



Staff Report

File #: LN-193

PLANNING AND ZONING BOARD

Meeting Date: JANUARY 26, 2022

HIDDEN HARBOUR MIXED-USE PD

Request: Rezoning
P&Z# 21-13000006
Owner: AMP IV-Hidden Harbour, LLC.
Project Location: 1490 N Federal Highway
Folio Number: Multiple Folios
Land Use Designation: MUR-H (Mixed Use Residential-High)
Zoning District: Two-Family Residence (RD-1) & PD-I (Planned Development - Infill)
Commission District: 1 (Andrea McGee)
Agent: Graham Penn (305-374-5300)
Project Planner: James Hickey, Consultant, with Scott Reale (954-786-4667 / scott.reale@copbfl.com)

Summary:

The applicant is requesting an amendment to the approved PD-I plan by requesting to rezone one property located at 2351 NE 16 Street from RD-1 (Two Family Residence) zoning to PD-I (Planned Development Infill). This rezoning would expand the existing Hidden Harbour PD-I zoning district.

The majority of the Property was rezoned in early 2020 to PD-I. The approved planned development consists of three major components: (1) a marina/boat yard/boat storage use east of NE 23 Avenue; (2) mixed use development along Federal Highway and NE 16 Street and (3) a valet parking lot and private green space north of NE 16 Street.

The Hidden Harbour PD is 7.19 net acres and is located generally on NE 16 Street, east of Federal Highway. The Mixed-Use Component of the PD is 2.78 acres

Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:

1. City staff and its planning consultant reviewed the DRC submittal for this rezoning. A DRC meeting was scheduled on November 3, 2021, and comments were provided to the applicant. A DRC meeting was held to discuss comments, which were incorporated into this application.
2. The property is platted on three plats: Sea Barge Yacht Center (Plat Book 38 Page 27), recorded in 1959 Jericho Boats Enterprises (Plat Book 146, Page 3), recorded in 1990 and Caliban (Plat Book 27, Page 12) recorded in

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1978.

- 3. The site is 7.19 net acres and the mixed-use component of the PD is 2.78 acres.
- 4. The Zoning and uses of adjacent properties are:

| Property | Adjacent Property | Zoning District | Existing Use |
|--------------|-------------------|-----------------|---------------------------|
| NE 16 Street | North | RD-1 | Single Family Residential |
| | South | PD-I | Mixed-use |
| | East | RD-1 | Single Family Residential |
| | West | PD-I | Mixed-use |

- 5. The rezoning request is to add a 3-story garage with roof parking and expand the existing Hidden Harbour PD-I district. In addition, the applicant proposed to reduce the project to eight (8) stories not to exceed 300 units along Federal Highway.
- 6. The height of neighboring buildings are:

| Direction | Building / Height |
|----------------|-------------------------------|
| North neighbor | Residential (1 story) |
| South neighbor | PD-I (8 stories proposed) |
| East neighbor | Single Family (1 story) |
| West neighbor | Vacant Commercial (1-2 story) |

- 7. The Land Use Designation for the proposed expansion area is LM- Low- Medium 5-10 Dwelling units/acre. The existing zoning district is RD-1. The current PD-I proposal request is to expand the existing PD-I to construct a 3-story parking garage with Roof top parking.
- 8. Site History: The majority of the Property was most recently rezoned in early 2020 to a PD-I zoning district through Ordinance 2020-26. The approval consisted of three major components (1) a marina/boat yard/ boat storage use east of NE 23 Avenue, (2) mixed use development along Federal Highway and NE 16 Street; and (3) a valet parking lot and private green space north of NE 16 Street.

Prior to the rezoning in 2020, the property was rezoned in 2009 through Ordinance 2009-29 which established a Planned Commercial /Industrial (PCD) overlay district. The ordinance approved a revised master plan for the development. The master plan included a marina component which was constructed along with planned retail uses along N Federal Highway. In 2019, Ordinance 2019-12 amended the land use to MUR-H (Mixed Use Residential High) which included a Declaration of Restrictive covenants which the proposed development meets. In 2013, the City created a Transformation Plan for its major corridors including Federal Highway. As part of this development, the City envisions mixed use developments along this corridor to revitalize the roadway and to promote future enhanced transit.

