



Staff Report

File #: LN-426

PLANNING AND ZONING BOARD

Meeting Date: JUNE 28, 2023

POMPANO TOWNHOMES FLEX

Request: Flex
P&Z# 23-05000001
Owner: Pompano Beach Community Redevelopment Agency
Project Location: 1531 - 1537 N Dixie Highway
Folio Number: 484226470010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: John Rinaldi (954-788-3400)
Project Planner: Jean Dolan (954-786-4045 / jean.dolan.@copbfl.com)

Summary:

The Pompano Beach CRA, as owner of the 0.55-acre parcel located at 1531-1537 N. Dixie Highway on the west side of N. Dixie Highway between NW 15th Place and NW 15th Court, requests allocation of 10 residential flexibility units for development of a townhouse project. The Property is designated Commercial on the City’s Future Land Use Map and zoned B-3, General Business. The site is currently vacant. Multi-family residential development is a permitted use under the land use (C) and zoning (B-3), subject to allocation of residential flexibility units. Due to the small size of this project and its location on Dixie Highway, 100% flex units can be used to generate the residential entitlements and no deed restricted affordable housing is required.

The project consists of two, 2-story buildings one with 6 townhomes the other with 4 townhomes. The proposed density is approximately 18 du/acre which is less than the 46 du/ac allowed by the B-3 zoning with an allocation of flex units. A conceptual site plan has been submitted for this request and a formal Site Plan is currently being reviewed by the Development Review Committee (DRC). The Applicant will be proceeding to the Planning & Zoning Board with their Major Site Plan when it has completed the DRC process.

FLEXIBLE UNIT ALLOCATION REVIEW STANDARDS

An application for a Flex Unit allocation must meet the following review standards found in Section 154.61(D):

Application review standards.

- (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.

Policy 01.03.06 - Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

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

Objective 01.04.00 - Major Corridor Land Use
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 redevelopment units and approval of land use plan map amendments allowing for mixed used and residential developments.

Objective 01.08.00 - Community Redevelopment Areas
Amend the Land Use Plan map and zoning map to support new development and redevelopment in the Community Redevelopment Areas.

Policy 01.08.01
Follow the recommendation of the Community Redevelopment Plan in all Land Use Plan amendments and rezonings.

Objective 03.01.00
The city should provide, through the undertaking or support of public and private development efforts, sufficient housing units through long range planning horizon to meet the anticipated population through 2040. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low, and moderate incomes and those with special housing, including homelessness.

Compatibility Statement: The project is adjacent to Dixie Highway on the east, a small retail store to the north, a vacant property with commercial land use and B-3 zoning to the south and single-family homes to the west. The buffer along the west property line between the project and the single-family homes must meet the Residential Compatibility Standards required in Sec. 155.5604 of the Code unless a variance is granted. The introduction of a residential project in this location is considered more compatible with the single-family to the west than if the area were developed in a commercial use currently allowed by the land use and zoning designations.

(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 units on the subject property would produce a reasonable development pattern considering adjacent uses and the suitability of the parcel for development. The land use, zoning and uses on surrounding properties are shown in the following table:

Direction	Land Use Designation/Zoning	Use
North	Commercial/B-3	Retail store
East	Dixie Hwy	Street ROW
South	Commercial/B-3	Vacant land
West	LM 10/RS-2	Single-Family homes

FLEXIBLE ALLOCATION TRACKING

The City has 351 Flexibility Units available to be allocated and 500 Redevelopment Units that can be used when all the flex units have been allocated. If this request is approved, the City will have 341 Flexibility Units remaining (351 - 10 = 341).

RECOMMENDATION

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

Alternative Motion 1: Recommend approval of the requested 10 Flex Unit allocation as the Board finds the application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies, with the following conditions:

1. The final site plan approved 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;
2. If a building permit is not issued within two years from the Resolution’s approval date, the Applicant must request an extension or the approval of this Flex Allocation will become null and void.

Alternative Motion 2: Table this application for additional information as requested by the Board.

