



Dixie Townhomes Variance Request

CITY OF POMPANO BEACH
ZONING BOARD OF APPEALS
JULY 20, 2023



VARIANCE REQUEST

- ▶ Residential Compatibility Standards – Code Section - 155.5604.C.4.b – Off-Street Surface Parking areas located adjacent to Single-Family Residential.
- ▶ Provide Type “C” Buffer in accordance with Code Section - 155.5203.F
- ▶ Min 10’ Landscape Strip with 8-foot-high Masonry Wall

GENERAL LOCATION



SITE HISTORY

- ▶ Site Vacant for almost 30 years
- ▶ FDOT took the property in 1994 for a road widening project. The lot was reduced in width from 130 feet to 84 feet
- ▶ Portions of the property have been owned by the City/CRA since 2002
- ▶ The lot is at an irregular angle making the site difficult to redevelop

THE SITE VERSUS REGULATIONS

- ▶ FDOT reduced the lot width from 130 feet to 84 feet
- ▶ Sec 155.5101.G.7.a.ii (24-foot driveway width)
- ▶ Sec 155.5604.C.4.b & Sec 155.5203.F (10-foot buffer & wall)

130 feet Original Lot Width
-46 feet FDOT
-10 feet Driveway (plus alley)
-10 feet Buffer and Wall
64 feet New Lot Width



LOT ANALYSIS



Other Approvals

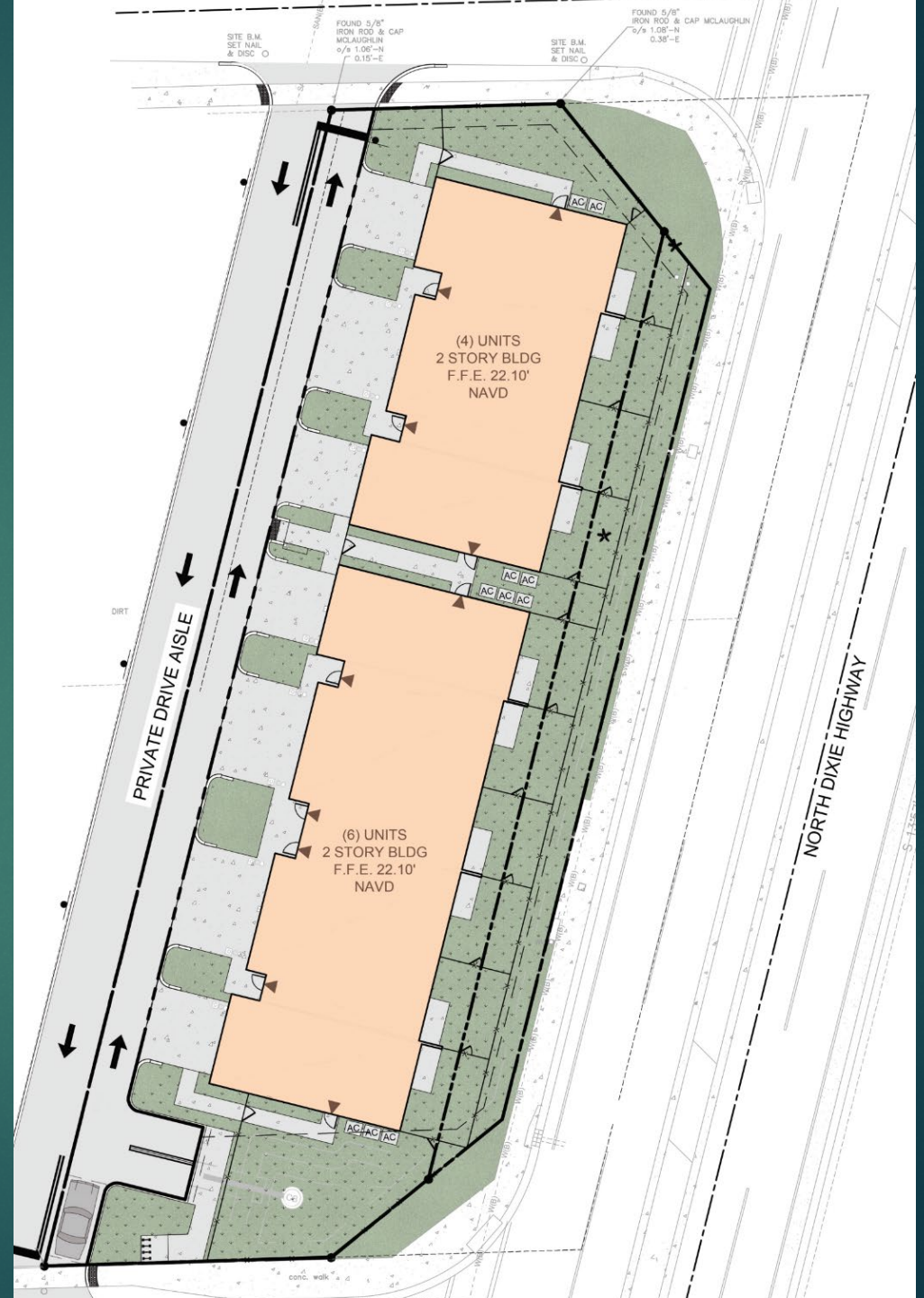
- ▶ Pompano Beach CRA approved disposition to FD Construction on September 30, 2021 and a time extension granted on April 18, 2023
- ▶ The Architectural Appearance Committee (AAC) Approved the site plan on May 2, 2023
- ▶ Approval of the Site Plan by the Development Review Committee is pending the approval of the Variance and Allocation of Flex Units
- ▶ The Pompano Beach City Commission is anticipated to Allocate 10 Flex Units on July 25, 2023

SITE PLAN

10 Two-Story
Townhomes

Garages

30 Parking Spaces



RENDERING -from Alley



RENDERING from Dixie





Engineering Inspired Design.