PLANNED DEVELOPMENT REVIEW STANDARDS

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and the PD Plan with the review standards in Section 155.2402.C, Site-Specific Zoning Map Amendment Review Standards and the standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.

§155.2404.C. Site-Specific Zoning Map Amendment Review Standards

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans;

Staff Analysis: The rezoning is consistent with the following Goals, Objectives & Policies (GOPs) in the Future Land Use Element of the City's Comprehensive Plan.

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.

01.04.01 Support and promote the intermix of residential and commercial uses along major traffic corridors.

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.

01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

01.03.05 All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

01.03.12 The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

01.06.01 Consider the impacts that land use amendments, rezonings or site plan approvals have on natural resources and historic properties.

11.04.05 To maintain and enhance the existing recreational facilities which provide physical or visual access to the water.

Staff Analysis: The PD-I district is intended to provide the flexibility to enable high-quality, mixed-use development on relatively small sites, yet require design that ensures infill development is compatible with both surrounding existing development and available public infrastructure. The proposed development includes a mix of commercial, residential and marina-related uses on a relatively small lot (7.19 acres), along and adjacent the N Federal Highway corridor

identified for mixed-use.

GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS

Before approving a PD zoning district classification, the City Commission shall find that the application for the PD zoning district classification and the associated PD Plan, comply with the following standards set forth in §155.3602:

A. PD Plan

The PD Plan includes a statement of planning objectives for the district along with a detail description for the district and the development area. Dimensional includes all of the necessary requirements the following:

1. A statement of planning objectives for the district;
Included within the application.
2. Detailed description of the following for the entire PD District and for each development area:
 - a. Dimensional Standards
Staff Analysis: Applicant has provided the intensity and dimensional standards for the proposed PD-I district. The District is proposed to have a density of 41.7 units per acre which is consistent with the recently adopted land use of MUR-High (Mixed Use Residential High) with a maximum number of 300 units.
 - b. Modifications of Development Standards;

| Deviations/Modifications | | | | |
|--|---------------------|---|---|---|
| Type | Code Section | Description | Modification | Justification |
| Building Base Planting Standard | 155.5203.e.3 | Required shrubs shall be planted within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building | Except where conflict with pedestrian sidewalks exist | To accommodate Sidewalks abutting building |
| Access, circulation, parking & loading Driving Aisle | 155.5102.1.1 | Required Aisle Width Dimensions 23' | 22 FT. | To accommodate proposed site design and more efficient traffic circulation in garage. |



| | | | | | | |
|---|----------------|---|--|---|----------|--|
| Vehicle stacking | 155.5101.G.8. | Parking lot Entrance driveways | Min. 30 FT. stacking distance for 500 or more off-street spaces (as measured from ROW line) | To accommodate proposed site design for vehicular access | | |
| Dwelling, Multi-Family Parking | 155.5102.D.I | For Units on 2 nd floor or higher of a building with non-residential use located on ground level: 1 space per Dwelling Unit (du) | None | Due to Urban Mixed-Use, Settings parking demand shall be less | | |
| | | 1-2 BD | 1.5 Space | 1 BD | 1 Space | |
| | | All other MF 3 BD | 2 Spaces | 2-3 BD | 2 Spaces | |
| | | | | Guest: 10% of Provided Parking | | |
| Landscape between Vehicular Use Areas and Buildings | 155.5203.D.5.A | Minimum landscaped area shall be eight feet for each story in the abutting building façade, up to 24 feet | Except where conflict with pedestrian sidewalks exist | To accommodate Sidewalks abutting building | | |
| Required Buffer Types and Standards | 155.5203.F3 | Option 1: At Least 10. Wide A wall or semi-opaque fence at least 6 feet high 1 Tree per 30 linear feet + a continuous hedge at least 4 feet high on the exterior side of the wall or fence 1 shrub per 10 linear feet on the interior side of the wall or fence | Option 1: At Least 10. wide A wall or semi-opaque fence at least 6 feet high A continuous hedge at least 4 feet high on the interior side of the wall or fence | To accommodate proposed setbacks per Table IV Intensity and Dimensional Standards | | |
| Parking deck or Standards | 155.5605.c.1.d | The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure. | 15% Min. | No Building shall be high enough to see top of garage | | |

