



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-194

PLANNING AND ZONING BOARD

Meeting Date: APRIL 27, 2022

OCEAN PARK POMPANO BEACH SITE PLAN

Request: Major Site Plan
P&Z# 21-12000037
Owner: Mount Vernon Property Holdings LLC.
Project Location: 1508 N Ocean Boulevard
Folio Number: 484329010070
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: PD-I (Planned Development - Infill)
Commission District: 1 (Andrea McGee)
Agent: Andrea Harper (954-788-3400)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The following is a summary of information on the subject property. The applicant requests Major Site Plan approval to construct two 19-story mixed-use towers project with 28 luxury residential condominium dwelling units and 3,047 sq. ft. of commercial space. The footprint of the proposed building is 2,430 sq. ft. on a 27,049 sq. ft. (0.62 acre) site. The total lot coverage of the site is 66.8%. This site plan was reviewed by the Development Review Committee on March 16, 2022. The project's location is the southeast corner of the intersection of State Road A1A (aka N. Ocean Blvd.) and NE 16th Street. The property includes 0.62 net acres, including a future ROW dedication along A1A; and 0.86 gross acres.

The zoning designation was officially changed from RM-45 (Multiple-Family Residence 45) to PD-I (Planned Development Infill) by Ordinance No. 2019-81, adopted on July 23rd, 2019. Therefore, this Major Site Plan must comply with the PD-I Master Plan. The property's Future Land Use designation is Residential High, allowing 25-46 dwelling units per acre (du/ac).

The Architectural Appearance Committee will be reviewing the Major Building Design requested by the applicant for the project at its May 3rd meeting. Also, the applicant entered into a Development Agreement for the North Ocean Park Improvements as per Resolution No. 2019-247, July 23th, 2019. The applicant has submitted plans for park improvements for review by the Development Review Committee.

P&Z

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 proposed development is consistent with The City of Pompano Beach Comprehensive Plan, and Future land Use Element Goals, Objectives and Policies contained therein:

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

Policy 01.01.02 Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards which may be adjusted over time 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).

Policy 01.03.02 Require residential densities of zoning districts to be consistent with the densities on the Future Land Use Map.

Objective Mixed Use Residential 1.18.00 Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.

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 subject property's land use is High Residential (H, 46 units/acre). The proposal is consistent with land use goals, objectives and policies. The applicant is requesting 28 units as part of this Major Site Plan application. In addition, the zoning specific design guidelines for Mixed-Use residential, were incorporated into the project through the PD-I Rezoning and Major Building Design.

Planned Development - Infill (PD-I) establish their own intensity and dimensional standards (§155.3607). Staff has verified the Site Plan complies with the standards advanced in the PD Plan.

Article 4: Use Standards

The principal, accessory, and temporary uses allowable in the PD-I district are identified in Appendix A: Consolidated Use Table. The Ocean Beach Residences Master Plan further outlines the allowable uses permitted for this project. The uses shown on the Site Plan comply with the allowable uses.

Article 5: Development Standards

See Section 3 below.

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

The development standards in Article 5 generally apply to all development in PD-I districts, but some modifications to these development standards were approved during the rezoning once they were determined to be consistent with the general purposes of the PD-I district and the comprehensive plan. These are the identified deviations of the PD-I: Parking Entrance Driveways, Vehicle Use Area, Building Base Plantings, Landscape Buffer.

It should be noted modifications to design standards are strictly prohibited in Planned Developments. This applies to both mixed-use development and parking garages. 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.

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

The proposed site plan complies with applicable standards in the Code, and is consistent with the approved PD-I Master Plan.

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

This site does not have any prior applicable approved plans on record. The applicant is working towards developing Ocean Park as part of the Development Agreement.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with the concurrency requirements.

Wastewater Treatment Demand 16,600 gallons per day *

Water Treatment Demand	15,892.4 gallons per day *
Raw Water Demand	17,163.8 gallons per day *
Park Acreage Required	0.19
School Impacts	The applicant received letter from Broward County Schools identifying that the Condo is exempt from School concurrency.
Transportation	Transit fees paid to the Broward County to meet concurrency
Solid Waste Generation	889.2 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 development is designed to provide safe, adequate and paved vehicular access between the proposed building and the streets identified on the Broward County Trafficways Plan (Federal Highway) as required.

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 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 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;

The proposed development is not within an area that will have impact on environmentally sensitive

lands. The applicant must design the building lighting in accordance with the local zoning ordinance related to marine lighting.