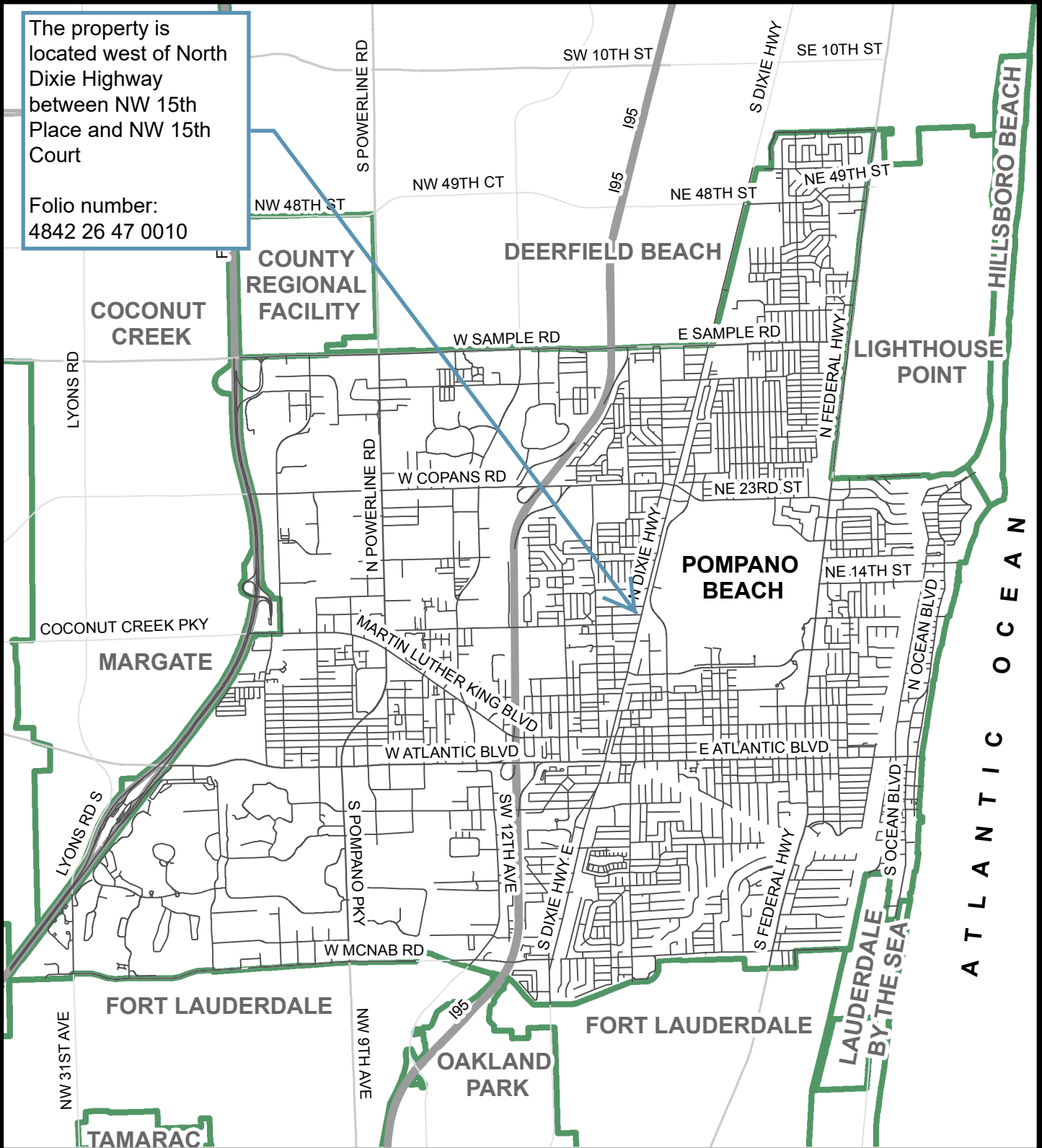
Staff recommends Alternative Motion #1.