| | | | | |
|---------------------------------|--------------|---|--------------------------|--|
| Parking deck or Garage Standard | 155.5605.c.3 | If the deck or garage is accessed from a street, there shall be only one point of access to the garage area from that street. | Two (2) Points of Access | More Efficient Traffic Circulation for Residents and Commercial use respectively |
|---------------------------------|--------------|---|--------------------------|--|

Staff's Analysis: The applicant received approval for (8) deviations listed above.

- c. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;
The applicant provided provisions for the items listed above and received approval with the initial rezoning.
 - d. Provisions related to environmental protection and monitoring;
No environmental protection on the proposed project
 - e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district;
The PD site is urban in character, with the waterway being a natural feature. The plan has been designed to encourage public pedestrian access to the waterway, both along NE 23 Avenue and along the northside of the waterway.
 - f. Development Phasing Plan;
The development will be developed in one phase.
 - g. Conversion Schedule; and
The proposed development would not require any conversions of uses. The existing structures will be demolished.
 - h. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.
All uses will provide a mixed-use development consistent with the PD-I regulations
3. Identify the general location of the following:
- a. Individual development areas, identified by land use(s) and/or development density or intensity;
*The development future land use designation is Mixed-Use High (MUR-H) and Low-Medium 5-10 (LM)
The development is currently zoned PD-I and RD-1*
 - b. Open space (whether designated for active or passive recreation), including amount, and type of;
Landscaped areas and hardscape areas are located throughout the development site
 - c. All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems;
All proposed bicycle and pedestrian improvements are provided in application.

- d. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;
None of these exist on site
 - e. On-site potable water and wastewater facilities, and how they will connect to city systems;
All water and wastewater will connect to city systems.
 - f. On-site stormwater management facilities, and how they will connect to city systems; and
Per city requirements, all stormwater will have to be managed on-site.
 - g. All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.
The applicant will provide all of the necessary public facilities needed for the proposed development.
4. Graphics demonstrating the following:
- a. Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.
The applicant provided revised renderings of the expanded PD-I impact to adjacent neighbors has not increased shadowing substantially.
 - b. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.
The proposal contains view corridors of Caliban canal from North Federal Highway. The canal will also be visible from NE 23 Avenue.

B. Consistency with City Plans

The PD zoning district designation and the PD Plan shall be consistent with the comprehensive plan.

The district is consistent with the comprehensive plan as identified earlier in this analysis.

C. Compatibility with Surrounding Areas

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the PD Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

The proposed development will exist in harmony with the surrounding sites while establishing its own identity and creating a sense of anchor for the area. The proposed development will balance a compatibility of landscape, form, height, massing, scale, material, building design and context with the surrounding areas to enrich the community.

The applicant did provide a site line exhibit showing the top of the new garage will not be visible from neighboring properties.

I. Development Phasing Plan



If development in the PD district is proposed to be phased, the PD Plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the city's capital improvements program.

Project will be developed in one phase.

E. Conversion Schedule

The PD Plan may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use (e.g., multifamily dwellings to single-family dwellings) and one type of nonresidential use may be converted to another type of nonresidential use (e.g., office use to retail sales use). Such conversions may occur within development areas and between development areas as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.

No conversion schedule required.

F. On-Site Public Facilities

1. Design and Construction

The PD Plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

Proposed development must follow all city, county, state and federal requirements.

2. Dedication

The PD Plan shall establish the responsibility of the developer/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

Applicant will dedicate the necessary rights-of-way identified within the plat.

