



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-162

PLANNING AND ZONING BOARD

Meeting Date: DECEMBER 15, 2021

FALCONE MAJOR SITE PLAN

Request: Major Building Design
P&Z# 21-12000015
Owner: 1307 Wabash, LLC
Project Location: 3151-3251 North Federal Highway
Folio Number: 484224180010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 2 (Rhonda Eaton)
Agent: Matthew Scott (561-405-3350)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval for a mixed-use development with 285 dwelling units and 4,164 square feet of commercial use on a 6.2 acre parcel of land. The project consists of three 7-story buildings, a 4-story parking garage, and a 7-space detached parking garage. The project also includes surface parking, residential amenities, and landscaping. The project requires the allocation of flex units for the multi-family units in the B-3 district, and the developer has submitted an application for those flex units (PZ#20-05000003). The flex application is placed on the December 14 Commission Agenda.

The property is located on the west side of North Federal Highway, south of NE 33rd Street.

The Major Site Plan application was reviewed by the Development Review Committee (DRC) on July 21, September 15, and November 17 2021, and was heard by the Architectural Appearance Committee on December 7, 2021.

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 land use designation in the comprehensive plan;

The land use designation for this property is C - Commercial. The proposal is for a mixed-use development and an application requesting allocation of the 285 dwelling units (PZ#20-05000003) is under consideration by the City Commission at the December 14, 2021 Meeting. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Objective 01.01.13. *The City shall utilize flexibility units and redevelopment units to increase residential densities within the flex receiving area when consistent with the community character; adjacent land uses; and public school capacity both within Pompano Beach 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 2.10.01 of the Broward County Land Use Plan.*

Objective 01.02.00. *Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.*

Policy 01.02.02. *Approve site plans, plats and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and the City's street standards in Chapter 100 of the City's Code of Ordinances.*

Policy 01.05.01. *Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.*

Policy 01.14.07. *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control,*

and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.

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 project complies with the Intensity and Dimensional Standards of the B-3 Zoning District in Article 3.

Article 4: Use Standards

The proposed mixed-use development is allowed in the B-3 Zoning District, with the residential flex units allocated by City Commission approval.

Article 5: Development Standards

See Section 3 below.

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

The development complies with the requirements of Article 5, including Access, Parking and Loading; and Sustainable Development Standards. Staff conditions included in this staff report include provisions that the project must comply with the requirements for Landscaping, and with the Parking Garage Design Standards of Part 6 of Article 5.

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

The proposed site plan complies with applicable standards in the Code.

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

No prior applicable development orders are in place; however, this report is being written prior to the approval of Flexibility Units by the City Commission. The Applicant shall comply with any conditions of implementation placed on the Resolution and adopted by the City Commission.

6. The concurrency review has been completed in accordance with [Chapter 154](http://library.amlegal.com/nxt/gateway.dll?)
<<http://library.amlegal.com/nxt/gateway.dll?>
(Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	416.40 gallons per day *
Water Treatment Demand	493.85 gallons per day *
Raw Water Demand	533.36 gallons per day *
Park Acreage Required	
School Impacts	
Transportation	Transit fees are paid to the Broward County to meet concurrency
Solid Waste Generation	208.2 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 project was designed to provide safe and adequate paved vehicular access between the proposed buildings and the adjacent streets as identified 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

As part of the Major Site Plan and Building Design application, the applicant's design team has developed a separate CPTED security plan which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

The proposed site plan was reviewed by Fire Plans Examiner during DRC.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

Not applicable.

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

The Federal Highway Corridor Study from the City's "Transformation Plan" encourages mixed-use development. The Study recognizes that the corridor is appropriate for mixed-use development.

