

Introduction

Purpose

The Housing Authority of the City of Pompano Beach (the “Property Owner”) proposes to create an affordable townhome-coachhome style housing community at the 1600 Block of Blanche Ely Boulevard within the established Liberty Park neighborhood in Pompano Beach (**Exhibit “A” – Location Maps**). The planned development is designed to create a new urbanist, low-scale neighborhood centered on shared green corridors and amenities. The low-scale design will harmonize with surrounding neighborhoods and provide for much-needed affordable housing in the South Florida region.

The subject property is approximately 8.64 gross acres. The property’s current future land use is Residential Low, which allows a maximum of 5 units per acre. The property’s current zoning district is Two-Family Residence (RD-1), which limits residential development to duplexes. The applicant seeks to utilize Broward County Land Use Policy 2.16.3 and Pompano Beach Code of Ordinances Section 154.61 by providing deed restricted low-income (80% AMI) dwelling units in exchange for bonus units. Using this housing policy, the Adderly Cove Planned Development district is projected to contain 96 units.

It is the intent of the applicant to rezone from RD-1 to Residential Planned Unit Development (RPUD) to enable an innovative and creative design that provides an efficient use of open space. The applicant’s central vision for the district is to provide a high-quality and unique residential neighborhood that maximizes the utility and aesthetics of its green spaces, while still being sensitive to the project’s surroundings. Under the current zoning district, the land development code and dwelling type limitation would not allow for adequate protection of neighbors nor a creative design.

Intent

The proposed Concept Plan (**Exhibit “B” – Concept Map**) intends to utilize a creative site layout that situates buildings away from adjacent neighbors and towards shared green corridors. These green corridors are designed to become an amenity space for the neighborhood, with an “eyes-on-the-street” atmosphere for increased safety and a community feel atmosphere of a shared front yard. The corridors also allow for a degree of circulation separation between automobile traffic and pedestrian or cyclist activity. A cohesive architectural design of all buildings will create a neighborhood that resembles a lower-density community, yet will have the ability to accommodate many types of dwelling units without an imposing look. The neighborhood will be comprised of a mix of one-story and two-story dwellings to provide a diverse set of accommodations for those with multiple mobility levels. Most units will feature porches

along the front façade that face the shared green corridors and encourage neighborly interactions. Amenities provided to residents consist of a centrally located clubhouse, various landscaped green corridors, and a Wellness track that wraps around the neighborhood. The Wellness track in particular will create a larger buffer than what would have been required by the code, prevents any units from being too close to any of the parcel's boundaries, and beautifies what would have ultimately been passive green space. These elements combine into a concept that is complicated to achieve without site planning techniques that only a RPUD can deliver.

The rezoning to a RPUD will permit a neighborhood with a design that better accommodates a wide range of households and presents a unique self-contained concept. Being in an existing neighborhood emphasizes the concept's adherence to sound planning, sustainability, and the enhancement to quality of life. In addition, the provision of affordable units in Pompano Beach through the high-quality concept will ensure that low-income residents enjoy a one-of-a-kind residential environment.

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Planned Development Location and Size

The planned development site is located on the eastern side of NW 6th Ave, as shown in **Figure 1** or **Exhibit “A” (Location Maps)**. The site has an approximate net parcel acreage of 8.24 and a gross acreage of 8.64. An existing survey of the property can be found in **Exhibit “C”** and the legal description of the property can be found in **Exhibit “E”**.



Figure 1, Property Aerial

General Standards for all Planned Developments

The Residential Planned Unit Development (RPUD) district is intended to allow an innovative and creative site design that provides for efficient use of open space. To do this, the district allows applicants to provide their own standards consistent with the City's existing land development code and compatible with surrounding properties. This district is bound by the requirements outlined in Section 155.3602 (General Standards for All Planned Developments Districts) of the Pompano Beach Land Development Code. All deviations from the land development code are addressed by this district's standards section.

Compatibility with Surrounding Areas

The applicant's intent of using the RPUD district is to create a layout that strategically locates housing units towards the center of the parcel and away from neighboring properties. A beautifully landscaped Wellness track wraps around the property, acting as both a buffer and an amenity. This design creates a buffer that is more akin to a large, continuous, calm paseo. This is in contrast with the typical suburban layout that places private backyards close to existing neighbors. Surrounding neighbors will abut a greenbelt with the chirping of birds, rather than nosier individual private backyards.

