



# DEVELOPMENT SERVICES

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## ADMINISTRATIVE MEMORANDUM NO. 21-043

**TO:** Cassandra LeMasurier, Real Property Manager  
**VIA:** David L. Recor, ICMA-CM, Director of Development Services *JG*  
**VIA:** Jennifer Gomez, AICP, Assistant Director of Development Services *JG*  
**FROM:** Pamela Stanton, RLA, Planner  
**SUBJECT:** Bid Review, 7<sup>th</sup> Avenue Properties LLC, IFB 21-01, 1207 East Atlantic Blvd  
**DATE:** May 5, 2021

A review of the bid proposals for IFB 21-01, Sale of 1207 E Atlantic Blvd was conducted, with the results of the review included in this report. Where sufficient information was provided to review the proposal narrative and conceptual plan against the applicable Zoning regulations, it was found that the proposal was in compliance, with the exception of the issues described below. Where insufficient information was provided, a review of those standards and aspects of the project could not be conducted. The review included: 1) 7<sup>th</sup> Avenue Properties LLC, and 2) Pompano Library Partners, LLC, as described below.

### 7<sup>TH</sup> AVENUE PROPERTIES, LLC

#### Project Description

The bidder is proposing a mixed-use project with 5,580 square feet of retail, 48 residential units and 83 parking spaces. The parking is a mix of on-street parking and a parking garage. The residential units consist of 17 efficiency/studio units, 20 one bedroom/one bathroom units and 11 two bedroom/two bathroom units.

#### Parking

Along a primary and secondary street, the ground floor of the garage shall be screened by a liner building containing a minimum depth of 20 feet that may be used to achieve the minimum active use requirement in the Overlay District, pursuant to Section 155.3501.1.2.c.i. Above the ground floor, a liner building shall not be required. NE 1 St is ranked as a secondary street on the Street Network Connectivity Regulating Diagram. The conceptual ground floor plan depicts the parking garage abutting the exterior wall on NE 1 St, without the required liner building, and thus the plan does not comply.

#### Building Configuration and Design

Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level, pursuant to Section 155.3501.O.2.c. The break shall be improved as a forecourt or open space and/or provide building access and connect

with the existing City street grid. The proposed building includes an attached colonnade along the East Atlantic Blvd frontage and a portion of the NE 13 Ave frontage. A dimension on the Ground Floor Plan indicates the building width on East Atlantic Blvd to be 159'-00" excluding the width of the colonnade on NE 13 Ave. Attached colonnades are considered part of the principal structure, and thus, the building is greater than 160 feet and requires a building break. The building frontage along NE 13 Ave also exceeds 160 feet. The required building breaks on both frontages were not found on the conceptual plans and thus the plans do not comply.

### Right-of-Way Dedication

The bid specifications states that a 5 foot right-of-way dedication will be required on the southern portion of the parcel fronting Atlantic Boulevard, as the Broward County Traffic Ways Plan requires a 110 foot right-of-way. The conceptual site plan does not appear to address the required land dedication, and includes an attached colonnade which would encroach into the post-dedication right-of-way, as it is abutting the existing right-of-way on the plan. The right-of-way dedication requires that the building configuration and layout address this inevitable encroachment.

