



Staff Report

File #: LN-26

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: December 16, 2020

POMPANOSTATION

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.

ADMINISTRATIVE ADJUSTMENT REVIEW STANDARDS

A Major Administrative Adjustment shall be approved only on a finding that there is competent substantial evidence in the record that both the limitations in [Table 155.2421.B.1](http://library.amlegal.com/nxt/gateway.dll?f=javascript&javascript_x=Advanced&javascript_vpc=first&javascript_xsl=querylink.xsl&javascript_sel=title;path;content-type;home-title;item-bookmark&javascript_d=florida(pompanobeach_zoning)&javascript_q=%5bfield%20folio-destination-name%20155.2421.B.1%5d&javascript_md=target-id=JD_Table155.2421.B.1>) <[http://library.amlegal.com/nxt/gateway.dll?f=javascript&javascript_x=Advanced&javascript_vpc=first&javascript_xsl=querylink.xsl&javascript_sel=title;path;content-type;home-title;item-bookmark&javascript_d=florida\(pompanobeach_zoning\)&javascript_q=%5bfield%20folio-destination-name%20155.2421.B.1%5d&javascript_md=target-id=JD_Table155.2421.B.1>](http://library.amlegal.com/nxt/gateway.dll?f=javascript&javascript_x=Advanced&javascript_vpc=first&javascript_xsl=querylink.xsl&javascript_sel=title;path;content-type;home-title;item-bookmark&javascript_d=florida(pompanobeach_zoning)&javascript_q=%5bfield%20folio-destination-name%20155.2421.B.1%5d&javascript_md=target-id=JD_Table155.2421.B.1>)>, Allowable Administrative Adjustments, are met and that the Administrative Adjustment:

- a. Achieves the intent of the subject standard to the same or a higher degree than the subject standard;

Response: This request achieves the intent of the active use standard in that the overall building design has been architecturally enhanced to offset the lessened ground floor active use while maintaining a significant urban form that promotes transit usage and pedestrian oriented development that is the intent of the TO and EOD.

- b. Is consistent with the Comprehensive Plan and advances the goals of this Code to the same or a higher degree than the subject standard;

Response: The applicant has provided competent substantial evidence that supports the request and is consistent with the Transit Oriented land use designation of the property and the following specific policies and objectives:

Goal 01. *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.*

Objective 01.01.00 - Future Land Use Plan and Levels of Service. *Maintain the City's Future Land Use Map consistent with the Broward County Land Use Plan to ensure and all development permits issued are consistent with the City and County land use plans and the adopted level of service requirements for the availability of facilities and services can be met. The adopted levels of service standards will be adjusted over time as necessary to address the impacts of sea level rise and climate change.*

Policy 01.01.06. *All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer).*

- c. Imposes no greater impacts on adjacent lands than would occur through compliance with the specific requirements of this Code;

Response: The request imposes no greater impacts on adjacent lands than would occur through compliance with the specific Code. The requested Major Administrative Adjustment will not have an impact on the adjacent properties, with regard to any Code requirements. The Project will significantly revitalize the appearance of the property and transform the area into one that is consistent with the City's Comprehensive Plan and City's Code.

- d. Provides one or more of the following public benefits to an extent sufficient to compensate for the requested modification of standards:
1. Deed-restricted workforce and/or affordable housing;
 2. Permanent conservation of natural areas or lands;
 3. Preservation of protected trees in addition to that required by this Code's tree preservation standards;
 4. Protection against flood damage in addition to that required by the floodplain management requirements in Chapter 152 (Buildings) of the Code of Ordinances;
 5. Permanent protection of scenic views;
 6. Public parks and recreational facilities;
 7. Public trails and trail linkages;

