

MEMORANDUM

Development Services

ADMINISTRATIVE REPORT NO. 17-326

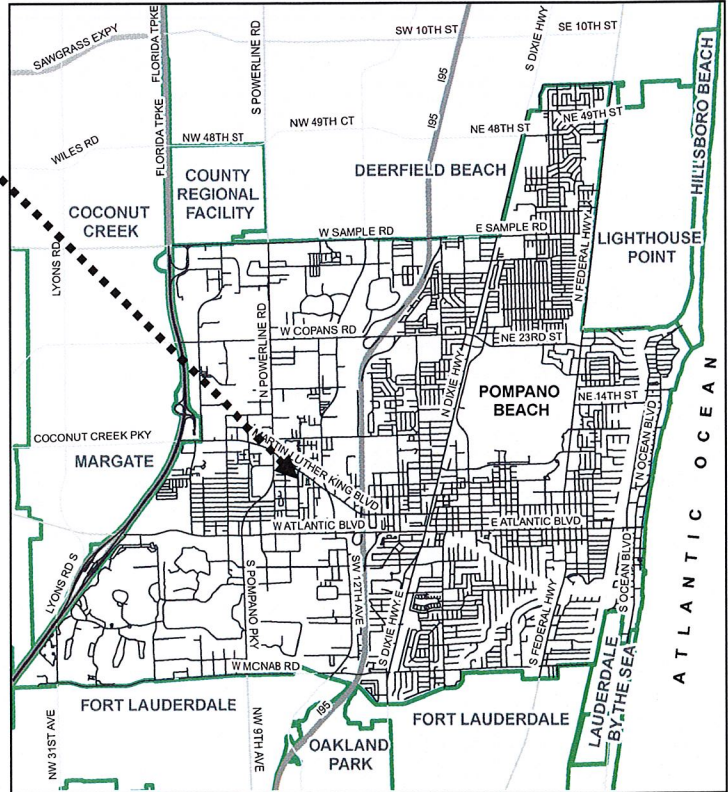
DATE: September 19, 2017
TO: Planning & Zoning Board
VIA: David L. Recor, Director of Development Services *DLR*
 Jennifer Gomez, Assistant Director of Development Services *JG*
FROM: Maggie Barszewski, Planner *MB*
RE: City of Pompano & Beach Natjack, LLC Flex Allocation Request
 Flex Allocation Request
 September 27, 2017 Meeting

P&Z #17-0500001

The following is a brief summary of information on the subject and surrounding properties. The City of Pompano Beach and Natjack, LLC are requesting Flex Allocation approval for a 100-unit affordable rental apartment community to be located on a 4.26-acre property that has a Commercial Land Use designation. The property is located west of NW 18 Ave., on the south side of Dr. MLK Jr. Blvd. and is currently vacant except for a Sheriff's Office Sub-station. The applicant has submitted a conceptual site plan (Attachment I) and states that they will be providing an agreement consistent with Section 154.61(E) of the Zoning Code to commit to providing affordable housing units. This application submittal was reviewed by the Development Review Committee (DRC) on September 6, 2017.

The property is located west of NW 18 Ave. on the south side of Dr. MLK Jr. Blvd.

1820 Dr. MLK Jr. Blvd.
Folio numbers:
484234000330
484234000320
484234000290
484234000300



FLEXIBLE UNIT ALLOCATION REVIEW STANDARDS

An application for Flexible Unit Allocation shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed meets the following review standards found in Section 154.61(D):

(D) Application review standards. An application shall only be approved on a finding that there is competent substantial evidence in the record that all of the following standards are met:

(1) Consistency with applicable goals, objectives and policies of the city's Comprehensive Plan and this chapter.

The following Comprehensive Plan Goals, Objectives and Policies support this Application:

Goal 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.

Objective 01.04.00 Support and promote the intermix of residential and commercial uses along major traffic corridors.

Policy 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.

Objective 01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

Policy 01.12.03 Utilize the existing flexibility provisions to facilitate proposed mixed use developments in urban infill areas provided that the proposed developments are compatible with the community character.

Policy 01.12.04 The City shall utilize flexibility units and reserve units to increase residential densities within the flex and reserve receiving areas when consistent with the community character; adjacent land uses; and public school capacity both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 13.01.10 of the Broward County Land Use Plan.

Policy 01.16.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

(2) The use of the reserve and flexibility units will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns.

