieve the required design standards and sustainability points. The project meets the required 12 sustainability points required for mixed-use multi-family development.

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

The proposed site plan complies with the conceptual plan submitted as exhibit to Ordinance 2020-43 for the Allocation of Flex Units. Applicable conditions of the Flex Unit approval are provided as conditions of this Major Site Plan Development Order.

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

There are no applicable Development Orders related to this request.

6. Is issued a Concurrency Review Certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with concurrency requirements. Additionally, the proposed project is in the process of obtaining a Plat from the Broward County.

Wastewater Treatment Demand	41,450 gallons per day *
Water Treatment Demand	49,160 gallons per day *
Raw Water Demand	53,092 gallons per day *
Park Acreage Required	0.82 Acres
School Impacts	Broward County School Capacity Availability Determination (SCAD) has been approved and valid through February 2021.
Transportation	Transit fees paid to the Broward County to meet concurrency
Solid Waste Generation	1,824 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 is designed to provide safe, adequate, paved vehicular access between the building and N Dixie Hwy, which is identified as a Collector Roadway on the Broward County Trafficways Plan.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The Property appears to be located within a wellfield protection area; however, the Development does not anticipate requiring any hazardous material licensing.

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 major building design application, the design team has developed a separate CPTED security plan and CPTED security narrative that address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

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

The proposed development complies with Transportation Corridor Study by introducing residential/commercial mixed-use and pedestrian-oriented development along the corridor.

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. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. The Applicant must provide a signed agreement prior to building permit approval documenting how the affordability requirements will be met, pursuant to Section 156.64.E, as required by Resolution 2020-43.
2. Provide details of off-site improvements including sidewalks for all frontages of the development site with the existing streets. The City will be improving the frontage along Dixie Highway as part of the G.O. Bond Program. Provide these details illustrating how it will integrate with the project at time of building permit.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Plan shall comply with conditions of Flex Approval via Resolution 2020-43.
 - b. Plat must be reviewed and approved by the City Commission, prior to building permit approval.

(P&Z: 20-14000014 under review)

- c. Obtain Unity of Title prior to building permit approval.
 - . Provide necessary dedications for right-of-way.
 - . Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - . A copy of the CPTED plan approved by the Broward Sheriff's Office.