3. Modifications to Street Standards

In approving a PD Plan, the City Commission may approve modifications or reductions of city street design standards-including those for right-of-way widths, pavement widths, required materials, and turning radii-on finding that:

- a. The PD Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- b. Access for emergency service vehicles is not substantially impaired;
- c. Adequate off-street parking is provided for the uses proposed; and
- d. Adequate space for public utilities is provided within the street right-of-way.

No modifications requested.

G. Uses

The principal, accessory, and temporary uses allowable in each type of PD district are identified in [Appendix A](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-41432>: Consolidated Use Table. Allowed principal uses in a particular PD district shall be established in the PD Plan, subject to conversion in accordance with a schedule incorporated in the PD Plan in accordance with Section [155.3602.E](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34215>, Conversion Schedule. Allowed uses shall be consistent with city plans and the purpose of the particular type of PD district, and subject to applicable use-specific standards in (Principal Uses), [Part 3](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-45538> (Accessory Uses and Structures), and [Part 4](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-46229> (Temporary Uses and Structures) of [Article 4](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43262>: Use Standards, and any additional limitations or requirements set forth in Sections [155.3603](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34275> to [155.3607](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34309> for the particular type of PD district.

B. Use Standards

Principal uses allowed in a PD-I district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city-adopted plans, and the purpose of the PD-I district, and shall comply with the use table in Appendix A: Consolidated Use Table, and the use-specific standards in Article 4: Use Standards,

The applicant provided a list of permitted uses in which includes residential uses, commercial uses and valet that are consistent with a mixed-use development.

H. Densities/Intensities

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the PD Plan, and shall be consistent with the comprehensive plan and other adopted special area and city plans, and with the purpose of the particular type of PD district.

C. Intensity and Dimensional Standards

| | |
|---------------------------------------|--|
| District area, minimum (acres) | n/a |
| Density, maximum (du/ac) ¹ | To be established in PD Plan-see Section 155.3602.A, PD Plan |
| Floor area ratio (FAR), maximum | |
| Lot area, minimum (sq ft) | |
| Lot width, minimum (sq ft) | |

| | |
|--|--|
| Impervious surfaces, maximum (% of district area) | |
| Individual building sizes, maximum (sq ft) | |
| Building height, maximum (ft) | |
| Setback height, maximum (ft) | |
| Setback from abutting RS zoning district or existing family dwelling use, minimum (ft) | |
| NOTES: 1. Residential development may not exceed the maximum gross density established by the land use classification. | |

Staff Analysis: Applicant has provided the intensity and dimensional standards for the proposed PD-I district.

| Intensity and Dimensional Standards | | |
|---|---|----------|
| i. Land area (acres) | | |
| Gross Acres (to CL of ROW) | 9.96 Acres | |
| Gross Acres (including basin) | 6.90 Acres | |
| Estimated Net Acres (upland) | 6.5 Acres | |
| ii. Type and mix of land uses* | | |
| Multi-Family Residential | 300 Units max. | |
| Commercial Development (including showrooms and related uses) | 10,000 to 510,000 SF | |
| Marine Use (Including: Boat slips) | 10,000 to 75,000 SF./ 15 slips | |
| iii. Maximum number of residential units | | |
| | Min | Max |
| 1 Bedroom (multi-family) | 580 SF | 800 SF |
| 2 Bedroom (multi-family) | 850 SF | 1175 SF |
| 3 Bedroom (multi-family) | 1,180 SF | 1,350 SF |
| iv. Maximum Commercial Use | | |
| Maximum Commercial | 510,000 SF | |
| Maximum Marina | 75,000 SF 15 Slips | |
| Minority/Marina Use | Min. of 10% of total floor area | |
| *Min. 10,000 SF of Commercial Use to be vertically integrated into mixed use building | | |
| v. Minimum Lot Area | | |
| | 10,000 SF | |
| vi. Minimum Lot Width | | |
| | 100 Ft. Frontage | |
| vii. Minimum Impervious area | | |
| | 20% (1.27 Acres) | |
| viii. Maximum Pervious area | | |
| | 80% (5.23 Acres) | |
| ix. Maximum Building height | | |
| | 100 ft to 150 ft. Not to exceed Airport Air Space Max. Height (See exhibit K) | |
| x. Maximum Individual building size | | |
| Maximum height of building fronting Federal Highway (V) | 8 stories Not to exceed Airport Air Space Max. Height Limits (See exhibit K) | |

