



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-20

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: December 16, 2020

POMPANO POINTE

Request: Major Site Plan
P&Z# 19-12000012
Owner: HUS Group, LLC
Project Location: 700 NW 31 Ave
Folio Number: 484233053580
Land Use Designation: C
Zoning District: B-3
Commission District: 5
Agent: Stephen Brandt (954-564-2111)
Project Planner: Max Wemyss

Summary:

The following is a brief summary of information on the subject properties and surrounding properties. The applicant, SH Brandt & Associates, on behalf of the HUS Group, LLC is requesting Major Site Plan approval for a 3-story multifamily development. The development includes a total of 41 units, associated parking, landscaping and buffers. The property is located on the east side of NW 31st Ave north of NW 7th Street. The site is currently vacant with a land area of 1.1 acres or 47,286 square feet. The project proposes a lot coverage of 32% with a building footprint of 15,181 square feet and provides a pervious area of 24% or 11,308 square feet.

The proposal is classified as a Major Site Plan as it is a new development with more than 15 multifamily dwelling units. The property has a Commercial land use designation and a Zoning designation of B-3 (General Business), which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation has been approved by the City Commission with Resolution 2020-155. The plans were reviewed by the Development Review Committee on August 5, 2020 and again on October 7, 2020. The Building Design was approved by the Appearance Committee (AAC) on October 21, 2020.

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the comprehensive plan;

The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein. Please see a list of goals, objectives, and policies achieved by the Development below.

1. 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.
2. Goal 05.00.00. The area wide availability of structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach and utilize energy efficient design and construction principles and renewable energy resources.
3. Objective Urban Infill 1.11.00. Identify Urban Infill Areas and Community Redevelopment Areas, adopted pursuant to Chapter 163, Part III, Florida Statutes within the existing urban service area of the City of Pompano Beach.
4. Objective Urban Infill Criteria 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.
5. 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.
6. 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. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The proposed development complies with the intensity and dimensional standards for the Residential Development within the B-3 Zoning District (Section 155.3304)

Article 4: Use Standards

The development proposes residential uses that comply with the use-specific standards in Article 4: Use Standards and are consistent with the comprehensive plan.

Article 5: Development Standards

See Section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The design team has worked with staff to provide a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan. Remaining requirements to be addressed are provided as conditions to consider for a Development Order.

As part of the major site plan and major building design application, the Design Team has developed a separate sustainability narrative that addresses how the project will achieve the required sustainability points. The project meets the required 10 sustainability points required for multi-family development.

4. Complies with all other applicable standards in this Code;

The proposed site plan is in compliance with the conceptual plan submitted as exhibit to Ordinance 2020-155 for the Allocation of Flex Units. Applicable conditions of the Flex Unit approval are provided as conditions of this Major Site Plan Development Order.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

There are no applicable Development Orders related to this request.

6. Is issued a Concurrency Review Certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with concurrency requirements. Additionally, the proposed project is in the process of obtaining a Plat from the Broward County.

Wastewater Treatment Demand 10,250 gallons per day *

Water Treatment Demand 12,157 gallons per day *

Raw Water Demand 13,129 gallons per day *

Park Acreage Required 0.28 Acres

School Impacts Broward County School Capacity Availability Determination (SCAD) has been approved and valid through February 2021.

Transportation Transit fees paid to the Broward County to meet concurrency

Solid Waste Generation 356 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2022)

* The City has adequate capacity to serve the proposed project.

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The Development is designed to provide safe, adequate, paved vehicular access between the building and NW 31st Avenue identified as an Arterial Roadway on the Broward County Trafficways Plan.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The Property is not located within a wellfield protection area. The Development does not anticipate requiring any hazardous material licensing.

9.Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

As part of the major site plan and major building design application, the design team has developed a separate CPTED security plan and CPTED security narrative which address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10.Complies with the approved Transportation Corridor Study,unless in direct conflict with another Zoning code provision.

The proposed development is not located within areas impact by the approved Transportation Corridor Study.