CITY OF POMPANO BEACH LOCATION MAP



The property is located west of North Dixie Highway between NW 15th Place and NW 15th Court

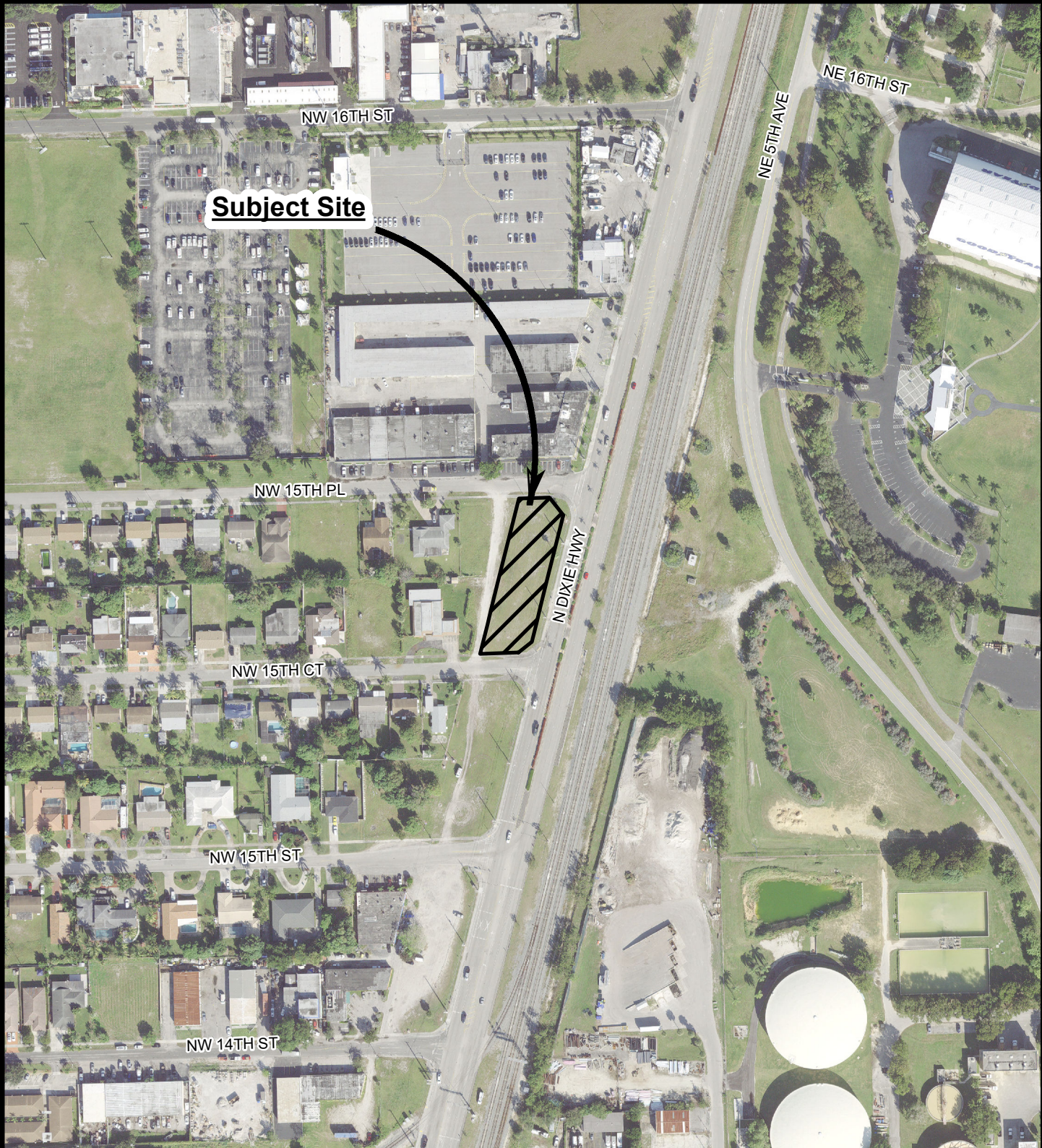
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1 in = 1 miles

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DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

