

Staff Report

File #: LN-804

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: NOVEMBER 4, 2025

ASPIRE 16500

Request: Building Design
P&Z# 25-12000022
Owner: Broward Partnership For The Homeless, Inc.
Project Location: NW 30 Ave (Blount Road)
Folio Number: 484228250051
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Joselyn Aldas
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The applicant is requesting Building Design approval to construct an 8-story multifamily building including 90 affordable housing units (studio, one-bedroom and two-bedroom units), 244 parking spaces in the rear of the property of the existing North Homeless Assistance Center (NHAC). The property has previously been the subject of a Land Use Plan Amendment (22-92000003, from Industrial to Commercial), a Rezoning (22-13000009, From Community Facilities to General Business), and a Flex Unit Allocation (22-05000007, for a maximum of seven flex units). The footprint of the proposed building is 10,237 sq. ft. on a 291,487 Sq. ft. (6.69 acre). Lot coverage is 23.9%.

The applicant intends to use the flex unit allocation in conjunction with County Policy 2.16.3, which allows for 19 bonus units for every very low-income housing unit deed restricted for 30 years. the Applicant intends to comply with the affordable housing requirements of City Code Section 154.61(E) and Broward County Policy 2.16.3 by building a tax credit affordable housing project.

The Site Plan was reviewed by the Development Review Committee on October 1, 2025 and will be reviewed again on November 5, 2025. The project is tentatively scheduled to be on the December 17, 2025 Planning and Zoning Board meeting agenda.

The property is located on at the east side of NW 30th Avenue (Blount Road), 485 feet south of NW 19th Street,

and 2500 feet north of Martin Luther King Blvd.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning | Existing Uses

- A. Subject property (Zoning | Existing Use): CF | North Homeless Assistance Center (NHAC to the front and, General Business | Vacant (retention pond / drainage area)
- B. Surrounding Properties (Zoning District | Existing Use):
 - a. North - I-1/PCI | Warehouse (Pompano Business Center)
 - b. South - I-1 | Broward County, Maintenance Facility
 - c. East - I-1/PCI | Warehouse
 - d. West - I-1 | Warehouse (T Force Freight)

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

- 1. Standard Conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. A copy of the CPTED plan, approved by the Broward Sheriff's Office, must be submitted for Zoning Compliance Permit Approval.
 - d. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
 - e. Landscape and Irrigation plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

2. The proposed drainage relocation to the south abutting property must be constructed and operating prior to building permit issuance.
3. In order to meet the affordable housing requirement pursuant to Broward County Policy 2.16.3, a Declaration of Restrictive Covenants must be recorded committing at least seven units to be very low income housing for a minimum of 30 years.
4. Provide details on the operations and staging for the transportation service (similar to public transit and public school bus service) for the residents and school-age children, as required by the declaration.
5. The following Resolutions, Declarations, and Restrictions must remain active, with all conditions satisfied:
 - a. Resolution 2023-21 - Flex Unit Allocation
 - b. Instrument #118605618 - Declaration of Unity of Control
 - c. Instrument #118611422 - Voluntary Declaration of Restrictions






CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

Scale:
1:2,250
Date Exported:
10/14/2025

NW 30th Ave/Blount Road
BROWARD PARTNERSHIP FOR THE HOMELESS, INC.

AAC

PZ25-12000022
07/15/2025


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Department of
Development Services