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 Site Plan subject to the following comments and conditions:

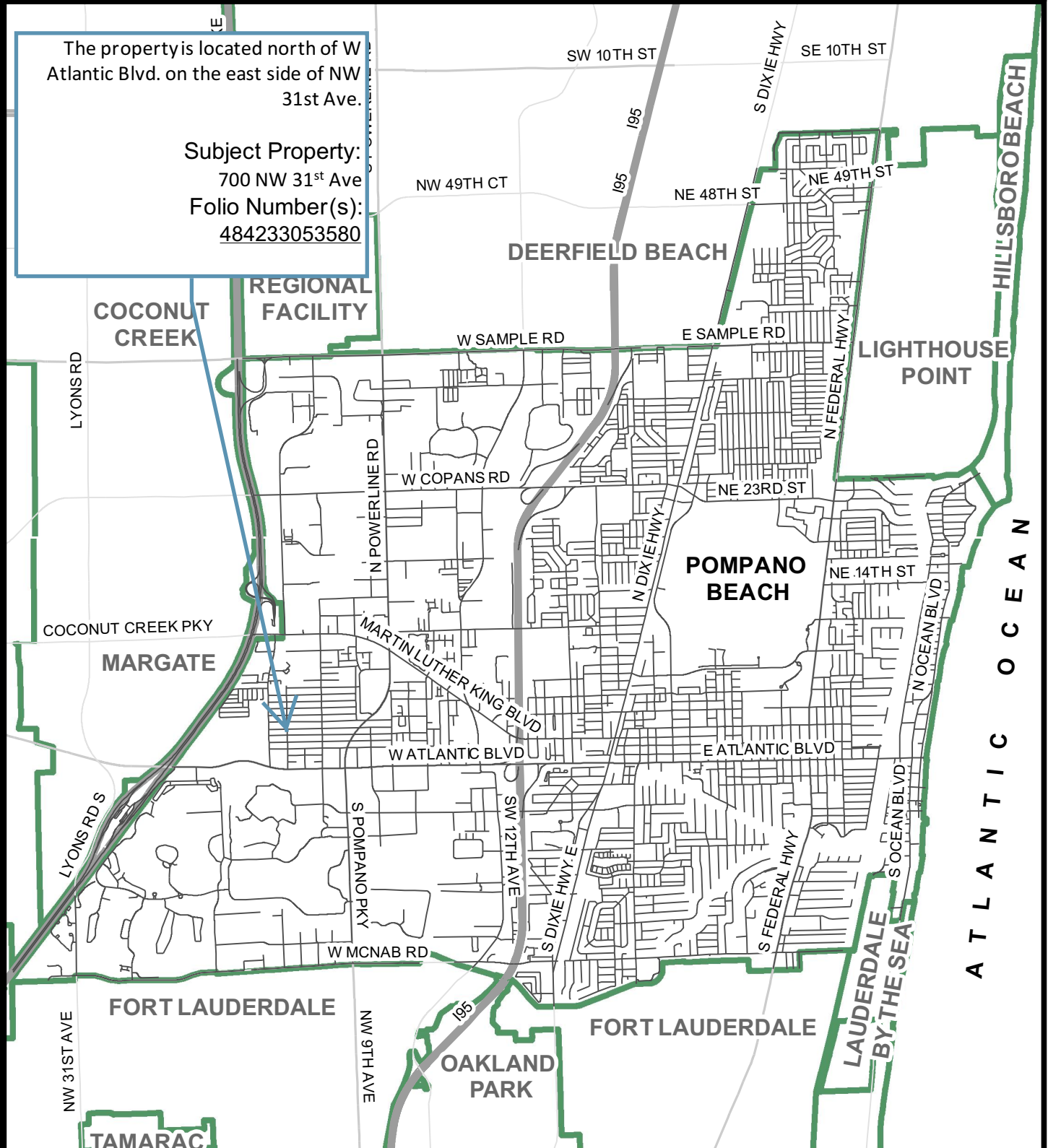
1. The Applicant must provide a signed agreement documenting how the affordability requirements will be met, pursuant to Section 154.64.E, as required by Resolution 2020-155.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
 - a. Plans shall comply with conditions of Flex Approval via Resolution 2020-155.
 - b. Provide a copy of the Recorded Plat, with the building permit submittal.
 - c. The provide a copy of the approved School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, the current letter is valid through February 2021.
 - d. Compliance with all applicable Code requirements, including but not limited to comments issued by the Development Review Committee.
 - e. A copy of the CPTED plan approved by the Broward Sheriff's Office.

