

October 26, 2022

Gateway Luxury Apartments

Project Narrative

US Gateway Investments, LLC. is requesting major site plan and building design approval for the Gateway Luxury Apartments project, located at 950 N Powerline Road. It is bound by Powerline Road to the west and NW 9th Street to the south. The project is zoned B-3 (General Business) and the Future Land Use Designation of the Site is Commercial (C). The adjacent property to the North is zoned B-3 and is vacant. The property to the East is zoned B-3 with the Pompano Beach Senior Activity Center. The adjacent property to the South is zoned RM-12 (Multi-Family Residential) with single family homes and vacant lots. The adjacent properties to the West are zoned CF and RPUD with a Church and Multi-Family Apartment complex.

The 4.24-acre site is vacant with folio number 484234480010. The development proposes 4 buildings with 3 stories, containing a total of 128 residential units. There is a total of 60 one- bedroom units, 62 two-bedroom units, and 6 three-bedroom units. The current plat note restricts the site to commercial use only; therefore, a plat note amendment application will run concurrent with the Flex Allocation. The applicant is agreeing to the use of County Policy 2.16.3 which will result in 19 units being moderate-income restricted. The total height of the development is 35-4" and the roof is used for mechanical equipment location. A Superior Landscape Alternative is also being requested in lieu of the 15-foot Base Building requirement to comply with density requirements.

Per City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. Those have been addressed below:

1. Is consistent with the land use designation in the comprehensive plan;
The land use designation for this property is Commercial (C). The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

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 reduce greenhouse gas emissions.

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 01.04.02 The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian and transit amenities are provided, shared parking is provided or sufficient public parking nearby.

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 01.05.01 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.

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.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);
The permitted density in the B-3 zoning with the allocation of flex is 45du/ac - which allows for 189 units. The applicant is requesting 128 units. The current plat note restricts the site to commercial use only; therefore, a plat note amendment application will run concurrent with the Site Plan application. The dimensional standards have been designed to reflect the B-3 district. The required setbacks for the Front and Side Yards are 0 feet, and the Rear Yard is 30 feet. The applicant is proposing a Front setback of 19 feet, Street Side Yard (Powerline Road) of 23 feet, Interior Side Yard of 56 feet, and a Rear Yard of 108 feet.

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;
Per Section 155.5802 as applicable the proposed residential development shall achieve at least 10 points based on Table 155.5802: Sustainable Development Options and Points. The applicant believes the proposed development will meet the required Sustainability Points. Based on the conceptual plans they are achieving 12 points.
 - ***4 Points - Infill Development. The project constitutes infill development***
 - ***6 Points - Designated Brownfield Development. The project is located within the City of Pompano Beach NW Community Redevelopment Area***
 - ***2 Points – Efficient Cooling – All Air Conditioners are Energy Star qualified Total : 12 Points***

4. Complies with all other applicable standards in this Code;
The applicant believes the proposed site plan follows all other applicable standards of the Code. The applicant is not aware of any additional standards for a Garden Apartment style development.
5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;
The site does have a Development Order for a commercial project, however, It is anticipated that all new development orders issued for the new project will supersede all previous development orders.
6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;
The proposed project anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the major site plan and major building design application.
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 Gateway Luxury Apartments project will be designed to provide safe, adequate, paved vehicular access between the building and Powerline Road. The design team is in the process of meeting with the Florida Department of Transportation (FDOT) which has final jurisdiction over the roadway. A copy of the pre-application letter will be provided as part of the Major Site Plan submittal. The project includes a secured gated entry with shared access for property to North.
8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;
The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.
9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;
As a part of the major site plan and major building design application, the applicant has developed a separate CPTED security plan and CPTED security narrative which address all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.
10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;
The applicant believes the proposed site plan meets or exceeds all applicable standards of the referenced Fire Code.
11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and
The site is vacant and cleared. The applicant believes there are no environmentally sensitive lands. The project site is not located with a wellfield protection area.
12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The project site is not located within a quarter mile of an approved Transportation Corridor Study.

The Design Team looks forward to discussing and presenting the Gateway Luxury Apartments project with the City of Pompano Beach.

Respectfully Submitted,



Tiffany Crump
Planner I