



Staff Report

File #: LN-26

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: December 16, 2020

POMPANO STATION

Request: Major Administrative Adjustment
P&Z# 20-16500002
Owner: G & C Platinum, 2400 Investors, LLC & G & C Platinum 2500 Investors, LLC
Project Location: 2401, 2413, 2335 E Atlantic Blvd
Folio Number: 484236012260, 484236012240, 484236012090
Land Use Designation: TO (Transit Oriented)
Zoning District: TO-EOD (Transit Oriented - East Overlay District)
Commission District: 1
Agent: Dennis D. Mele, Esq. (954-527-2409)
Project Planner: Pamela Stanton

Summary:

The following is a brief summary of information on the proposed development and surrounding properties. The applicant is requesting Major Administrative Adjustment approval for a 17.5% reduction in the percentage of building frontage active use required on secondary streets in the Core Sub-Area of the East Overlay District (EOD). The request is from the provision of § 155.3709.I.2.b, which references Table 155.3709.I.2.b: Minimum Building Frontage (Active Use) Percentage per Street Type to allow for a reduction in the required Building Frontage Active Use percentage on the east side of NE 24 Avenue, from 80% to 66%, a 17.5% reduction.

In conjunction with the Major Administrative Adjustment, the applicant is requesting Major Site Plan approval as a separate item on this meeting agenda (PZ#19-12000047), in order to construct two 8-story mixed use buildings with 355 dwelling units and internal parking garages, landscaping and amenities on two lots totaling 2.85 acres.

The property is located between NE 23 Ave. and NE 25 Ave., north of East Atlantic Blvd.

8. Public art;
9. Cultural or historic facilities deeded to the city or qualified not-for-profit agencies; or
10. Other benefits approved by the P&Z

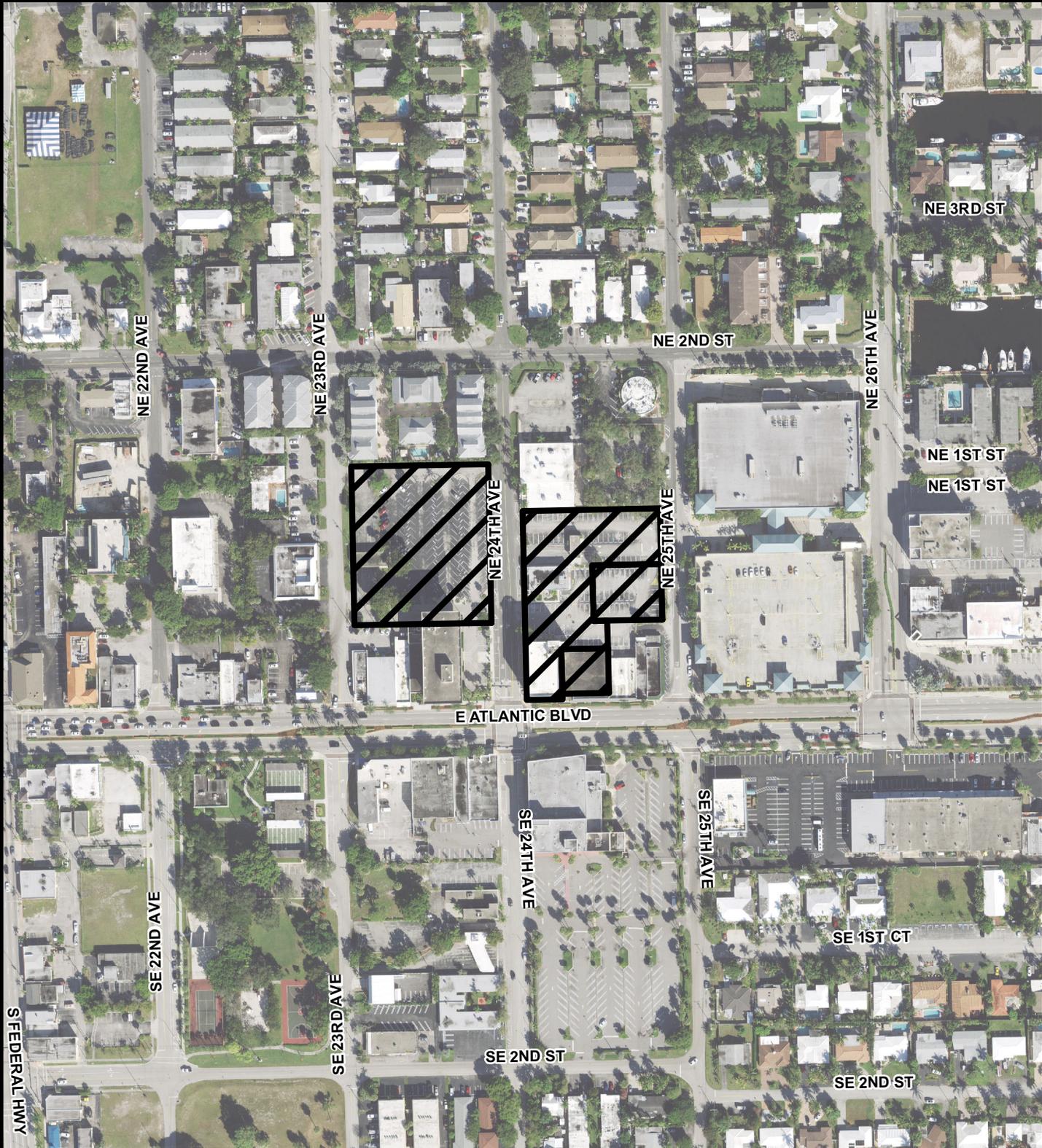
Response: The developer is proposing an enhanced design of the required mid-block pedestrian passage by incorporating a pocket park with site furniture and space for dog walkers. In addition, the hardscape that is included in the Minor Site Plan application for the public plaza that is adjacent to the Pompano Station site is incorporated into the hardscape plan for Pompano Station, providing an enhanced perception that the public plaza visually extends onto the project site. The public plaza Minor Site Plan application is PZ#20-12000013. Also, in addition to the main lobbies on NE 24 Ave for both buildings, the project includes additional residential lobbies on NE 23 Ave and NE 25 Ave to provide greater connectivity throughout the project for residents.