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

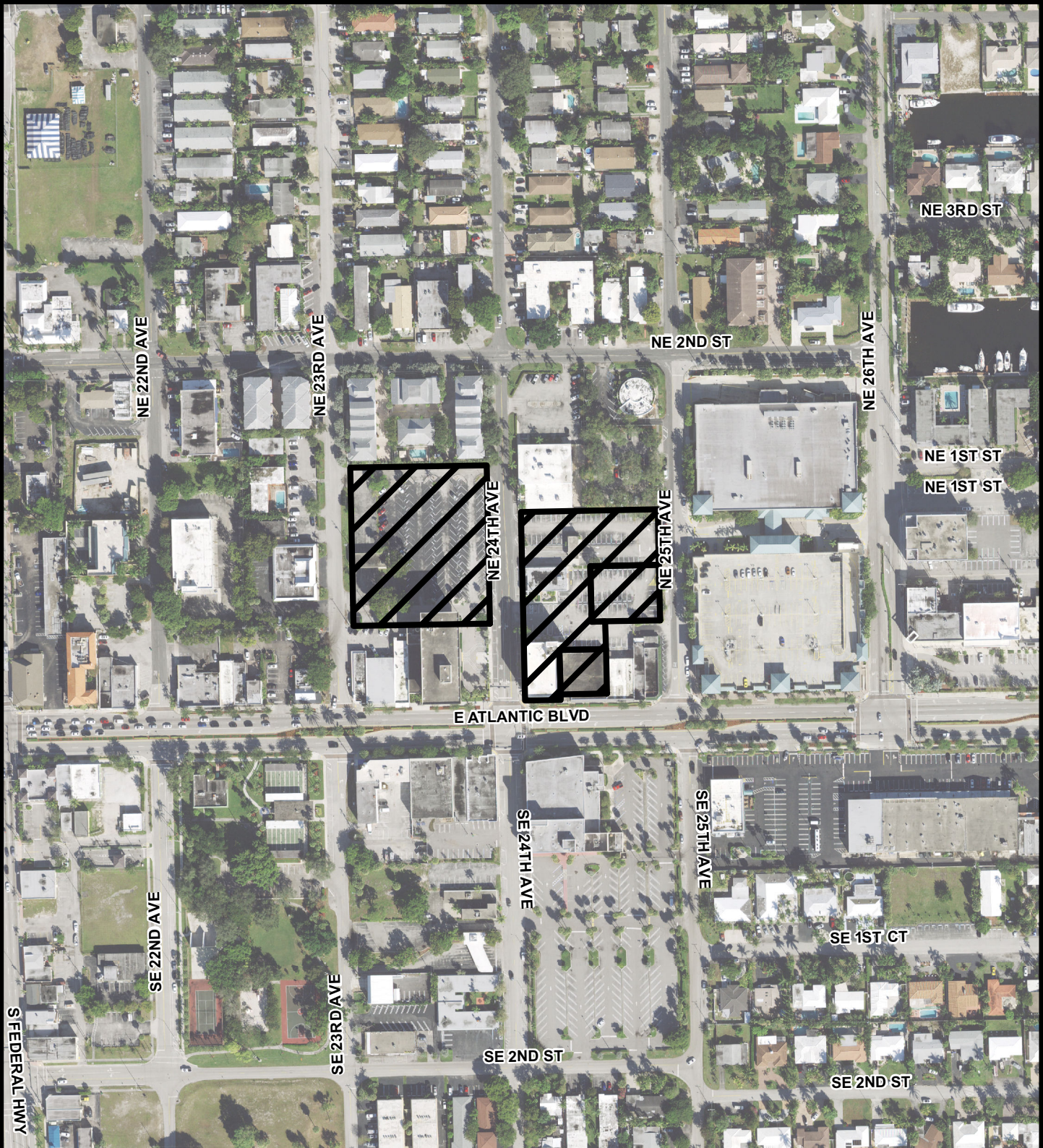
Response: The developer is proposing an enhanced design of the required mid-block pedestrian passage by incorporating a pocket park with site furniture and space for dog walkers. In addition, the hardscape that is included in the Minor Site Plan application for the public plaza that is adjacent to the 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.