| | | |
|---|--|--------|
| Fronting NE 16 St. (East of | 3 Stories (35'-0") within first 50'-0" and no less than 10' of east property line/Adjacent to residential. | |
| | 6 Stores no less than 50'-0" of East Property Line/ Adjacent to residential. | |
| | 8 Stories no less than 75'-0" of East Property Line/ Adjacent to residential. | |
| Fronting NE 23 Ave (South | Existing 1 Story Dry Boat Storage Facility to remain | |
| ix. Setbacks | Min. | Max. |
| North- Along North Property | | |
| Along NE 16 St. | 7'-0" | 63'-0" |
| To 3 Story Garage | 10'-0" | 20'-0" |
| East- Along East Property Li | | |
| To existing Dr Boat Storage | 59'-0" | 61'-0" |
| Up to 3 Stories Residential | 10'-0" | 15'-0" |
| Up to 6 Stories Residential | 50'-0" | None |
| Up to 8 Stories Residential | 75'-0" | None |
| Along 24 Terr to 3 Story Ga | 10'-0" | 20'-0" |
| West - Along West Property | | |
| Along Federal Highway | 5'-0" | 30'-0" |
| To 3 Story Garage | 10'-0" | 20'-0" |
| South Along South Property | | |
| To existing Dry Boat St | 91'-0" | 95'-0" |
| To 8 Story Garage | 20'-0" | 20'-0" |
| Residential building to Face | 20'-0" | 31'-0" |
| Face of bulkhead nose to Pro | 20'-0" | 57'-0" |
| To 3 Story Garage | 5'-0" | 20'-0" |
| East & West of NE 23 rd Ave | 0'-0" | 10'-0" |
| Note: All Building's porches, stoops and balconies can project up to 7'-0" into setback or up to ROW Line whichever | | |

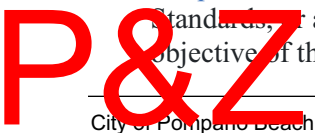
I. Dimensional Standards

The dimensional standards applicable in each development area of a PD district shall be as established in the PD Plan, and shall be consistent with the purpose of the particular type of PD district.

Included within the PD-I application.

J. Development Standards

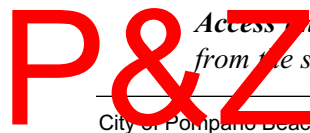
All development in a PD district shall comply with the development standards of [Article 5](#) https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38103: Development Standards, and any modifications of those standards established in the PD Plan as consistent with city plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional



limitations or requirements set forth in Sections [155.3603](#) [<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34275>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34275) to [155.3607](#) [<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34309>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34309) for the particular type of PD district.

