



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-507

PLANNING AND ZONING BOARD

Meeting Date: AUGUST 23, 2023

BLANCHE ELY ESTATES

Request: Major Site Plan
P&Z# 23-12000016
Owner: Housing Authority of Pompano Beach
Project Location: 1600 Block of NW 6th Ave
Folio Number: 484226460010
Land Use Designation: L (Low 1-5 DU/AC)
Zoning District: RD-1 (Two-Family Residence)
Commission District: 4 (Beverly Perkins)
Agent: Jonathan Cady (954-788-3400 / jcady@keithteam.com)
Project Planner: Hellena Lahens (954-786-5554 / hellena.lahens@copbfl.com)

Summary:

The applicant is requesting a Major Site Plan approval in order to construct a new thirty- six lot single family subdivision. The subject property "Parcel A" of the Blanche Ely plat is a total of 11.46 net acres (499,219 square feet). The overall site plan is subdivided into lots. The maximum lot coverage for each lot is 35% with a minimum of 30 % pervious area provided per lot. The site plan was reviewed by the Development Review Committee on July 5, 2023 and August 16, 2023.

The site is located on the west side of NW 6 Ave and north of NW 15 St.

SITE PLAN REVIEW STANDARDS

An application for a Major 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 comprehensive plan;

Staff Response:

The property has a residential future land use category of a land use designation of "L" (Low 1-5 Dwelling Units per Acre). The proposed thirty- six lot single family subdivision is a compatible use for this land use category and within the maximum overall density of dwelling units allowed. 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 01.00.00 *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 01.14.01 *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.*

Goal 03.00.00 *To provide structurally safe, affordable, uncrowded, and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach and utilize energy efficient design, resilient construction techniques, materials and renewable energy resources.*

Policy 03.01.01 *The City's adopted future land use map shall provide locations for residentially designated property at a variety of density classifications. The relative location of parcels with different density designations shall be based on sound planning principles.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Staff Response:

Article 3: Zoning Districts

The applicant proposes a thirty- six lot single family subdivision within the RD-1 (Two- Family Residence) zoning district. The proposed development complies with the dimensional and intensity standards outlined in 155.3207.

Article 4: Use Standards

The proposed thirty- six lot single family subdivision complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4202.D.Dwelling, Single-Family.

Article 5: Development Standards

The proposed thirty- six lot single family subdivision is consistent with the development standards outline in Article 5. The proposed development provides adequate vehicle and pedestrian access between the driveways. The minimum amount of parking is exceeded and landscaping is incorporated to enhance the design.

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

Staff Response:

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City of Pompano Beach

The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.

The project complies with the applicable Development Standards of Article 5, including access, circulation and parking, exterior lighting, and design standards. The project also exceeds the required 10 Sustainability Points for Multifamily residential development.

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

Staff Response: *The proposed site plan meets or exceeds all applicable standards of the City of Pompano Beach code of ordinances.*

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

Staff Response: *This site is vacant. There are no applicable Development Orders related to this request.*

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

Staff Response: *Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.*

*Wastewater Treatment Demand 10,800.00 gallons per day **

*Water Treatment Demand 12,808.20 gallons per day **

*Raw Water Demand 13,833.50 gallons per day **

Park Acreage Required 0.25 acres

School Impacts Broward County School Capacity Availability Determination (SCAD) letter has been provided.

Transportation Transit fees paid to the Broward County to meet concurrency.

Solid Waste Generation 320.40 lbs. per day

** The City has adequate capacity to serve the proposed project.*

Concurrency Review Certificate attached.

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;

Staff Response: *The development does not abut streets that are identified on the Broward County*

Trafficways Plan. However, the project has been designed to minimize maneuverability conflicts between the driveway and pedestrian access. The road system provided proposes safe and orderly movement of traffic.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

Staff Response: The property is located within a wellfield protection area as identified on the Broward County Wellfield Protection Zones map. The property owner shall comply with all applicable hazardous material licensing as required by Broward County at time of building permit approval.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support; and

Staff Response: A CPTED plan and narrative has been submitted to address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support which we believe complies with crime prevention and security strengthening standards.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02.

