



DEVELOPMENT SERVICES

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ADMINISTRATIVE MEMORANDUM NO. 21-046

TO: Cassandra LeMasurier, Real Property Manager
VIA: David L. Recor, ICMA-CM, Director of Development Services *JG*
VIA: Jennifer Gomez, AICP, Assistant Director of Development Services *JG*
FROM: Pamela Stanton, RLA, Planner
SUBJECT: Bid Review, Pompano Library Partners, LLC, IFB 21-01, 1207 East Atlantic Blvd
DATE: May 5, 2021

A review of the bid proposals for IFB 21-01, Sale of 1207 E Atlantic Blvd was conducted, with the results of the review included in this report. Where sufficient information was provided to review the proposal narrative and conceptual plan against the applicable Zoning regulations, it was found that the proposal was in compliance, with the exception of the issues described below. Where insufficient information was provided, a review of those standards and aspects of the project could not be conducted. The review included: 1) 7th Avenue Properties LLC, and 2) Pompano Library Partners, LLC, as described below.

POMPANO LIBRARY PARTNERS, LLC

Project Description

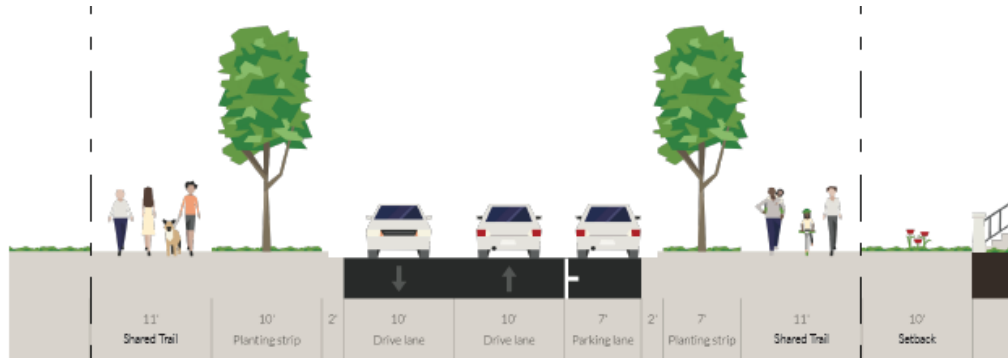
The bidder is proposing a mixed-use project with 2,210 square feet of retail, 54 residential units and 93 parking spaces. The parking is a mix of on-street parking, a parking garage, surface parking and 28 satellite parking spaces on the City’s parking lot at 100 NE 13th Avenue by entering into a lease with the City. The residential units consist of 29 one bedroom units and 25 two bedroom units.

Parking

An analysis of the parking layout and design has found the following noncompliances:

- Surface parking is prohibited along building frontages and shall be located to the side or rear of the property, pursuant to Section 155.3501.1.2.b.i. The proposed building has three frontages, East Atlantic Blvd, NE 13 Ave, and NE 1 St. The conceptual plan depicts parking along the NE 1 St frontage, and thus the plan does not comply.
- Only non-residential uses may provide parking spaces off-site, pursuant to Section 155.3501.1.2.f.i. The conceptual site plan depicts 36 on-site parking spaces. The proposal indicates 54 dwelling units are proposed. A minimum of one off-street parking space per unit or one off-street parking space per 1,000 square feet of gross floor area or fraction thereof, whichever is greater is required in the Center Sub-Area, and 1.5 spaces are required per unit in the Edge Sub-Area, and thus the plan does not comply with the regulation for the minimum number of required parking spaces.

- On-street parking along the corresponding frontage lines touching the adjacent sidewalk to the property may be used to satisfy a portion of the off-street parking requirements for all uses, except single family, pursuant to 155.3501.1.2.g. The conceptual site plan depicts 19 on-street parking spaces along the frontage lines. However, 11 of the 19 on-street parking spaces are situated as diagonal parking on NE 1 St, and are not in compliance with the Street Development Regulating Diagram for NE 1 St, shown below, which depicts parallel on-street parking spaces.



North side of roadway is not within the TO/EOD Zoning District

Setbacks

The table below (from the proposal narrative) indicates that the conceptual project complies with setback requirements at the south and west sides of the property. The table also indicates that the project does not comply with the setback requirements for the east and north sides of the property. At the east side of the property (NE 13 Ave), the minimum required setback is 10 feet, and 5 feet is proposed. At the north side (NE 1 St), the maximum allowable setback is 20 feet, and 44 feet is proposed. Pursuant to Section 155.5703.F, through lots are subject to front yard setback standards along both frontage streets. It appears that the table indicates rear setback requirements have been applied to NE 1 St.

Code Section	Provision	Required (N ½)	Provided (N ½)	Required (S ½)	Provided (S ½)
Diagram 155.3709.D.	Height (feet)	35'	35'	55'	55'
Diagram 155.3709.E.	Max Density (du/ac)	24	24	60	80*
Diagram 155.3709.E.	Max Units	12	12	32	42*
Table 155.3709.1.2.a	Min Setback (E. Atlantic)	n/a	n/a	0	20
Table 155.3709.1.2.a	Max Setback (E. Atlantic)	n/a	n/a	20	20
Table 155.3709.1.2.a	Min Setback (NE 13 Ave)	10	5	0	5
Table 155.3709.1.2.a	Max Setback (NE 13 Ave)	30	5	20	5
Table 155.3709.1.2.a	Min Setback (NE 1 St)	10	44	n/a	n/a
Table 155.3709.1.2.a	Max Setback (NE 1 St)	30	44	n/a	n/a
Table 155.3709.1.2.a	Min Setback (W PL)	10	10	0	10
Table 155.3709.1.2.a	Max Setback (W PL)	30	10	20	10

*Assumes 20 du/ac density bonus for public art and public open space per Table 155.3709.E.3

Landscape

The minimum width of the perimeter landscaping strip shall always be 5 feet, regardless of development type, pursuant to Section 155.3501.J.2.a. The west perimeter of the property is shown on the conceptual site plan with a partial landscape strip, with vehicular use area abutting the property line at two locations, and thus does not comply.

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Right-of-Way Dedication

The bid specifications states that a 5 foot right-of-way dedication will be required on the southern portion of the parcel fronting Atlantic Boulevard as the Broward County Traffic Ways Plan now requires a 110 foot right-of-way. The conceptual site plan does not appear to address the required land dedication.