Development Standards

| D. Development Standards | |
|---|---|
| <p>The development standards in Article 5 <http://library.amlegal.com/nxt/gateway.dll?f=jumplink\$jumplink_x=Advanced\$jumplink_vpc=first\$jumplink_xsl=querylink.xsl\$jumplink_sel=title;ent-type;home-title;item-bookmark\$jumplink_d=florida(pompanobeach_zoning)\$jumplink_q=%5bfield%destination-name:'Ch.%20155%2C%20Art.%205%5d\$jumplink_md=target-id=JD_Ch.155Art.5>: Development Standards, shall apply to all development in PD-I, but some development standards may be modified as per PD Plan if consistent with the general purposes of the PD-I district and the comprehensive plan, and in accordance with the means of modification noted below.</p> | |
| Development Standards | Means of Modifying |
| Access and circulation | Specify in PD Plan |
| Off-street parking & loading | Specify in Master Parking Plan |
| Landscaping ¹ | Specify in Alternative Landscaping Plan |
| Tree preservation | |
| Screening | Specify in Alternative Screening Plan |
| Fences and walls | Specify in Master Fencing Plan |
| Exterior lighting | Specify in Master Lighting Plan |
| Multifamily residential design | Modifications prohibited |
| Commercial and mixed-use design | |
| Industrial design | |
| Residential compatibility | |
| Parking Deck or Garage Standards | |
| Sustainable design | Specify in PD Plan |
| Signage (Ch. 156 <http://library.amlegal.com/nxt/gateway.dll?f=jumplink\$jumplink_x=Advanced\$jumplink_vpc=jumplink_xsl=querylink.xsl\$jumplink_sel=title;path;ent-type;home-title;item-bookmark\$jumplink_d=\$jumplink_q=%5bfield%20-destination-name:'Ch.%20156%5d\$jumplink_md=target-id=JD_Ch.156>), Sign Code Specify in Master Sign Plan | |
| NOTES: 1. Internal uses shall not be required to provide perimeter buffers. | |



Access and circulation - The proposed development consists of 14 parcels on three separate roadways. Access from the site will be from three separate locations. There will be a private drive aisle from Federal Highway into

the site which will allow access to the site and the two parking garage entrances on NE 23rd Avenue. The applicant obtained a deviation from the drive aisle width in the garage (22' versus 23' in the Code) as the site constraints of the site require the drive aisles to be less than Code.

Off-street parking and loading - *Off-street parking and loading will be located in a 8-story parking garage centralized on the southern end of the site and a 3-story parking garage on the northern end of the site. The applicant has obtained a deviation from the code and provide parking standards as identified in the PD-I document for the calculation of parking requirements for multi-family dwellings, guest parking, restaurant, and marine showroom and retail uses. All other uses will have the utilize parking requirements set forth in 155.5102.D.I. The other deviations requested include the elimination of the minimum of 60% shade for the rooftop of the garage.*

Landscaping/Tree Preservation - *Applicant will follow requirements of Article 5, Development Standards of the City's Code.*

Screening, fences, and walls - *No specific regulations were proposed so the applicant will follow requirements of Article 5, Development Standards of the City's Code.*

Lighting - *Applicant will follow requirements of Article 5, Development Standards of the City's Code*

Parking deck or Garage standards

A rendering was provided for the new 3 story garage with roof top parking

Design and compatibility - *Applicant will follow requirements of Article 5, Development Standards of the City's Code.*

Sustainable design - *Applicant will follow requirements of Article 5, Development Standards of the City's Code.*

Signage - *Applicant will follow the requirements set forth in the City's Zoning Code.*

P&Z REVIEW AND RECOMMENDATION

Given the information provided to the Board, as the finder of fact, staff recommends approval of the amendment of the PD-I rezoning request as the Board finds that rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies and the purpose of the Planned Development- Infill district purpose. The proposed development has provided the needed Intensity and Developmental Standards that are consistent with other developments within the area.

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, with may be revised or modified at the Board's discretion.

Alternative Motion I

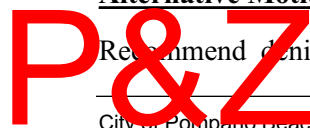
Recommend approval of the amendment of the PD-I rezoning request as the Board finds that the rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies, and the purpose of the Planned Development - Infill (PD-I) district.