It is Staff's opinion that the infusion of residential flexibility units into this subject property would produce a reasonable development pattern in considering compatibility to adjacent uses and the suitability of the parcel for various development patterns. This is based upon the fact that the surrounding properties include the following:

Direction	Zoning/Land Use Designation	Use
North	RM-12/LM	MLK Blvd., Golden Acre Apartment community
East	B-3/C	Retail store
South	RM-12/LM	2 churches a vacant lot
West	B-3	Former Starlight Lounge & Apartments

From the south to the north, the progression of uses moves from low-medium Residential (max. 10 units/acre) to the subject property's proposed Flex multi-family units with a density of 23.47 units/acre), which is adjacent to an arterial Hwy. The property to the north of Dr. Martin Luther King Jr. Blvd. is also a multi-family use and developed as the Golden Acres Apartments. Section 155.3304C of the Zoning Code would allow the applicant to request a maximum density of 46 units/acre to (with Flex Allocation), however the applicant is only requesting half of that density.

(3) An agreement to provide affordable housing units per Section 154.61 (E), except that infill properties which are one-acre or less are exempt from this requirement.

The Applicant has been working with the City to develop an agreement to provide affordable housing units, which will be consistent with 154.61(E) of the Zoning Code. To ensure compliance with this section, submittal of a signed agreement between the applicant and the City, prior to site plan approval, has been included as a suggested condition of approval.

Recommendation:

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

Alternative Motion I

Recommend approval of the Flex Allocation request. This approval is recommended since the request will be consistent with the Review Standards included in Section 154.61(D) of the Code.

This approval recommendation is conditioned upon the following:

1. Approval is limited to a senior housing project only.
2. Prior to Site Plan Approval, the Applicant shall provide a signed agreement documenting how the affordability requirements will be met, pursuant to Section 154.61(E) Planning.
3. Any future site plan submitted for this project shall be substantially conforming to the submitted conceptual site plan, with any amendments needed to comply with the zoning code and other relevant city codes.
4. During the site plan approval process, resolve issues related to ingress/ egress and landscape areas.
5. Prior to building permit, the site must be unified, a Type B buffer recorded along the West property line, and any dedications to NW 18th Ave and NW 9th Street must be conveyed to the City.

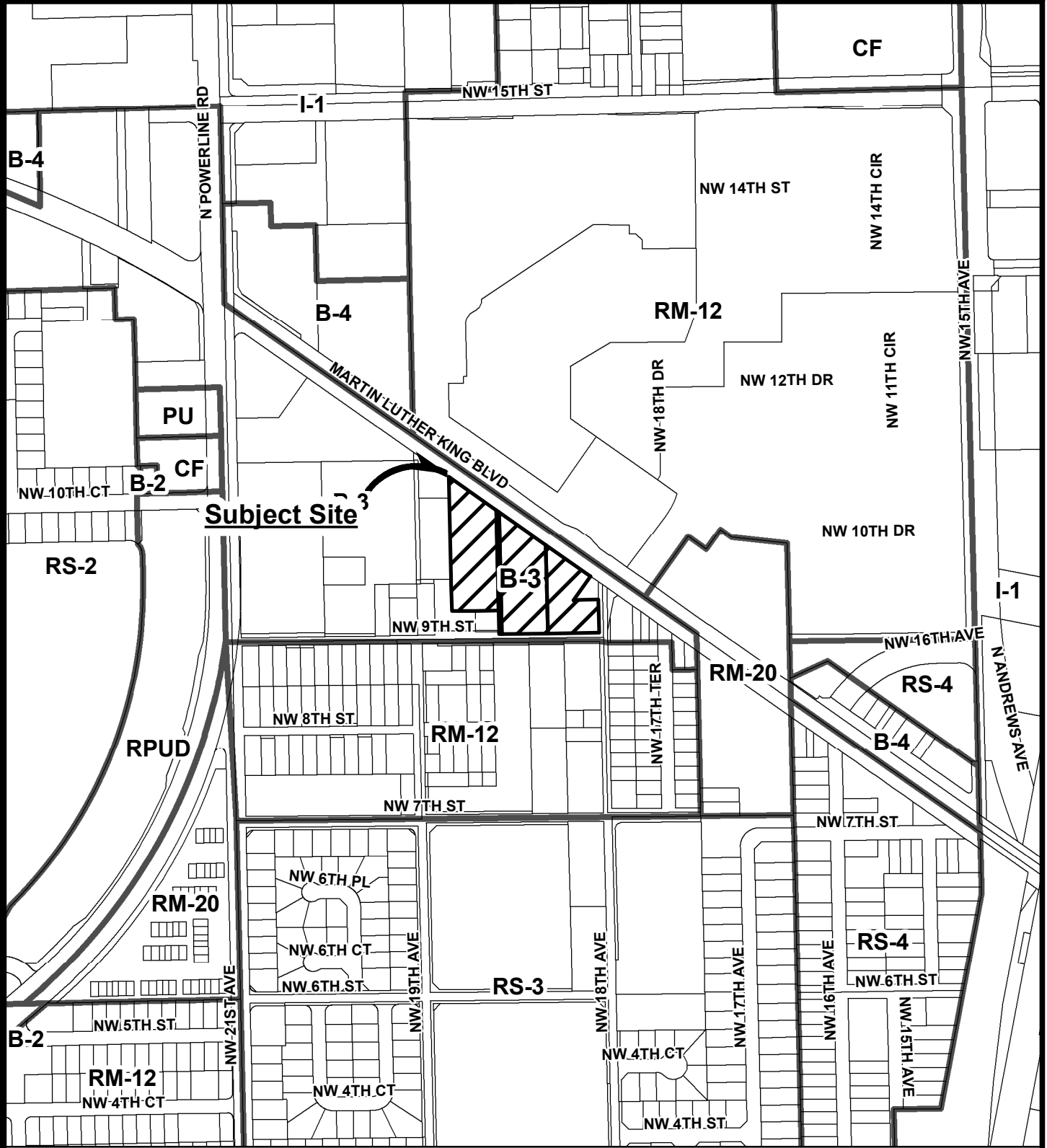
Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the use of the reserve and flexibility units will not be consistent with Section 154.61(D) of the Code.

