



Staff Report

File #: LN-324

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: OCTOBER 5, 2022

BROWARD PARTNERSHIP FOR THE HOMELESS INC LUPA

Request: Local-Only LUPA
P&Z# 22-92000003
Owner: Broward County Board of County Commissioners
Project Location: 1700 NW 30 Avenue (Blount Road)
Folio Number: 484228250050
Land Use Designation: Industrial
Zoning District: CF (Community Facility)
Commission District: 4 (Beverly Perkins)
Agent: John Rinaldi (954-788-3400)
Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

DRC COMMENTS:

PLANNING

Reviewer: Jean E. Dolan, AICP, CFM
Status: Review Complete, Pending Development Order

Planning Comments - see actual comment bubbles on pdf of Application submitted for DRC (attached).

RESPONSE: comments have been addressed in revised LUPA document.

UTILITIES

Reviewer: Nathaniel Watson
Status: Review Complete, Pending Development Order

1. Please note that additional comments may be forth coming contingent upon future submittals.
2. The City of Pompano Beach Utilities Dept. has no comment at this time for the requested LUPA/FLEX approval.
3. Broward County Water & Wastewater service area.

LANDSCAPING

Wade Collum
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 site.



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ENVIRONMENTAL SERVICES/WASTE

Reviewer: Beth Dubow

Status: Review Complete. Pending Development Order

The Environmental Services Department has no objections to the proposed land use plan amendment. The conceptual site plan submitted with this application appears to have possible conflicts with regard to garbage truck access to the dumpsters. It will be more thoroughly reviewed when the site plan is submitted for approval.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

CRA

Reviewer: Nguyen Tran

Status: Review Complete. Pending Development Order

See comments in attachment.

RESPONSE: Comment letter has been addressed which is same as in Flex/Rezoning comments.

ENGINEERING

Reviewer: Dave McGirr

Status: Review Complete. No comments.

No comments.

BUILDING

Reviewer: James DeMars

Status: Review Complete. No comments

No Comments.

ZONING

Reviewer: Lauren Gratzer

Status: Review Complete. No comments.

From Industrial land use to Commercial land use.

No comments.



September 22, 2022

DRC Comments for Broward Partnership for the Homeless

Re: LUPA, Rezoning and Flex Approval

From: Nguyen Tran, CRA Director

CRA BOARD OF COMMISSIONERS

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1. In 1989, the Community Redevelopment Agency took on an ambitious task to relocate 600 residents from an area South of Copans Road near NW 15th Avenue formerly known as Carver Homes to Canal Point. This neighborhood was located in an Industrial area full of noise, diesel fuel, semi-truck traffic and rockpit industries not suitable for adjacent residential use and proved to be difficult to raise children and a family. The proposed residential housing development will be located behind a Homeless Assistance Center (shelter), north of the County Jail, surrounded by heavy industrial uses and next to Blount Road where semi-truck traffic is frequent. Approving the LUPA, Rezoning and Flex to allow the placement of a residential development in the middle of a heavy industrial area will not improve the quality of life for future residents and seems to be the wrong redevelopment vision for this area. Please explain how the placement of residential units at this location is a good direction and is a clean and safe environment for the individuals and families that will live here?

Response: We appreciate the history lesson, but times have change. Affordable housing in south Florida and throughout Florida is at a crisis level. In an effort to increase affordable housing opportunities the State of Florida passed a law (SB962) which states ...If a parcel is zoned for commercial or industrial use, an approval pursuant to this subsection may include any residential development project, including a mixed-use residential development project, so long as at least 10 percent of the units included in the project are for housing that is affordable allowing... Although this project is not eligible due to the funding of this project, this project continues furthers the goal of this state law by providing affordable housing.

2. Currently, the proposed development is not funded and will rely upon a tax credit allocation from Florida Housing Finance Corporation through RFA 2023-103, Housing Credit and SAIL Financing for Homeless Persons program. The concern is that the Amendments to the City's Future Land Use Map, Zoning Map and approval of Flex units to allow the proposed residential development are not contingent upon project funding by Florida Housing (i.e. Codes are changed but the project may not be funded).

Response: It is the intension to receive funding for this project. The applicant is confident that funding can be achieved. The applicant was able to successfully receive funding for a similar project located adjacent to the Central HAC several years ago. Broward County has agreed and is willing to transfer the property to the applicant. If funding cannot be achieved within a specific timeframe, the land will revert back to the county.

3. According to last year's application for this funding source (RFA 2022-103), projects located in a Wetland or Flood Zone are not eligible for funding and Developer has to:

*"Confirm that the proposed Development is not located in a known flood zone or wetland area by providing, as **Attachment 5**, evidence dated within six months of the Application Deadline. This evidence may be in the form of printed information from the following websites confirming that the Development Location Point and, if Scattered Sites, that the provided latitude and longitude coordinates of all other sites of the proposed Development stated in question 5.d. of Exhibit A are located outside of the flood zone and wetland areas."*

The current Flood Insurance Rate Map (FIRM) designation for this site is Flood Zone AH which would make this location not eligible (based upon last year's RFA) for funding unless the rules for RFA 2023-103 are changed. How can the Developer "Confirm" that the site is not located in a known flood Zone when FEMA currently identifies the proposed site as Flood Zone AH at the time of application submittal for funding?

P&Z

PZ22-92000003

10/26/2022

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The concern again is that the proposed Amendments to the City's Future Land Use Map, Zoning Map and approval of Flex units are not contingent upon funding eligibility by Florida Housing or any changes to the FIRM maps (i.e. Codes are changed but the project may not be eligible for funding).

Response: The applicant has filed a CLOMAR for the property and is confident that the site will be located out of the flood zone.

4. This proposed residential development will have income restrictions from 0% AMI to 60% AMI. This fits in the definition of extremely low income to low income category. Not all residents will be able to afford a vehicle and therefore will rely heavily on mass transit options. Broward County Transit does not have a public bus route on Blount Road and the Community Shuttle Service (Blue Route) is very limited. The schedule for the shuttle (Blue Route) on Blount Road to the Homeless Shelter (NHAC) is 11:00 am, 2:20 pm and 4:42 pm. If you are a working individual who rely on public transit, how does this schedule work for a typical work day/work hours?

Response: The applicant is working diligently with Broward County Mass Transit to increase the number of stop at the North HAC for the community bus route and the potential of re-routing an existing bus route up Blount Road to service this project and the entire area.

5. Since a public transit system does not exist for this location (unlike Seven on Seventh development), explain how families without transportation will travel to the nearest grocery store or retail establishment for essential goods? Also, where is the nearest establishment for essential goods within walking distance?

Response: The applicant is working diligently with Broward County Mass Transit to increase the number of stop at the North HAC for the community bus route and the potential of re-routing an existing bus route up Blount Road to service this project and the entire area.

6. Since Tax Credit Funding (Federal dollars) will be the main source of funding for this residential development, explain how this proposed development will help reduce Pompano Beach's homeless issues and not increase the issues.

Response: The applicant is providing affordable housing for low and extremely low income families. If this residents are eligible, they will receive housing and not need to be located in the HAC. Also as existing homeless are able to transition from the HAC, this affordable apartment building will be in close proximity to their existing location lessening the impact of the transition..