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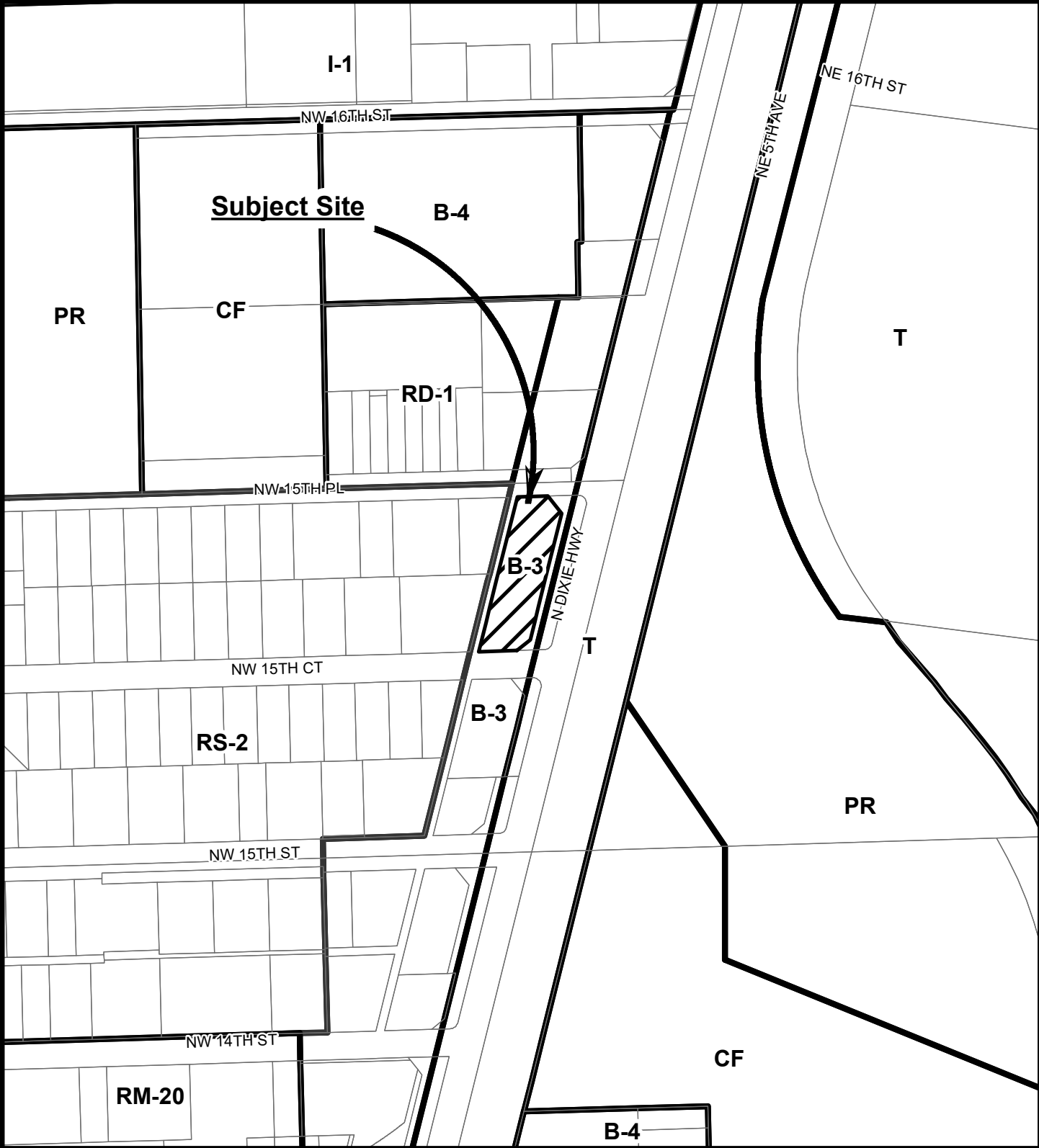
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

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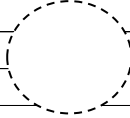
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

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LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
		RM-7	Multiple-Family Residence 7
*	C Commercial	RM-12	Multiple-Family Residence 12
	CR Commercial Recreation	RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
I	Industrial	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		* B-3	General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	I-1	General Industrial
		I-1X	Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
		TO	Transit Oriented
DPTOC	Downtown Pompano	PR	Parks & Recreation
	Transit Oriented Corridor	CF	Community Facilities
	Number	PU	Public Utility
		T	Transportation
		BP	Business Parking
*	Current Designation	LAC	Local Activity Center
>	Proposed Designation	RPUD	Residential Planned Unit Dev.
		PCD	Planned Commercial Development
		PD-TO	Planned Development - Transit Oriented
		PD-I	Planned Development - Infill
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
		AOD	Atlantic Boulevard Overlay District
		CRAO	Community Redevelopment Area Overlay
		NCO	Neighborhood Conservation Overlay
		APO	Air Park Overlay
		DP	Downtown Pompano Beach Overlay