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

The proposed project is not located on any of the corridors identified in the Transportation Corridor study.

DEPARTMENT RECOMMENDATIONS

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 the following final approval:
 - a. Applicant must obtain approval from the Florida Fish & Wildlife Conservation Commission.
 - b. Applicant must obtain Airport Obstruction approval from Planning & Zoning Board.
 - c. The developer must diligently submit plans for the Park Improvements described in the Development Agreement (Resolution No. 2019-247).
2. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Provide evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points).
 - b. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
 - c. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - d. Substantial compliance with the plans, as submitted with this application.

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

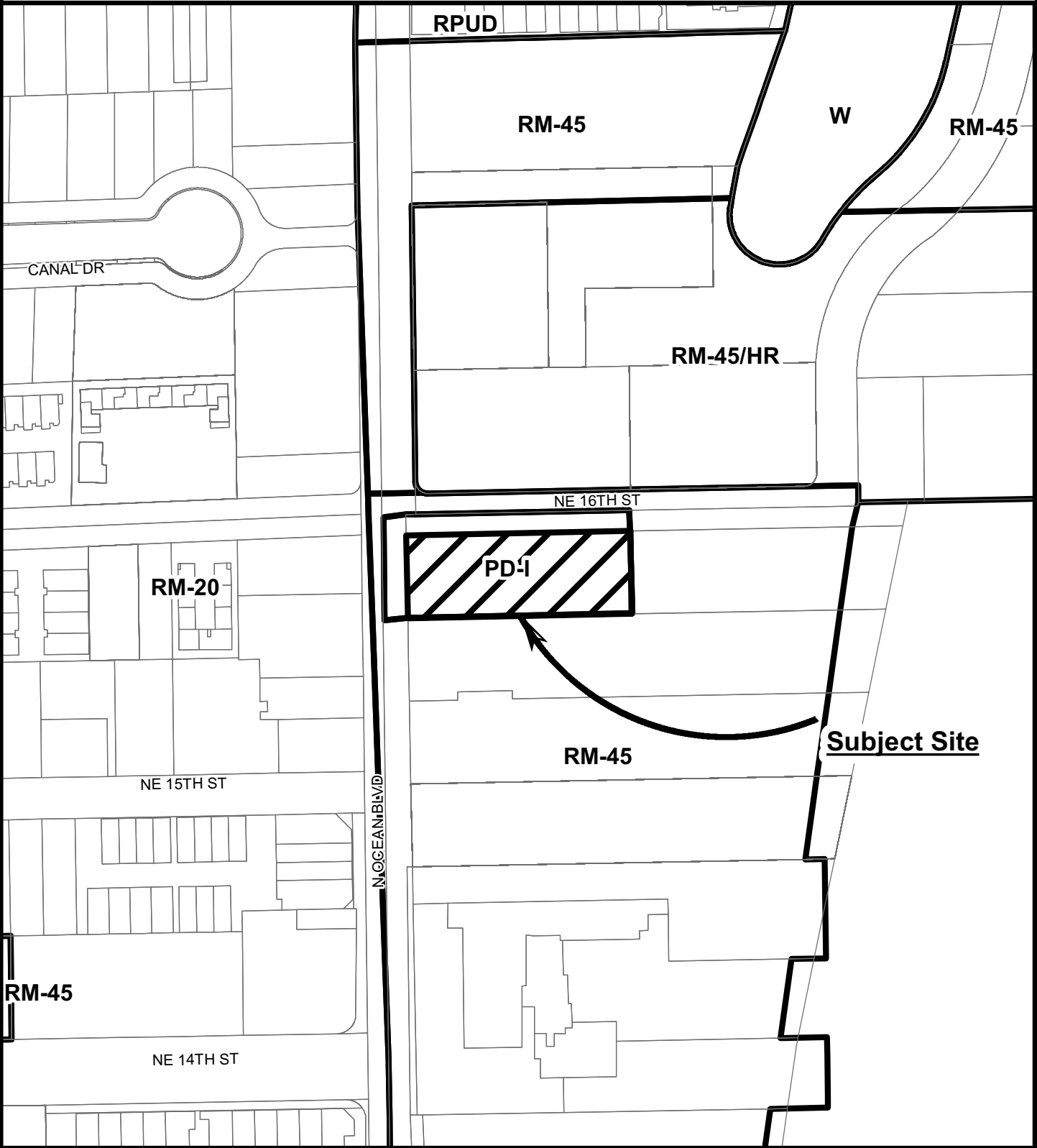
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DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-12000037
4/27/2022

CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



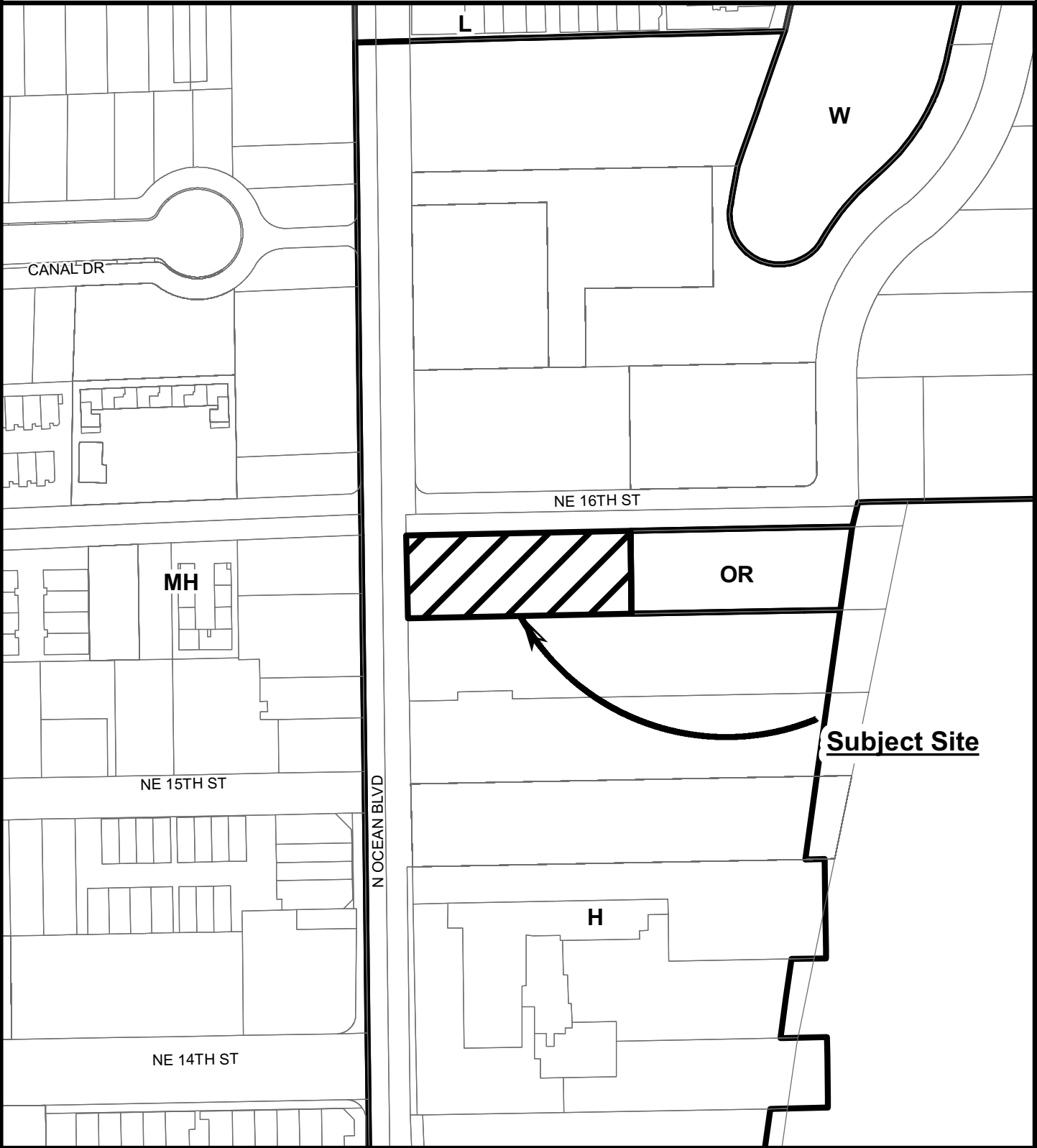
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CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP

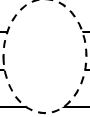


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LEGEND					
FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
			RS-1	Single-Family Residence 1	
L	Low	(1-5 DU/AC)	RS-2	Single-Family Residence 2	
LM	Low- Medium	(5-10 DU/AC)	RS-3	Single-Family Residence 3	
M	Medium	(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	
			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 Beach Overlay	