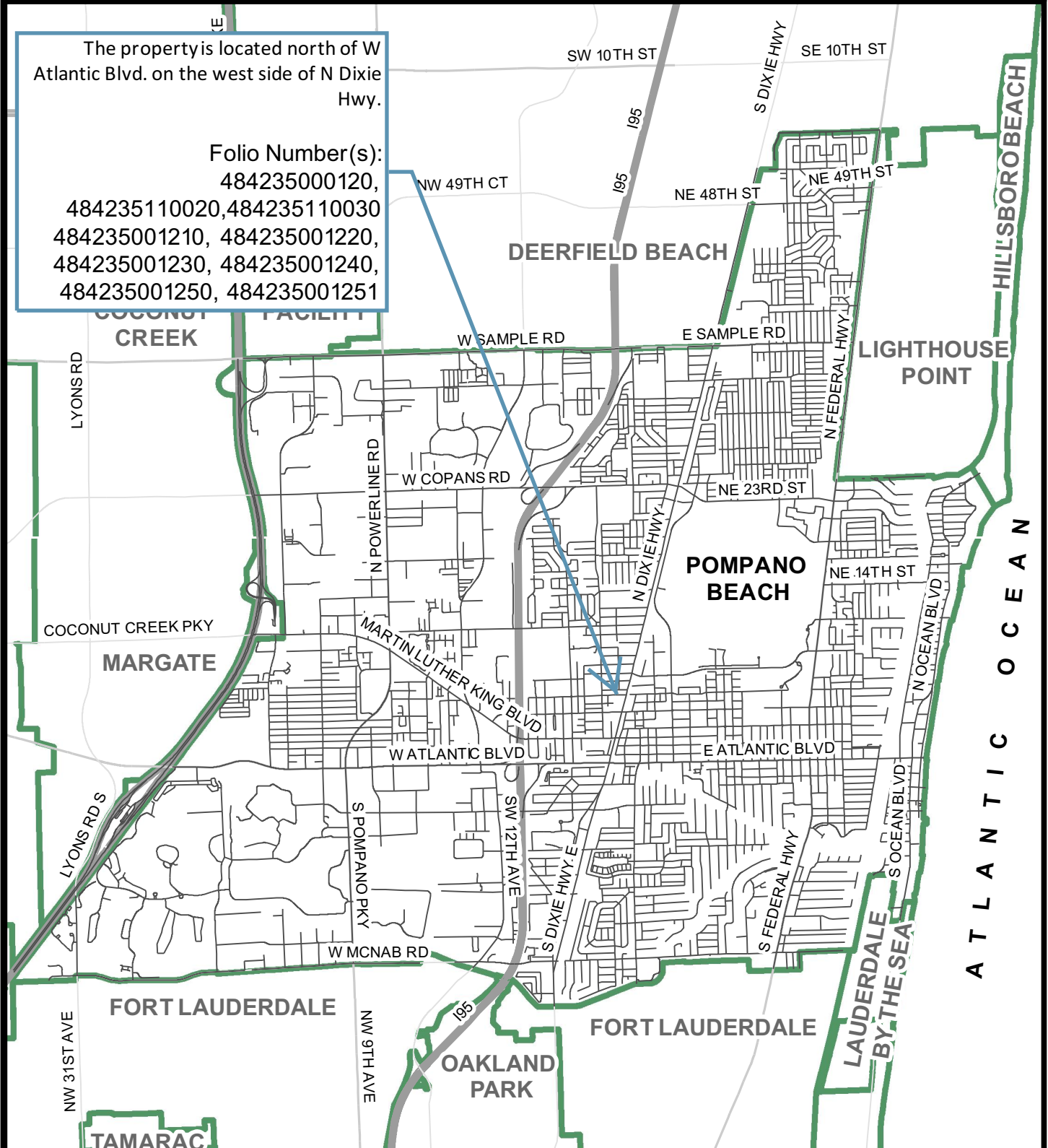
CITY OF POMPANO BEACH LOCATION MAP



The property is located north of W Atlantic Blvd. on the west side of N Dixie Hwy.

Folio Number(s):

484235000120,
484235110020, 484235110030
484235001210, 484235001220,
484235001230, 484235001240,
484235001250, 484235001251