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:

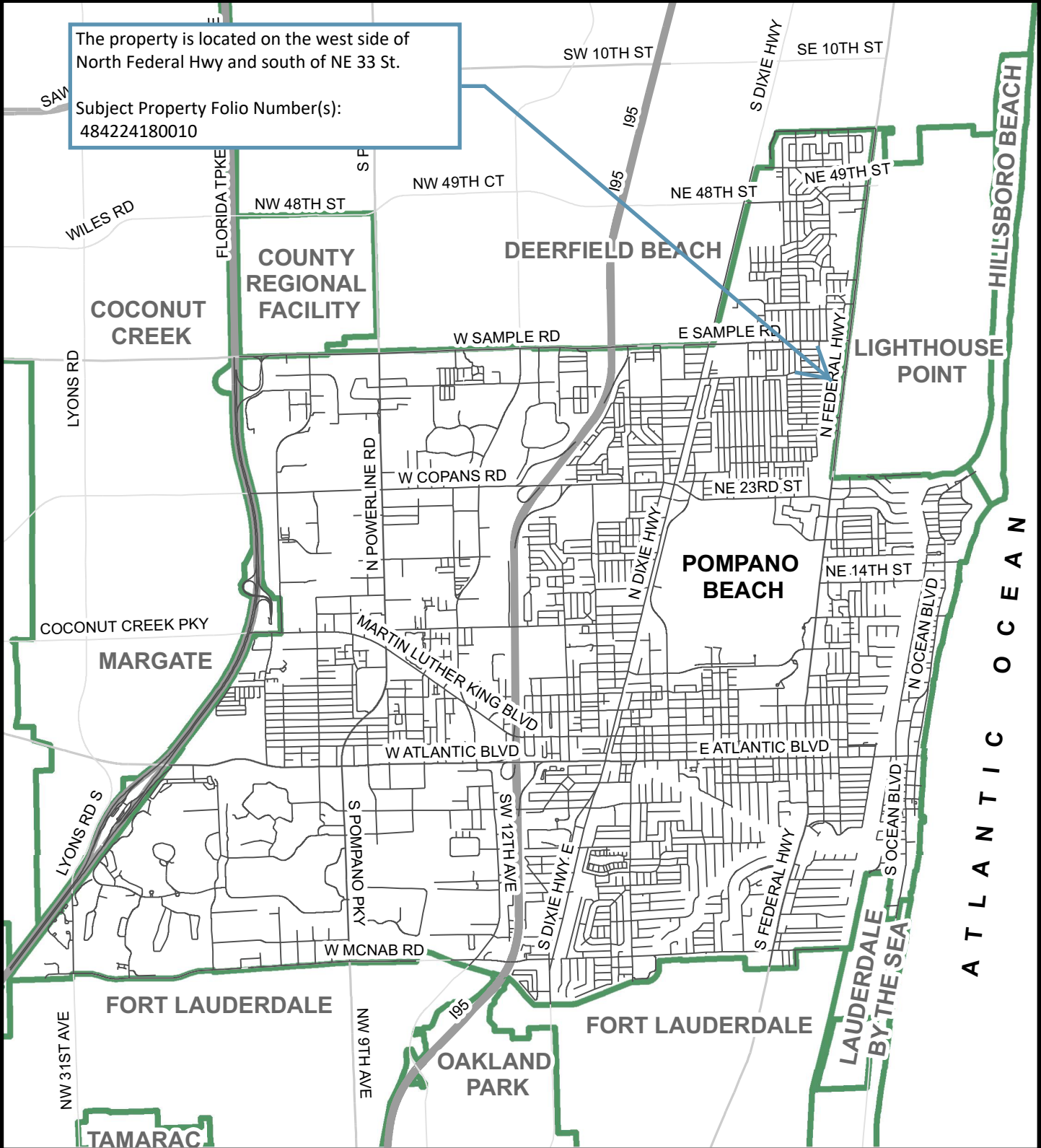
1. Successfully obtain approval for the allocation of 285 flex units by the City Commission and meet all conditions including affordable housing fees.
2. Provide architectural treatment to the north façade of the detached parking garage, consistent with the principal building, pursuant to Section 155.5601.C.1.a prior to building permit approval.
3. Provide a treatment to the west elevation of the 4-story parking garage so that all openings are treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, pursuant to Section 155.5601.C.1.b prior to building permit approval.
4. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Correct the Site Information table on sheet SP-1 to reflect the correct Land use designation and Zoning district, to remove the reference to the Core Sub-Area, and revise the Current use of the property as vacant.