Staff Response: The proposed site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

Staff Response: The proposed development is not within an area that will have impact on environmentally sensitive Lands as defined in the Broward County Land Use Plan.

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

Staff Response: The proposed development is not located within the area affected by the Transportation Corridor Study.

DEPARTMENT RECOMMENDATION

Pursuant to § 175.2304.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. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

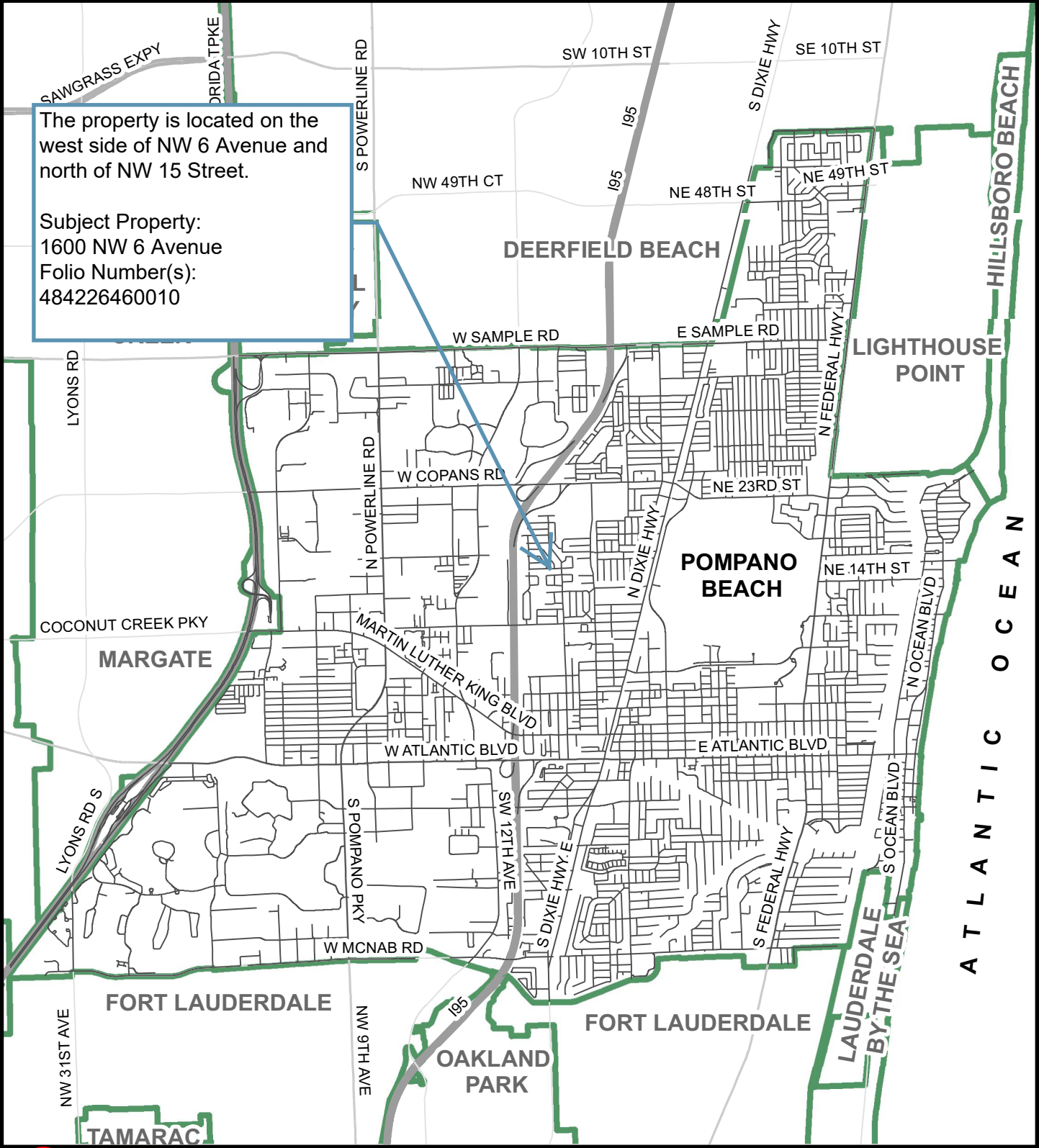
1. On all elevation sheets, call- out all architectural features to demonstrate compliance with variability and required number of design features for each model. Repetitive "look-alike" multi-building developments shall be prohibited. Multi-building development subject to these standards shall ensure that each structure is distinguished from other through the use of two or more of the features found in 155.5601.C.4.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Planting plans must correspond with the model elevation and floor plans.
 - b. The height measurement of the buildings shall be from "Average Finished Grade" of the property on the elevations sheets.
 - c. Provide a copy of the approved / recorded plat note amendment, prior to building permit approval.
 - d. Provide a final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, prior to building permit approval.
 - e. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - f. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - g. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - h. Substantial compliance with the plans, as submitted with this application.

