



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-107

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 21, 2021

900 N OCEAN REZONING

Request: Rezoning
P&Z# 21-13000002
Owner: Beach Villa 900 Ocean Boulevard Condominium, Inc.
Project Location: 900 N. Ocean Boulevard
Folio Number: 484331CD0010 - 484331CD0470
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: RM-45 (Multiple Family Residence 45)
Commission District: 1
Agent: Michael Vonder Meulen (954-612-3202)
Project Planner: Daniel Keester-O'Mills (954-786-5541 / daniel.keester@copbfl.com)

Summary:

The applicant is requesting REZONING approval from RM-45 (Multi-Family Residential District) to PD-I (Planned Development - Infill).

Staff Conditions:

PLANNING

Calvin, Giordano and Associates

Plan Reviewer: Jim Hickey, AICP

Phone: (954) 766-2786

Email: Jhickey@cgasolutions.com <<mailto:Jhickey@cgasolutions.com>>

Status: Pending Development Order

In general, the request is a rezoning of the property from RM-45 (Multiple-Family Residence 45) zoning to PD-I (Planned Development Infill) to develop a 119-unit residential high rise and mixed-use development.

Major Comments:

1. Provide setback to residential building to the south.
2. Verify location of access ingress/egress has been reviewed by FDOT.
3. Consider moving building north to provide a full 10-foot buffer to property to the South.
4. Calculate all dimensions on south side to determine what the landscape buffer is proposed to be.
5. Provide information on FAA review (requires Planning and Zoning Board approval)

A. Consistency with the City's Zoning code and PD-I

155.2405 Planned Development

1. Provide date/time of neighborhood meeting to City staff and planning consultant.
2. Provide Title to all land for district to ensure unified control.
3. Verify that Mr. James Dugan can sign on behalf of the Condo Association. On BCPA, property shows individual ownership per unit.

155.3602. General Standards for All Planned Development Districts

a. Dimensional Standards

- i. Site area -
 - Gross acreage is 3.190 (PD-I)
 - Net acreage is 1.815 which equals 45 units/acre (81 units)
 - Existing zoning would allow for 143 units = 45 (RM-45)
- ii. Uses: Use proposed mixed-use development
- iii. Number of units proposed: 119 which is 37 units/acre (gross acreage)
- iv. Maximum non-residential floor areas proposed: 3
- v. Minimum lot area is 1.815 acre net; 3.190 acre gross.
- vi. Minimum lot width: 253'
- vii. Maximum impervious surface area: 85%
- viii. Maximum building height: 232', 251' (FAA) vs 105' in RM-45
- ix. Maximum building size: 500,000 GSF
- x. Minimum and maximum setbacks:
 - Front: Podium 25' Tower 150' (same as RM-45)
 - Street Side: Podium 10' Tower 13' (same as RM-45)
 - Interior Side: Podium 10' Tower 16' (same as RM-45)
 - Rear: from dune vegetation line 25' (same as RM-45)
- xi. Minimum setbacks from adjoining residential development or residential zoning districts: Not provided
- xii. Identify the general location of the following:
 - Individual development areas, identified by land use(s) and/or development density or intensity;
 - Mixed-use high-rise development is being proposed
 - Open space (whether designated for active or passive recreation), including amount, and type of;
 - All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems.
- xiii. Improvements proposed within existing rights-of-way for bicycles and pedestrians.

b. Graphics demonstrating the following:

- i. Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.
 - Main impacts are to properties on the west side of A1A 2 hours after sunrise. Impact to Golden Shores condo to south during summer solstice in the AM.
 - ii. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.
 - The proposed development does impact view corridors to properties on the eastside of A1A, however, those views are currently impacted by the existing development.
- c. Modification of development standards -**
- i. Requesting 2 deviations
 - Landscape Buffer
 - Allowable encroachments
 - Providing less pervious area 15% vs 25% in Rm-45, 43% with dune area.
 - Vehicular Use Area landscaping 5% vs 15% in RM-45
 - ii. Increased lot coverage 70% vs 60 % in RM-45
 - iii. Site is below the maximum of 5 acres. Applicant will be required to request approval by City Commission for reduction in size.
- d. Provisions addressing how transportation, potable water, wastewater, stormwater management and other public facilities will be provided to accommodate the proposed development**
- i. Proposed development is being located in an existing developed area with all the necessary public facilities. Applicant will need to develop new drainage facilities onsite.
- e. Provisions related to environmental protection and monitoring;**
- i. The rear of the proposed property is the Atlantic Ocean, the proposed project will comply with lighting requirements for Marine Turtle Protection per the City's regulations.
 - ii. The proposed project will include enhanced dune plantings to protect the dune vegetation line.
- f. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district;**
- i. Superior architectural design
 - ii. Enhanced pedestrian and bicycle facilities
- g. Development Phasing Plan:**
- i. Developed in one phase
- h. Conversion Schedule:**
- N/A
- i. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.**
- Improve public experiences and benefit pedestrians and bicyclists.

- j. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;**
 - i. Native dune shrubs and groundcover are proposed to enhance the existing dune vegetative line.
- k. On-site potable water and wastewater facilities, and how they will connect to city systems;**
 - i. Existing facilities exist onsite. Services shall be supplied by connecting to the existing water main.
- l. On-site stormwater management facilities, and how they will connect to city systems; and**
 - i. Proposed drainage well to be located near the northeast corner of the building and another to the rear will connect to the City's system.
- m. All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.**
 - Will provide needed infrastructure for all facilities.

B. Consistency with City Plans

- Goals, Objectives and Policies provide consistency with proposed development.

C. Compatibility with Surrounding Areas

- Proposed development is adjacent to a 1- story condo (Golden Shores) to the south. Maximum buffering and landscaping should be provided. Properties across A1A are 2-stories and will be impacted by shadow of building during AM hours.

ENGINEERING DEPARTMENT

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

Status: Pending Development Order

Engineering has no objections for re-zoning at this time, subject to site plan changes from other departments:

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 REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply

DRC

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: Carpelo Jeoboam | Carpelo.Jeoboam@copbfl.com <<mailto:Carpelo.Jeoboam@copbfl.com>>

Status: In Progress

Comments not available as of 4/12/2021.

BSO

Plan Reviewer: Scott Longo | scott_longo@sheriff.org <mailto:scott_longo@sheriff.org>

Status: In Progress

Comments not available as of 4/12/2021.

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com <<mailto:kimberly.vazquez@copbfl.com>>

Status: In Progress

Comments not available as of 4/12/2021.

Note: this property is not located within the East CRA District.

UTILITIES

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

Status Pending Development Order

1. Please note that additional review and further comments may be forthcoming contingent upon future submittals.

2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested Rezoning approval.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | wade.collum@copbfl.com <<mailto:wade.collum@copbfl.com>>
Status: Pending Development Order

1. Shift location of the building north to edge of setback to alleviate relief and provide the required 10' south landscape perimeter buffer. Suspended pavement will be required if not to provide the maximum soil volume requirements for tree to be installed along that south perimeter.
2. The west parking lot will be required to be shown and meet the minimum code standards as part of the submittal
3. Comments will be rendered at time of site plan submittal.
4. Provide landscape plans in accordance with 155.5203 for the entire site.

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com <<mailto:beth.dubow@copbfl.com>>
Status: Review Complete

No comments for this application at this time.

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).