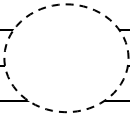
- b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan, one landscape island for every 10 parking spaces, one shade tree in every parking island.
- c. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
- d. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

CITY OF POMPANO BEACH LOCATION MAP

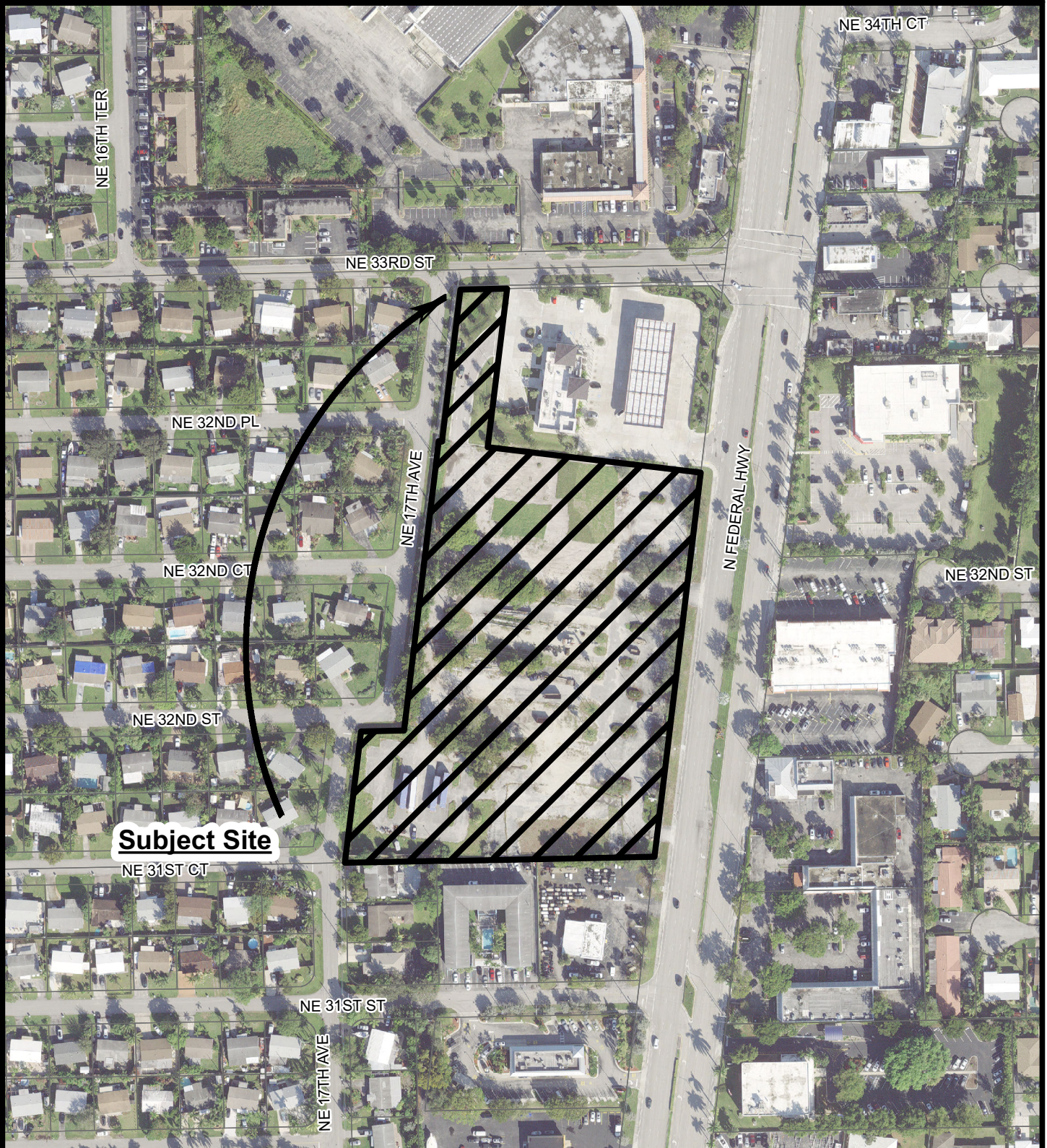


The property is located on the west side of North Federal Hwy and south of NE 33 St.
Subject Property Folio Number(s):
484224180010