CITY OF POMPANO BEACH LOCATION MAP

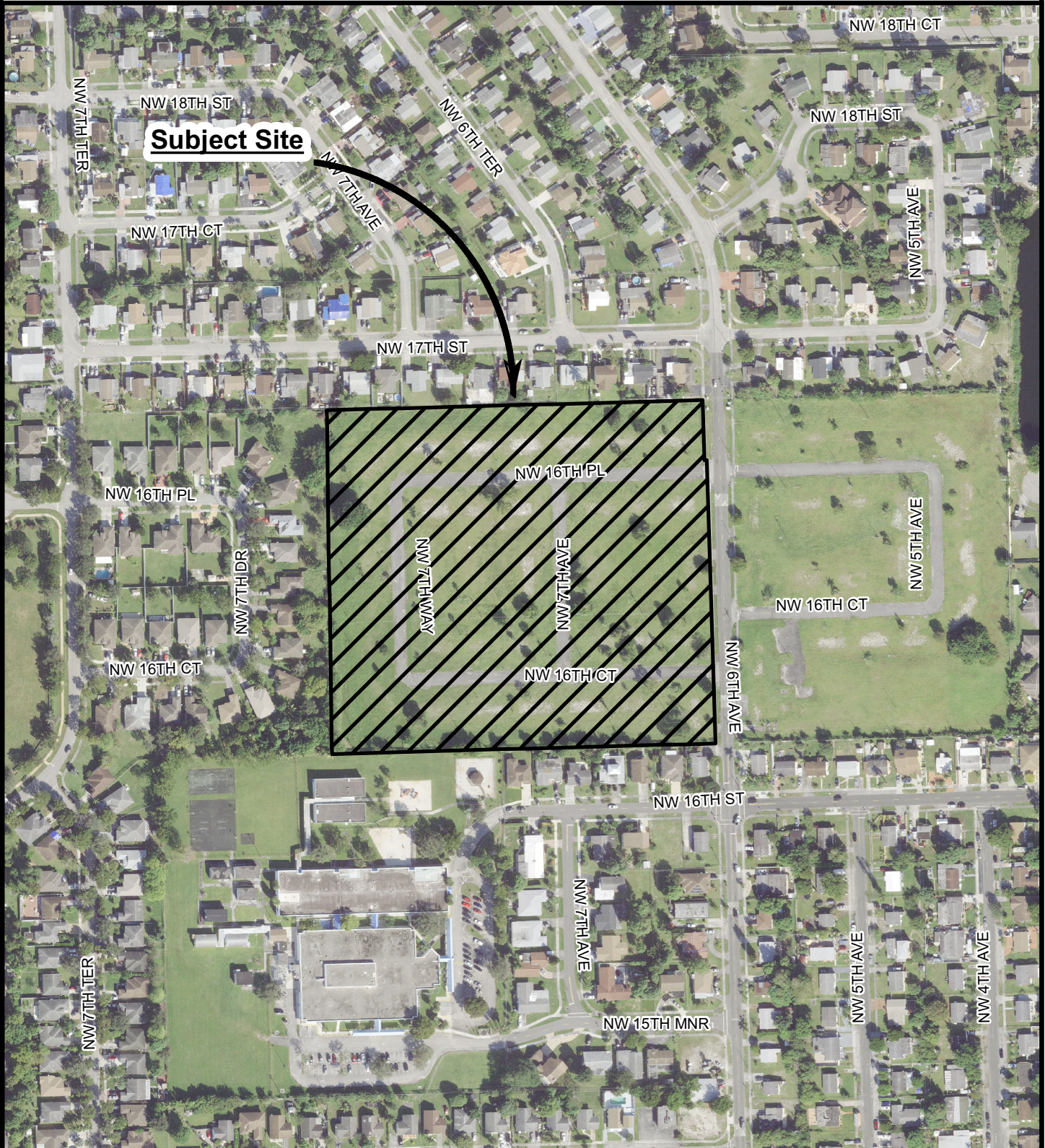


The property is located on the west side of NW 6 Avenue and north of NW 15 Street.

Subject Property:
1600 NW 6 Avenue
Folio Number(s):
484226460010