Alternative Motion II

Table this application for additional information as requested by the Board

Alternative Motion III

Recommend denial as the Board finds the request is not consistent with the goals, objectives, and policies of the

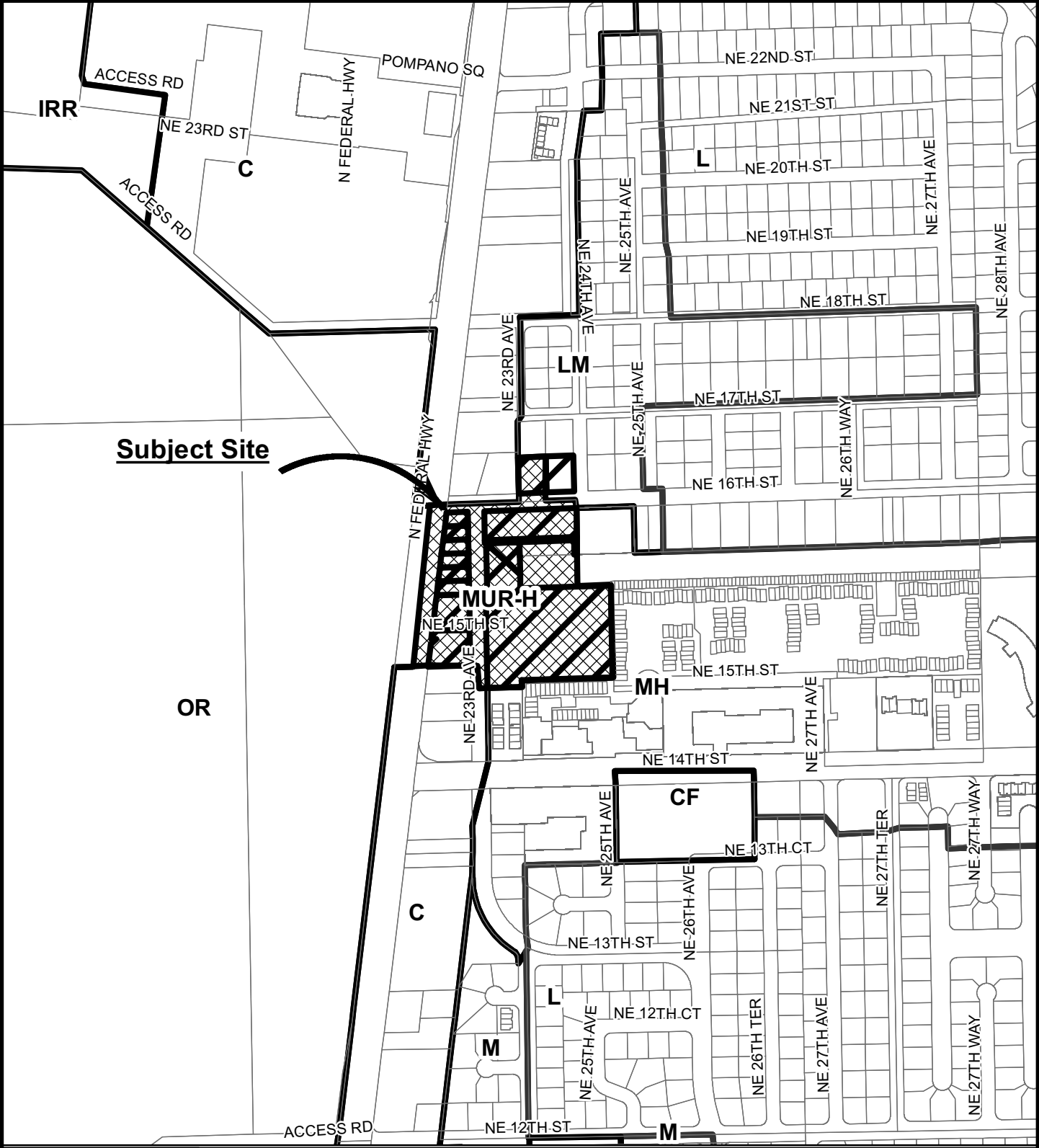


Comprehensive Plan.

STAFF RECOMMENDS ALTERNATIVE MOTION I

Staff finds that there is sufficient information to support this rezoning request. The applicant has worked with City staff to provide the necessary information to show that the rezoning meets the intent of the Future Land Use goals, objectives, and policies, the requirements of the Planned Development and the PD-I district purposes within the City's Zoning Code.