CITY OF POMPANO BEACH LOCATION MAP



The property is located north of W Atlantic Blvd. on the east side of NW 31st Ave.

Subject Property:
700 NW 31st Ave
Folio Number(s):
484233053580



1 in = 1 miles

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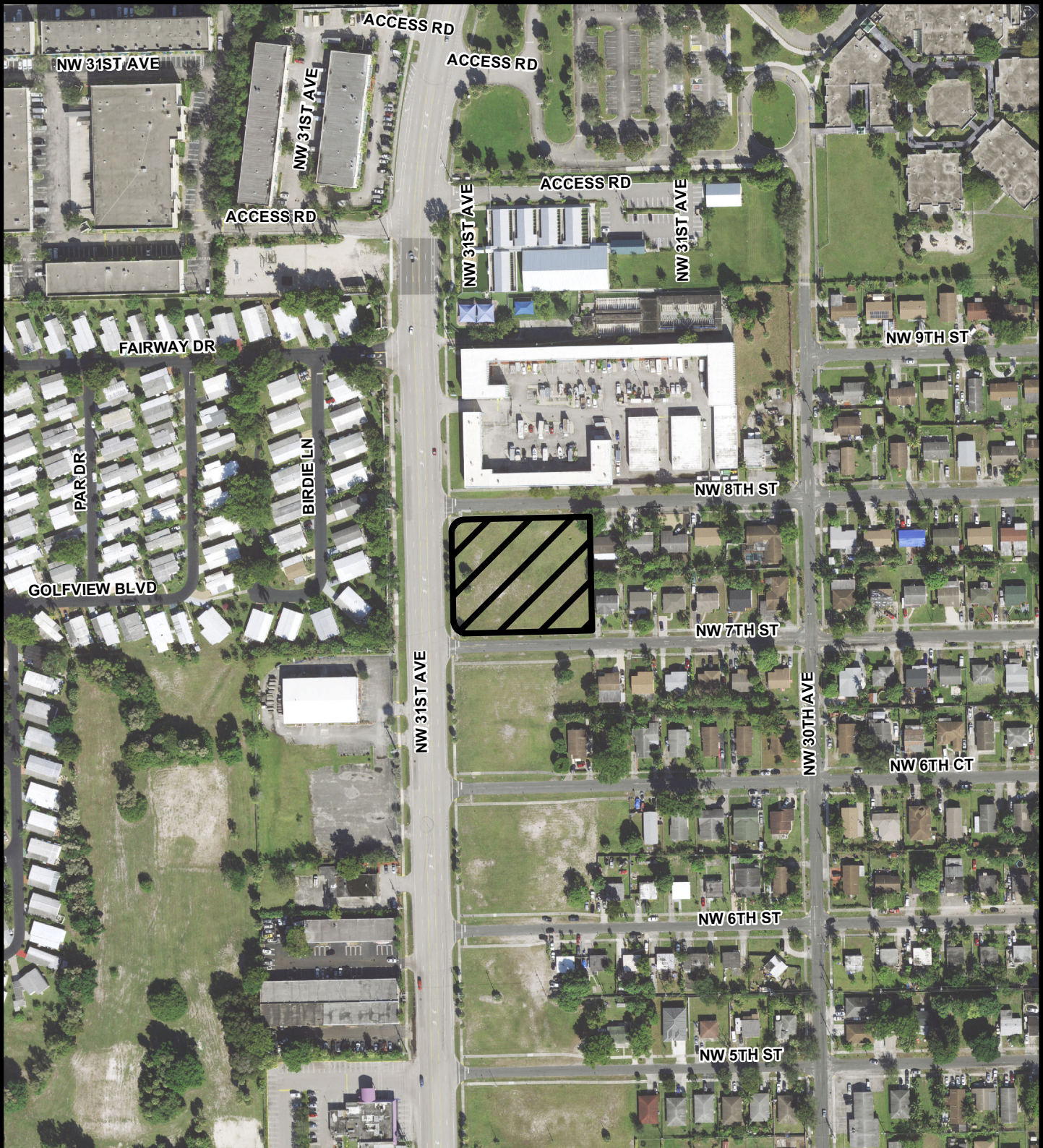
7/30/2017

KeeDan

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CITY OF POMPANO BEACH AERIAL MAP