CITY OF POMPANO BEACH AERIAL MAP



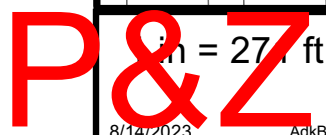
Subject Site

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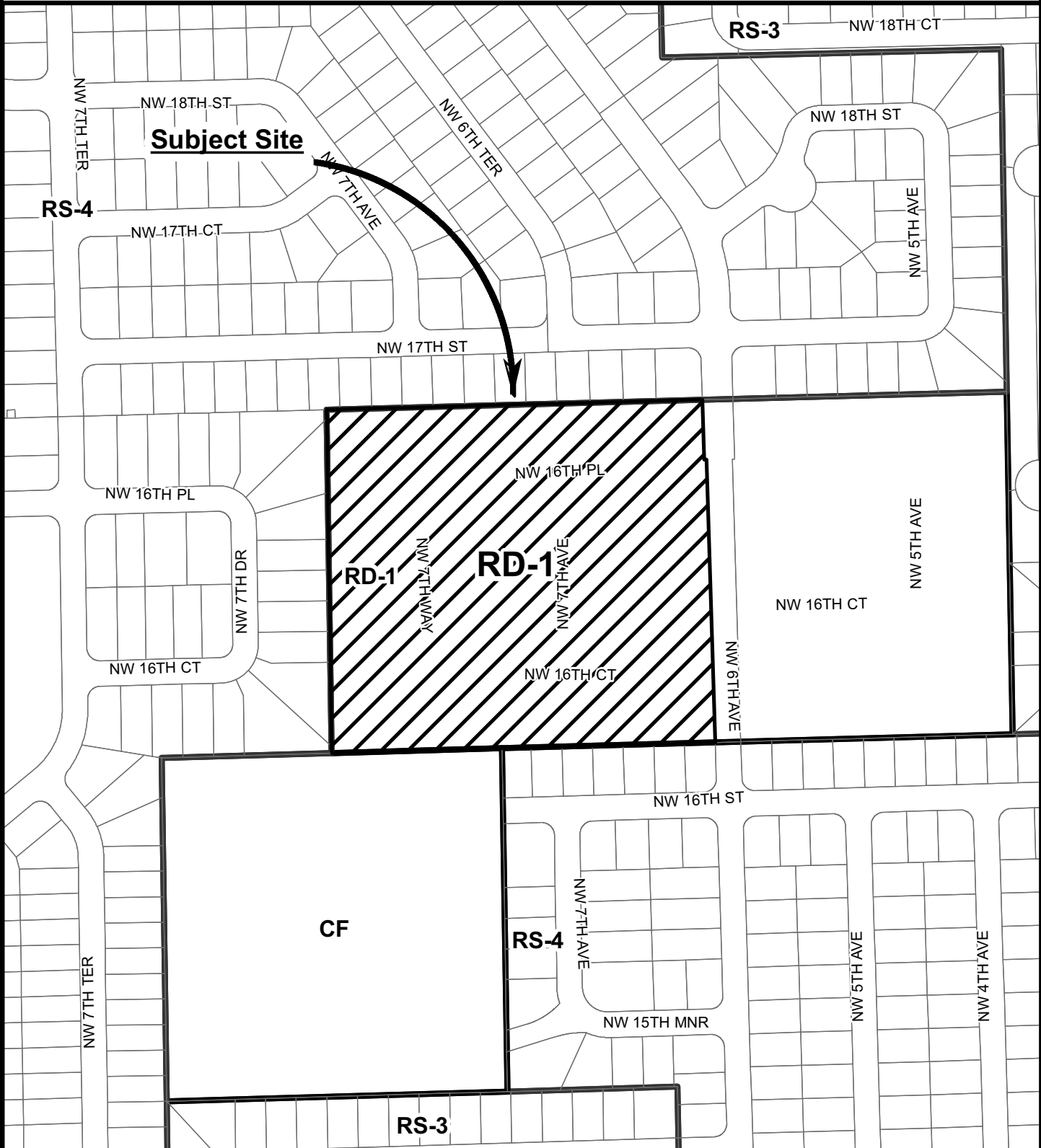
PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-12000016
08/23/2023