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



Subject Site

OR

MUR-H

MH

CF

C

M

L

M

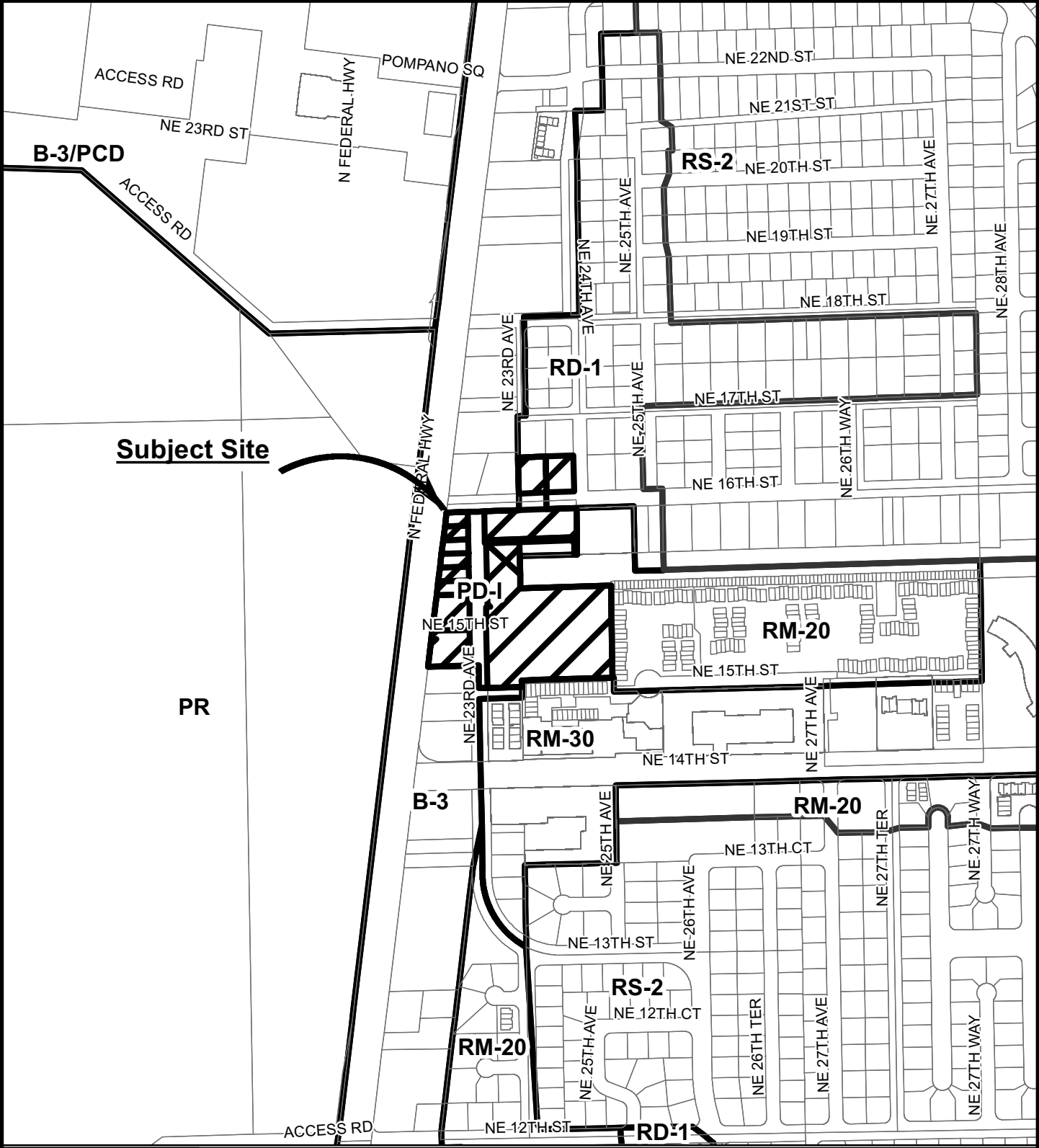
P & Z
1/1/2022 KeeDan

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-13000006
1/26/2022

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



P & Z
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