



Staff Report

File #: LN-38

Development Review Committee
Meeting Date: November 18, 2020

POMPANO STATION ADMINISTRATIVE ADJUSTMENT

Request: Major Administrative Adjustment
P&Z# 20-16500002
Owner: G & C Platinum 2400 Investors LLC & G & C Platinum 2500 Investors LLC
Project Location: 2335, 2401, 2413 E Atlantic Blvd
Folio Number: 484236012260, 484236012240, 484236012090
Land Use Designation: ETOC
Zoning District: TO-EOD
Commission District: 1
Agent: Deena Gray, Esq. (954-527-2443)
Project Planner: Pamela Stanton (954-786-5561) / Pamela.Stanton@copbfl.com

Summary:

The applicant is requesting Major Administrative Adjustment approval for a 17.5% reduction in the percentage of building frontage active use required on secondary streets in the Core Sub-Area of the East Overlay District (EOD). The request is from the provision of § 155.3709.I.2.b, which references Table 155.3709.I.2.b: Minimum Building Frontage (Active Use) Percentage per Street Type to allow for a reduction in the required Building Frontage Active Use percentage on the east side of NE 24 Avenue, from 80% to 66%, a 17.5% reduction.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester, daniel.keester@copbfl.com <<mailto:daniel.keester@copbfl.com>>

Status: Review Complete No Comments

A text amendment is currently under consideration by the City Commission to allow for an administrative adjustment for this purpose. The City Commission approved the amendment on first reading at the Meeting held on October 26, 2020. The City Commission must adopt the amendment on second reading at the November 10, 2020 Meeting in order for the Planning & Zoning Board to grant the amendment.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr, david.mcgirr@copbfl.com <<mailto:david.mcgirr@copbfl.com>>

Status: Review Complete No Comments.

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway, jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>

Status: Review Complete Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval

BUILDING DIVISION

Plan Reviewer:

Status:

Comments not available as of 11/10/2020.

BSO

Plan Reviewer: Patrick Noble | Patrick_Noble@sheriff.org <mailto:Patrick_Noble@sheriff.org> M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

Status: Review Complete No Comments

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity.

Disclaimer:

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

CRA

Plan Reviewer:

Status:

Comments not available as of 11/10/2020.

UTILITIES

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>>

Status: Review Complete Pending Development Order

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. has no comment at this regarding the requested Major Administrative Adjustment.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum, wade.collum@copbfl.com <<mailto:wade.collum@copbfl.com>>

Status: Review Complete Pending Development Order

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire site.

ZONING

Plan Reviewer: Pamela Stanton, pamela.stanton@copbfl.com <<mailto:pamela.stanton@copbfl.com>>

Status: Review Complete Pending Development Order

1. A Zoning Code text amendment has been drafted to allow for adjustments on secondary streets must be approved and adopted by the Commission.
2. A Zoning Code text amendment for Building Typologies to allow Courtyard Building Types to be developed up to eight stories must be approved and adopted by the Commission.
3. The proposed pedestrian bridge across the NE 24 Avenue right-of-way must be approved by the City Engineer prior to building permit approval with a Revocable License Agreement approved by Resolution by the City Commission.
4. Subject to substantial conformance to the Site Plan approved under PZ# 19-12000047.

SOLID WASTE

Plan Reviewer:

Status:

Comments not available as of 11/10/2020.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).