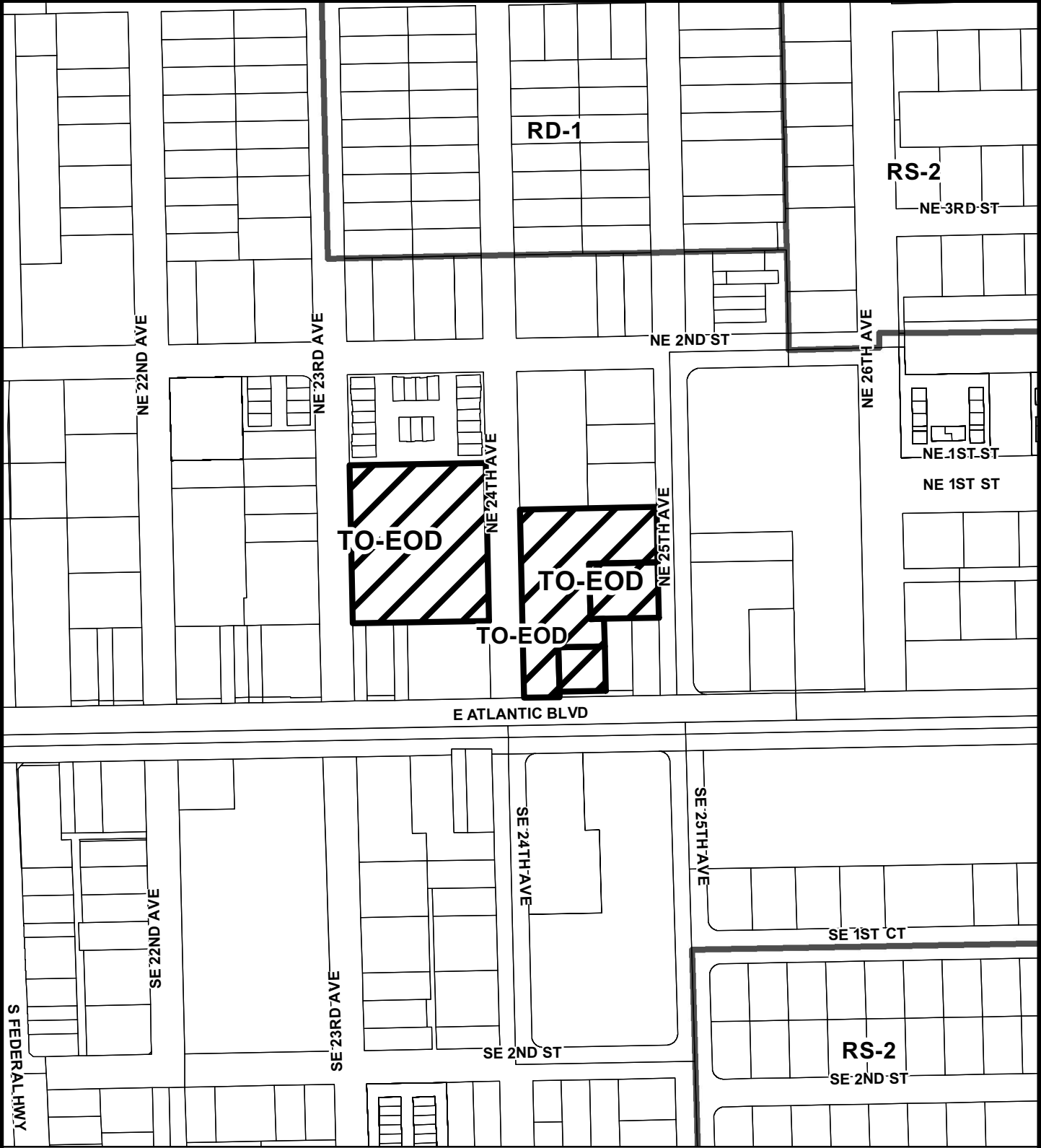
CITY OF POMPANO BEACH
AERIAL MAP



1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES
P&Z

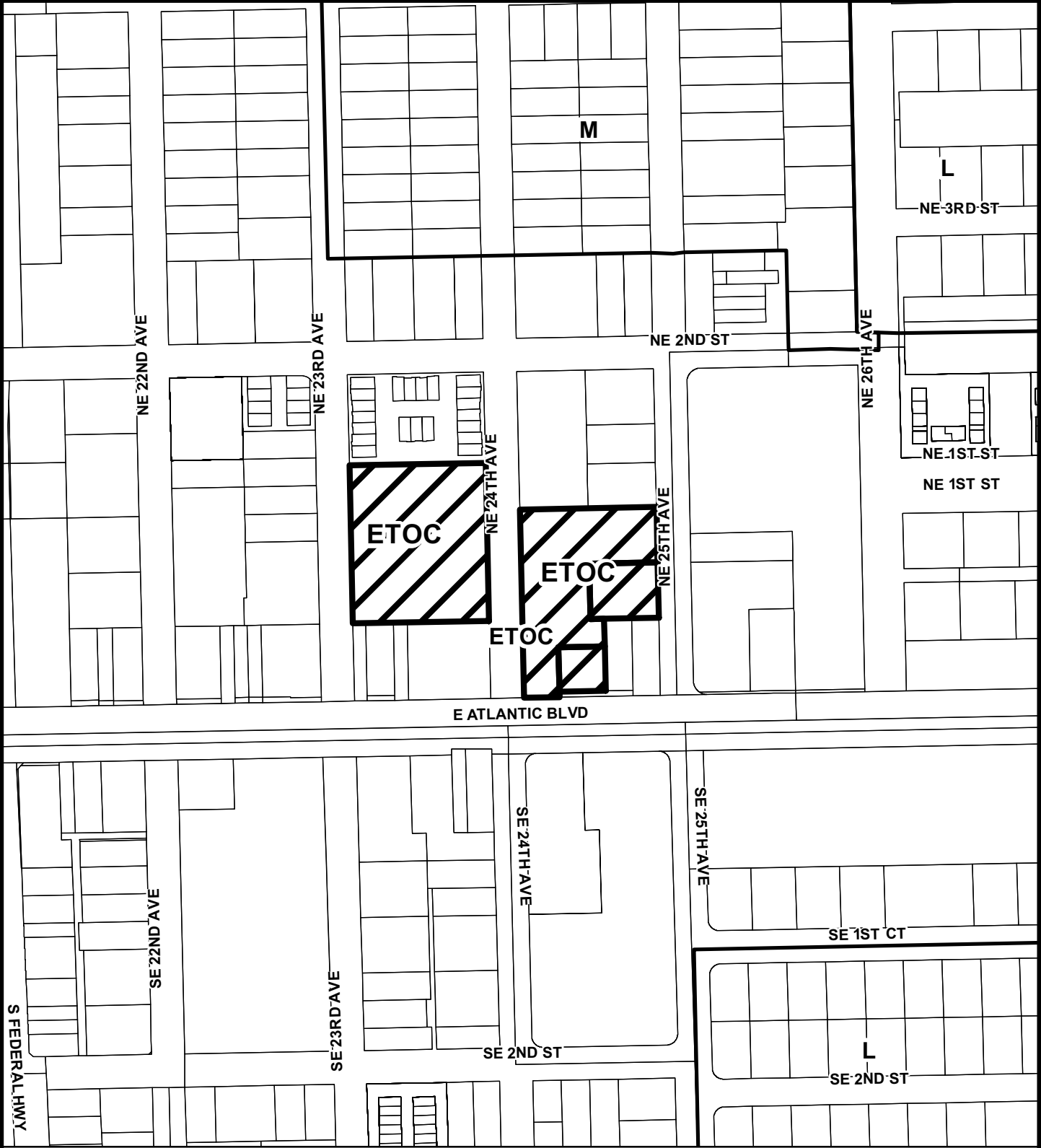
CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



1 in = 250 ft

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CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 250 ft

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PZ20-16500002
12/16/2020