The architecture of buildings in the district will still be beholden to the same regulations as in the land development code, which requires the design to closely align with that of low-lying single-family homes. This combination of elements creates a community that shares the character of a low-density single-family development while still accommodating multi-family units.

Impact to Viewshed

No unexpected impact to any viewshed will occur by the planned development. Maintaining a maximum height of 35 feet is consistent with the surrounding permitted heights. View of the lake on the eastern side of the property has always been beholden to the Kendall Lakes Homeowners Association, as they own a parcel separating the site from the lake parcel. Most feasible development layouts, including those permitted under the current zoning district like a single-family community, obstruct the view of the lake. The applicant proposes to maintain the lakeview as a resident amenity by having it be visible from the shared clubhouse and the Wellness track running along the eastern boundary as depicted in the Concept Plan. The location of these amenities near the lake gives all residents the opportunity to enjoy the view.

Provisions

The project will be adequately serviced by transportation, potable water, wastewater, stormwater management, and other public facilities.

Transportation

The site is located conveniently close to stops serviced Broward County Transit (BCT) Route 20, giving residents easy access to the Northeast Transit Center, Broward Central Terminal/Brightline, Holiday Park, and Coral Ridge Mall. This route reaches as far north as Sample Road (Broward Health North) and as far south as Broward Boulevard (Downtown Ft Lauderdale). Stop 1153 is located approximately 140 feet south by way of pedestrian travel from the southeastern corner of the site and serves southbound travel on Route 20. Stop 1130 is located approximately 330 feet south by way of pedestrian travel from the southeastern corner of the site and serves northbound travel on Route 20. Both stops feature seating, a trash receptacle, and have hour headways on weekdays. The site is also serviced by Pompano Beach Shuttles, with stops on two routes within approximately half a mile by pedestrian route. The Blue Shuttle Route has Stop 4, located at the Northwest Branch Library, in very close proximity. Both the Red Shuttle Route and Blue Shuttle Route has Stop 3, located at the Saint Joseph Facility. Both routes have headways of approximately 1 hour.

In addition, residents will enjoy an intricate network of pedestrian and cycling pathways within the project that encourages multi-modal transportation options such as walking and biking. This circulation network is shown in **Exhibit “C” (Circulation Plan)**. The project will utilize Pompano Beach Code Section 155.4202 (A)(2)(h)(v)(A) and provide one (1) space per unit, plus 1 guest space per 5 units, additional ADA spaces, and additional spaces for the clubhouse and mailbox. Main access points to the project will be exclusively from NW 6th Avenue. Residents and guest will also enjoy having dedicated vehicular access to surface parking spaces behind each building.

Water & Wastewater

There are currently adequate public water and wastewater facilities available to service the proposed project. The project will connect to the City’s water and wastewater systems present on NW 6th Avenue. The general location of proposed on-site will be depicted on the civil engineering drawings that are submitted during the site plan process.

Stormwater Management

As required by regulations of Broward County and the City of Pompano Beach in an effort to reduce flooding risks, all stormwater will be retained on-site. The general location of proposed on-site stormwater management facilities will be depicted on the

civil engineering drawings that are submitted during the site plan process. No adverse impacts are expected from this development, and development will comply with City requirements.

Solid Waste

There are currently adequate solid waste facilities available to service the proposed project and the project will coordinate with the City's contracted residential waste management servicer, Coastal Waste & Recycling, for waste collection. The general location of proposed refuse areas are depicted on the Concept Plan (**Exhibit "B" – Concept Plan**).

On-Site Public Facilities

No other on-site public facilities are anticipated other than typical fire protection and franchised utilities.

Environmental Protection and Monitoring

It is improbable that the site contains any environmentally sensitive land that would need protection or monitoring. Previous development occurred around the late 1950s, evidenced in early 1960 aerials. In 2011, the previous development was demolished and the land has remained vacant ever since. If environmentally sensitive ecosystems, flora, fauna, or significant historical or archeological resources are found on the site, the applicant will follow regulations stipulated in the land development code to mitigate any impact.