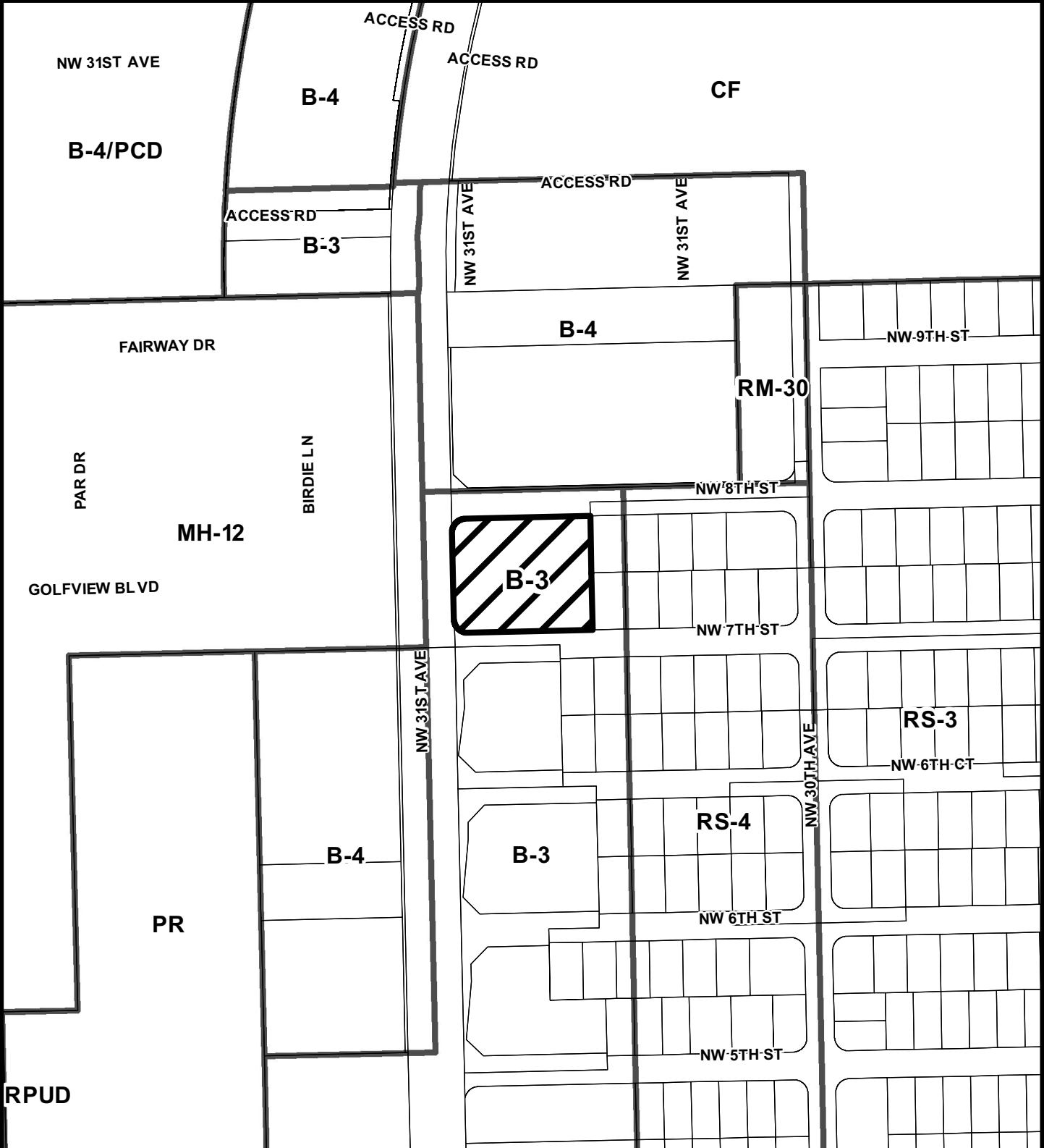


1 in = 250 ft

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CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



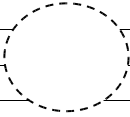
1 in = 250 ft

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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
			PU	Public Utility
	ETOC	East Transit Oriented	T	Transportation
		Corridor	BP	Business Parking
		Number	LAC	Local Activity Center
			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 Overlay District
		*	EOD	East Overlay District