1 in = 1 miles

7/30/2017

KeeDan

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ20-12000028

1/27/21



9/11/2019

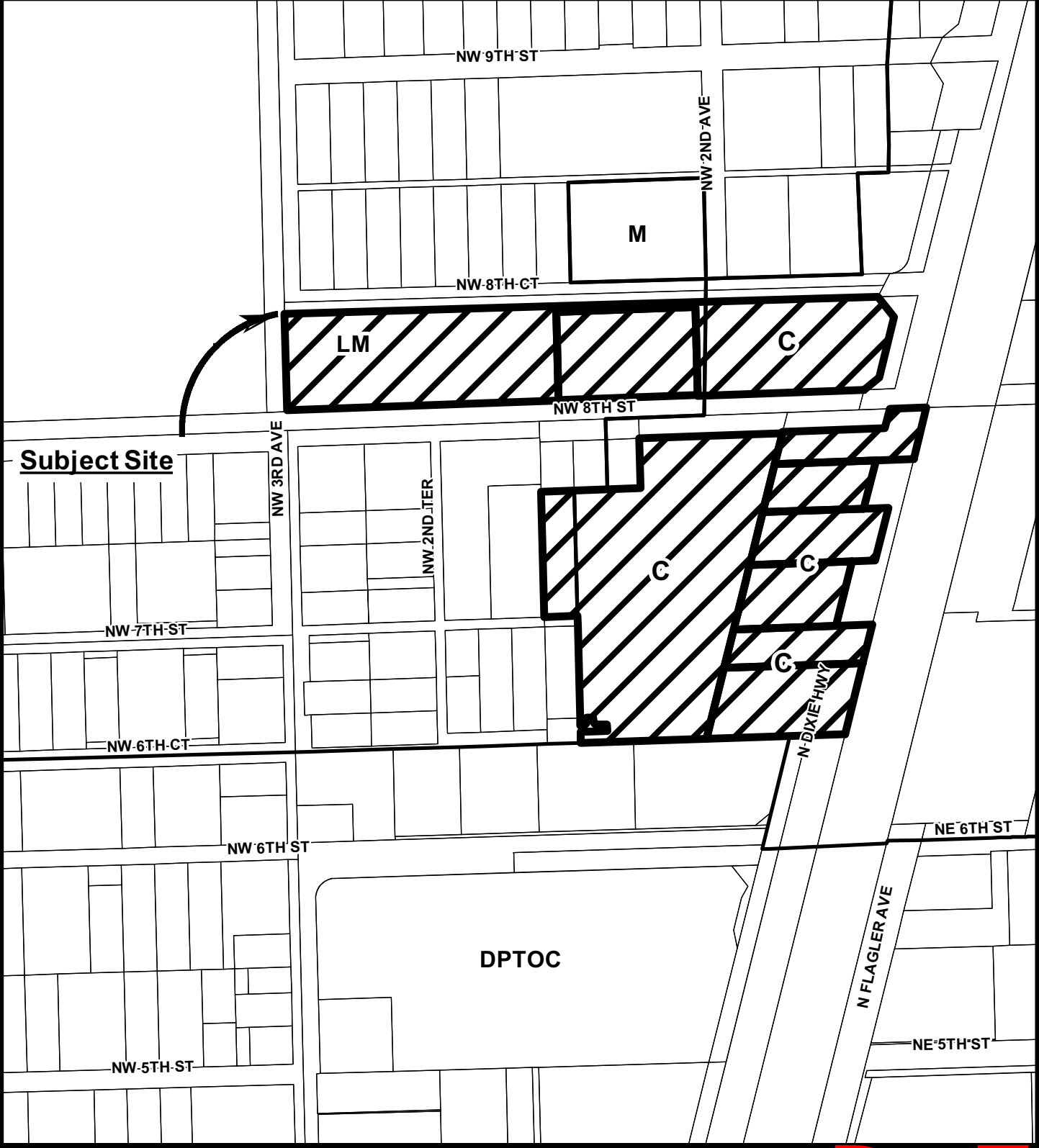
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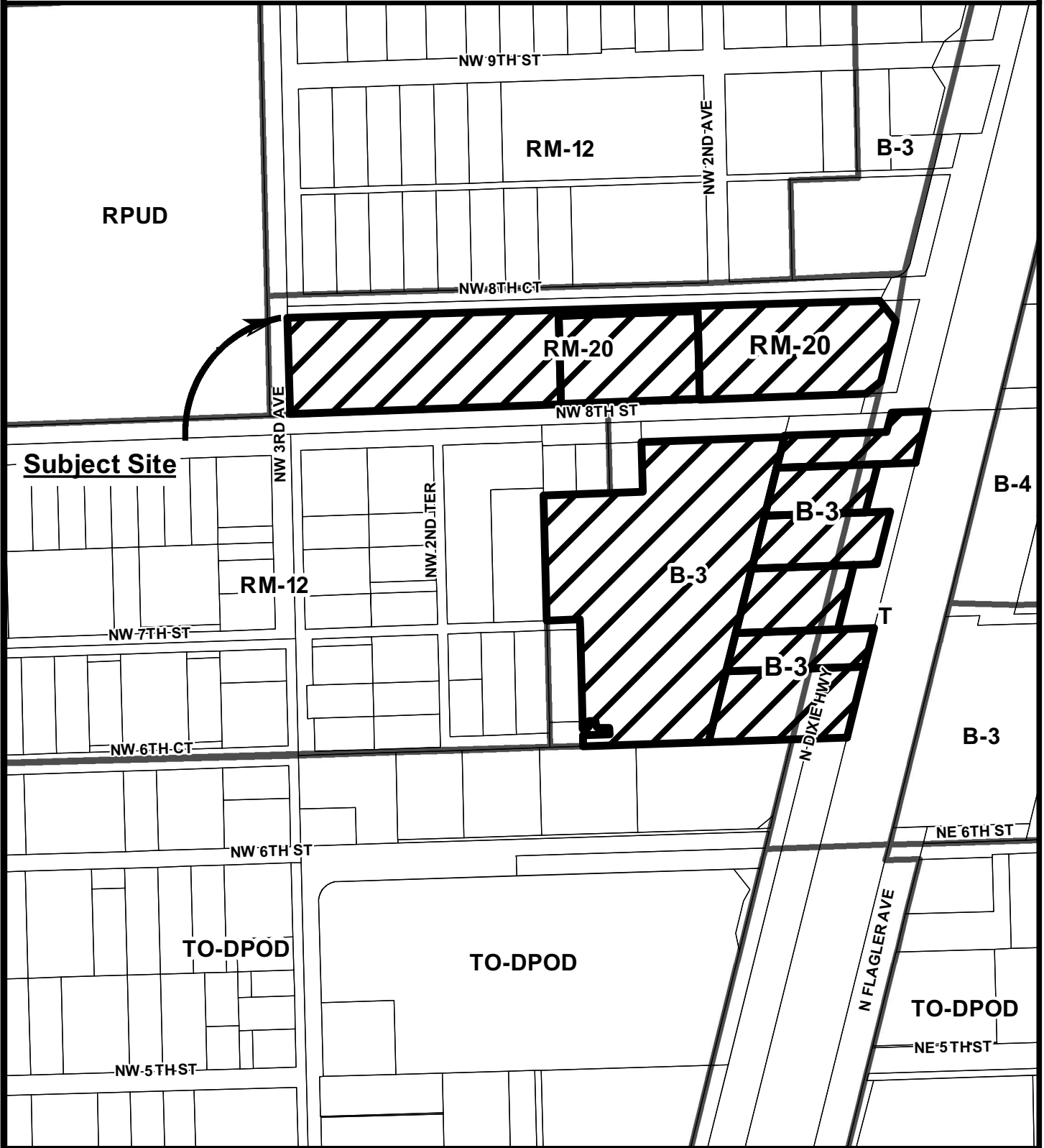
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1/27/21

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 208 ft

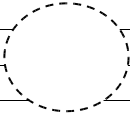
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 208 ft

P&Z

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
			RM-12	Multiple-Family Residence 12
* C	Commercial		* RM-20	Multiple-Family Residence 20
CR	Commercial Recreation		RM-30	Multiple-Family Residence 30
			RM-45	Multiple-Family Residence 45
I	Industrial		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	East Transit Oriented		T	Transportation
	Corridor		BP	Business Parking
			LAC	Local Activity Center
	Number			
			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