Identification of Community Benefits and Amenities in Compensation for Added Flexibility by PD District

Compared to typical multi-family developments, the master plan focuses on creating a friendly and safe community atmosphere with shared open spaces. The following are the main amenities that the project will provide:

- **The Wellness Track:** A fitness track will circle and wrap around the entire project, acting as both a buffer and an amenity to residents. The 5 foot sidewalk will meander around the approximately 20 foot beautifully landscaped buffer, creating an area meant for peaceful strolls or bike rides. The track will be an active use of green space which enhances safety by having residents using and observing common areas.
- **The Greens:** To allow most units to front open space, multiple green corridors are created through the unique layout of the residential units. These spaces are meant to act as small resident gathering spaces, akin to a shared front yard.

Corridors are to be minimally landscaped so as to encourage different activities such as picnics and neighborly sports.

- The Clubhouse: Residents will have access to a centrally located clubhouse, where they can host special events and host community or cultural gatherings.
- Front yards without cars: Front doors and porches will face the green corridors rather than vehicular use areas. This separates vehicular circulation and pedestrian circulation for safety and activates all building facades in the community. The site layout would essentially hide vehicular parking behind buildings and instead focus on the green corridors that become shared front lawns and the beautiful Wellness track.

Consistency with Comprehensive Plan

The district, as proposed, is meant to follow the vision of the Comprehensive Plan in encouraging innovative and cohesive developments while also minimizing adverse impacts or urban sprawl. The District is consistent with the following Goals, Objectives, and Policies:

- Goal 01 - 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 01.03.07 - Require the provision of building height transitions and decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses.
- Objective 01.07.00: New Land Use Regulations - Encourage the adoption of innovative land development regulations. Adopt new land use designations as strategies continue to evolve to implement for Residential, Mixed Use, Transportation Oriented Districts and Transportation Oriented Corridors and amend the land development regulations, including the creation of new zoning districts for these land use designations to facilitate sustainable and resilient redevelopment and support adaptation strategies in the build environment that accommodate the adopted sea level rise projections.
- Policy 01.07.01 - Continue to evaluate and improve the City's land development regulations to facilitate sustainable and resilient redevelopment and support adaptation strategies in the build environment that reduce greenhouse gas emissions and accommodate the adopted sea level rise projections.

- Policy 01.07.04: Through the ongoing updates to the land development regulations consider the development of various housing units types and residential lots including single family, cluster homes, zero lot line, staggered setbacks and zipper lots, coach houses, townhouses, stacked townhouses, courtyard buildings, terraced buildings and sculptured towers.
- Policy 01.07.18: Continue to implement the incentives for providing affordable housing per the policies in the Broward County Land Use Plan and/or in the City's land development regulations including the use of density bonuses, flex and redevelopment units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.
- Policy 01.07.19: The City's land development code shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low and moderate income families in large scale residential developments.
- Objective 01.14.00: Smart Growth Initiative - The City will promote "Smart Growth" type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.
- Policy 01.14.01: 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 manmade resources.
- Policy 01.14.02: The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled and sustainably sourced building materials.
- Objective 03.01.00: The City should provide, through the undertaking or support of public and private development efforts, sufficient housing units through the 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 income and those with special housing needs, including homelessness.
- Policy 03.01.03 - In order to provide affordable housing, the City shall consider and, where appropriate, support revisions to land development regulations to recognize and locally implement technical innovations in housing construction and site development.

- Objective 03.03.00: The City shall continue to provide adequate sites for very-low, low, and moderate income housing and manufactured homes through the long term planning horizon in a manner that supports the goal to deconcentrate poverty.
- Policy 03.03.02 - Through the review of development proposals, the City shall support public and private sector efforts to create and/or preserve affordable housing for very-low, low and moderate-income groups in areas designated for residential land use for future and current residents recognizing the need for distance separation for subsidized low income tax credit projects of no less than one-half mile. Review of such proposals shall be based on overall compatibility with already established residential areas, the extent to which the location supports the de-concentration of poverty, and consistency with the land development code.
- Policy 03.08.01: The City shall, through the mixed use land use and zoning districts and other means, encourage new housing projects which contain compact building design principles, mixed use, pedestrian activity and support multi-modal transportation options.

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