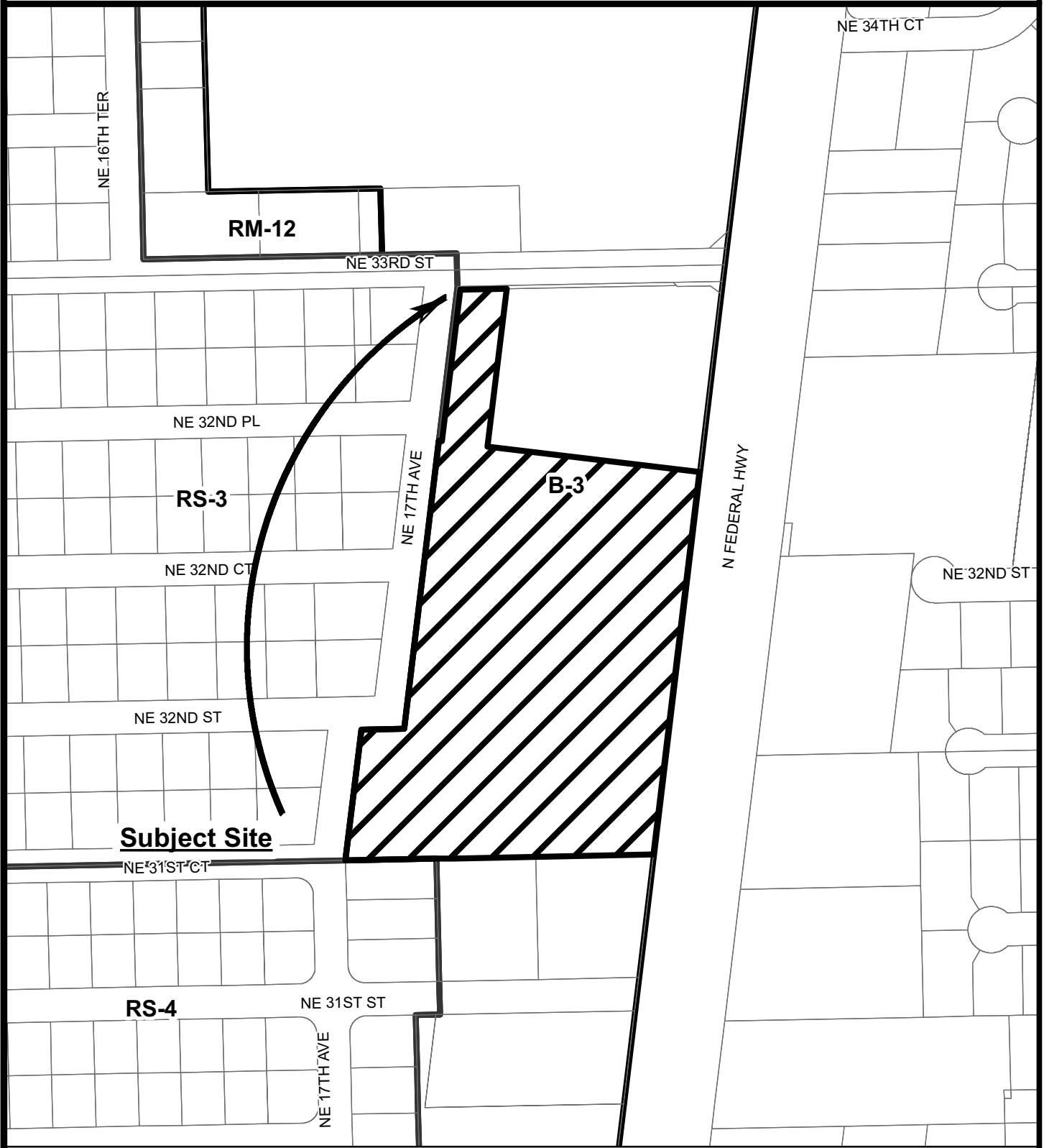


LEGEND					
FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
			RS-1	Single-Family Residence 1	
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2	
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3	
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4	
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	
			LAC	Local Activity Center	
	Number				
			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	