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 Administrative Adjustment subject to the following conditions:

1. The pedestrian bridge proposed to be constructed over the NE 24 Avenue right-of-way must be approved by the City Commission by a recorded agreement. Prior to placement on an agenda for consideration, the details must be reviewed by the City Engineer and other applicable City Departments.
2. Subject to substantial conformance to the Site Plan approved under PZ# 19-12000047.

CITY OF POMPANO BEACH AERIAL MAP

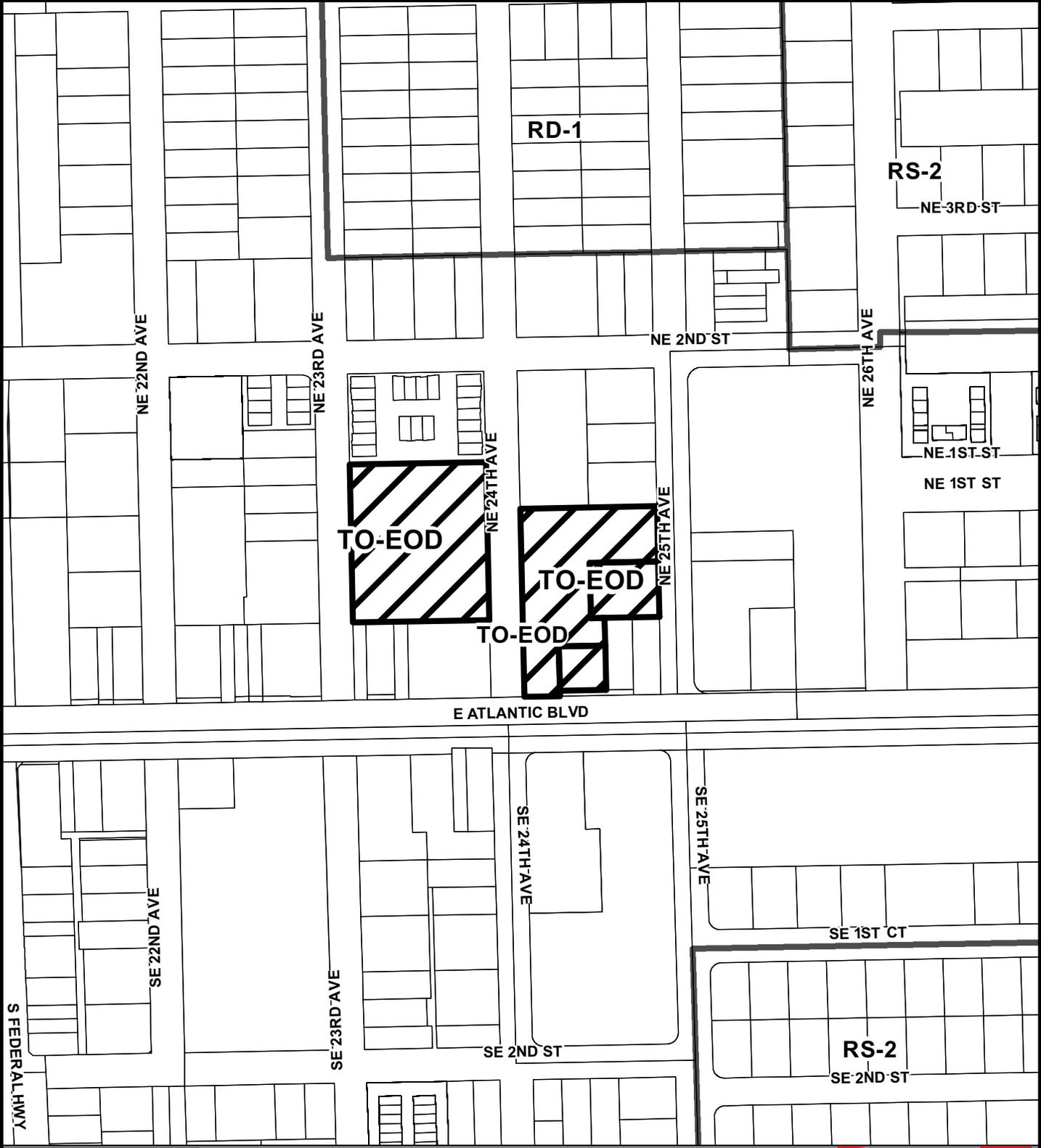


1 in = 250 ft

5

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DEPARTMENT OF
DEVELOPMENT SERVICES
P&Z

CITY OF POMPANO BEACH OFFICIAL ZONING MAP

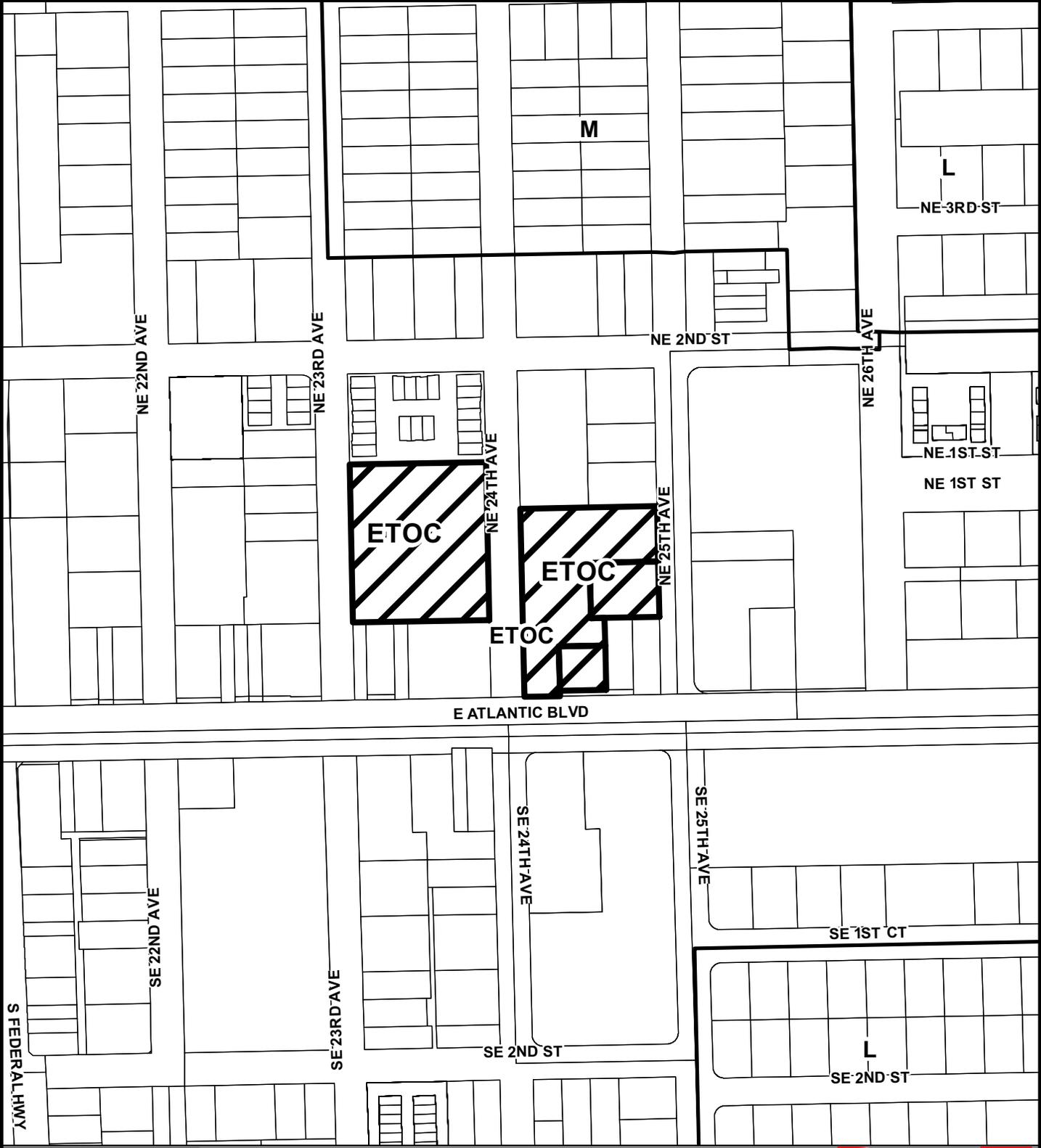


1 in = 250 ft

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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

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