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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



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in = 27.1 ft
8/14/2023 AdkBob

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DEVELOPMENT SERVICES

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LEGEND

	FOR LAND USE PLAN			FOR ZONING MAP	
	Symbol	Classification Units/ Acre		Symbol	District
X	L	Low (1-5 DU/AC)		RS-1	Single-Family Residence 1
	LM	Low- Medium (5-10 DU/AC)		RS-2	Single-Family Residence 2
	M	Medium (10-16 DU/AC)		RS-3	Single-Family Residence 3
	MH	Medium-High 16-25 DU/AC)		RS-4	Single-Family Residence 4
	H	High (25-46 DU/AC)		RS-L	Single-Family Residence Leisureville
	IRR	Irregular Density	X	RD-1	Two- Family Residence
	MUR-H	Mixed Use Residential (High)			
	C	Commercial		RM-7	Multiple-Family Residence 7
	CR	Commercial Recreation		RM-12	Multiple-Family Residence 12
				RM-20	Multiple-Family Residence 20
	I	Industrial		RM-30	Multiple-Family Residence 30
				RM-45	Multiple-Family Residence 45
	T	Transportation		MH-12	Mobile Home Park
	U	Utilities			
	CF	Community Facilities		B-1	Limited Business
				B-2	Neighborhood Business
	OR	Recreation & Open Space		B-3	General Business
				B-4	Heavy Business
	W	Water		M-1	Marina Business
	RAC	Regional Activity Center		CR	Commerical Recreation
	LAC	Local Activity Center		I-1	General Industrial
				I-1X	Special Industrial
		Transit Oriented Corridors:		O-IP	Office Industrial Park
	DPTOC	Downtown Pompano		M-2	Marina Industrial
	ETOC	East Atlantic Blvd			
				TO	Transit Oriented
				PR	Parks & Recreation
				CF	Community Facilities
				PU	Public Utility
				T	Transportation
				BP	Business Parking
				LAC	Local Activity Center
					<i>Planned Developments</i>
				RPUD	Residential Planned Unit Development
				PCD	Planned Commercial Development
	*	Current Designation		PD-TO	Planned Development - Transit Oriented
	>	Proposed Designation		PD-I	Planned Development - Infill
					<i>Overlay Districts</i>
				RM-45 HR	Multiple-Family Residence 45 High Rise
				DPOD	Downtown Pompano Beach
				EOD	East Atlantic Blvd.
				AOD	Atlantic Boulevard

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G:\Zoning 2009\Site Plans\Templates\P&Z Report Legend

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08/23/2023