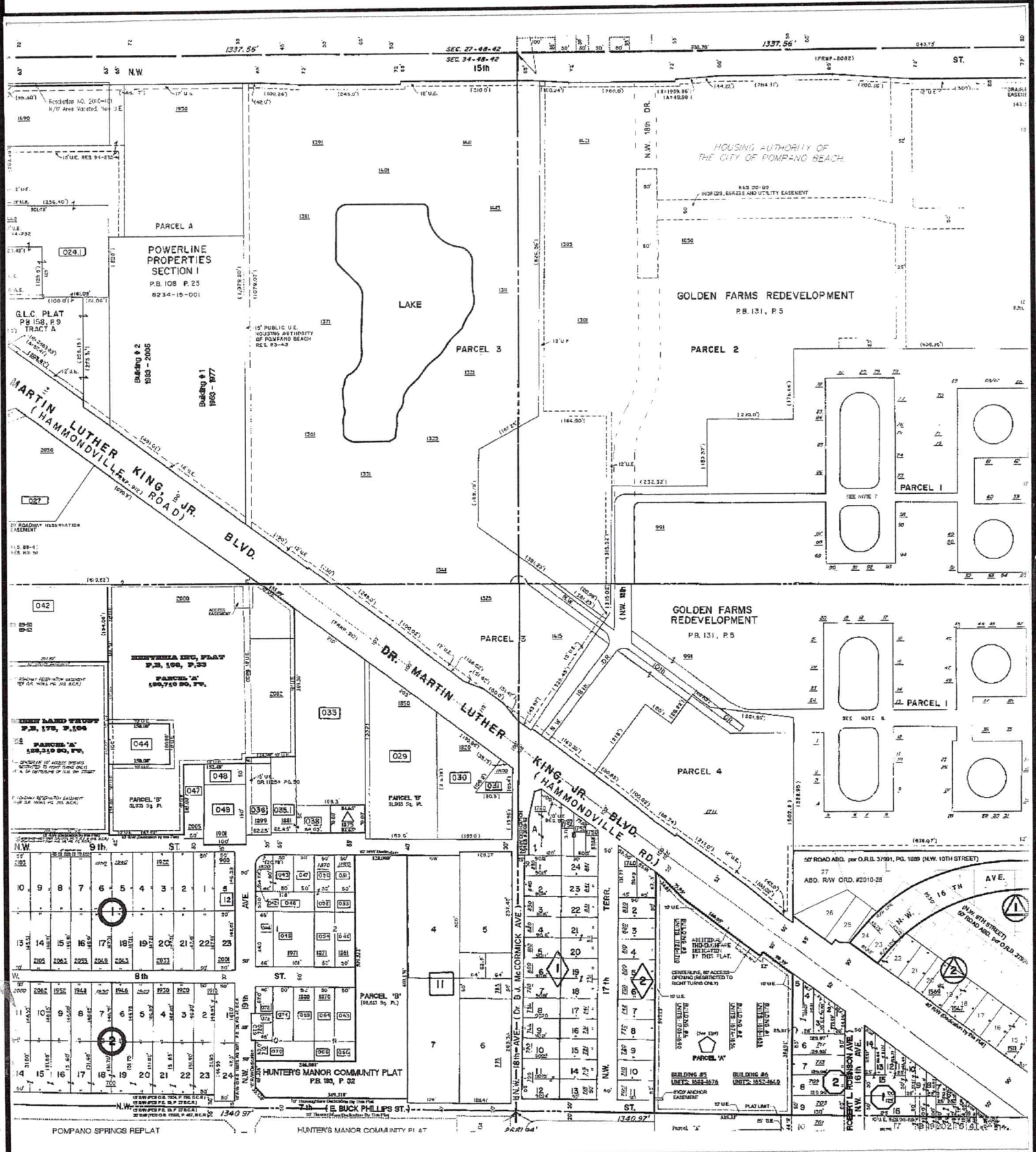
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 500 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

NORTH