CITY OF POMPANO BEACH AERIAL MAP



CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Subject Site

P&Z
1" = 200 ft
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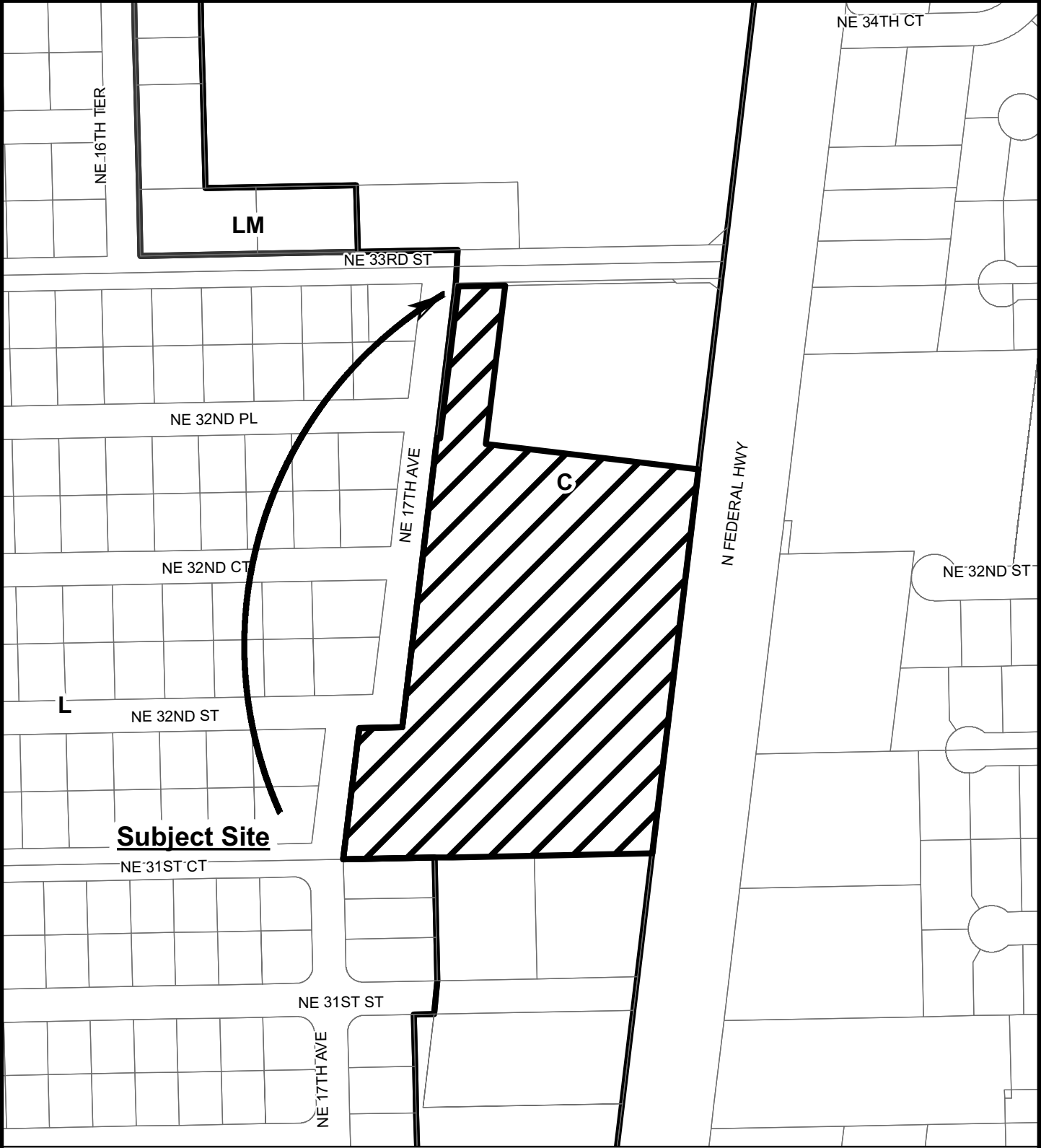
ZONING MAP PAGE
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-12000015
12/15/21

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CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



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LAND USE MAP PAGE
11

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12/15/21