



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-325

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: OCTOBER 5, 2022

BROWARD PARTNERSHIP FOR THE HOMELESS INC REZONING

Request: Rezoning
P&Z# 22-13000009
Owner: Broward County Board of County Commissioners
Project Location: 1700 NW 30 Avenue
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)

PLANNING

Reviewer: Jean E. Dolan, AICP, CFM

Status: Review Complete, Pending Development Order

(1) The legal description provided with the rezoning is the entire site. Provide a legal description of the parcel being rezoned to B-3 for the Ordinance.

Response: Sketch and Legal Description and word document have been uploaded for the 3 acre site.

(2) This states that the project is not for the currently homeless. Please explain in the narrative how "formerly homeless" people document that status and how the apartment management finds those people.

Response: Anyone that fits the income requirements is qualified to rent. The hope is that with the management connection to the homeless shelter former homeless people can be identified and afforded the opportunity to reside in the project.

ZONING

Reviewer: Lauren Gratzner

Status: Review Complete, No comments.

Rezoning from Industrial to Commercial.

No comments.

ENGINEERING

Reviewer: Dave McGirr

Status: Review Complete. No comments.

No comments

ENVIRONMENTAL SERVICES

Reviewer: Beth Dubow

Status: Review Complete. Pending Development Order

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.

LANDSCAPE

Reviewer: 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.

FIRE

Reviewer: James Galloway

Status: Resubmittal Required

No Comments.

Comments will be rendered at time of site plan submittal.

BUILDING

Reviewer: James DeMars

Status: Review complete. No comments

REZONING - no comments

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 Rezoning approval.
3. Broward County Water & Wastewater service area.

CRA

Reviewer: Nguyen Tran

Status: Review complete. Pending Development Order. See

comments in attachment.



CRA BOARD OF COMMISSIONERS

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September 22, 2022

DRC Comments for Broward Partnership for the Homeless

Re: LUPA, Rezoning and Flex Approval

From: Nguyen Tran, CRA Director

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

PZ22-13000009

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.

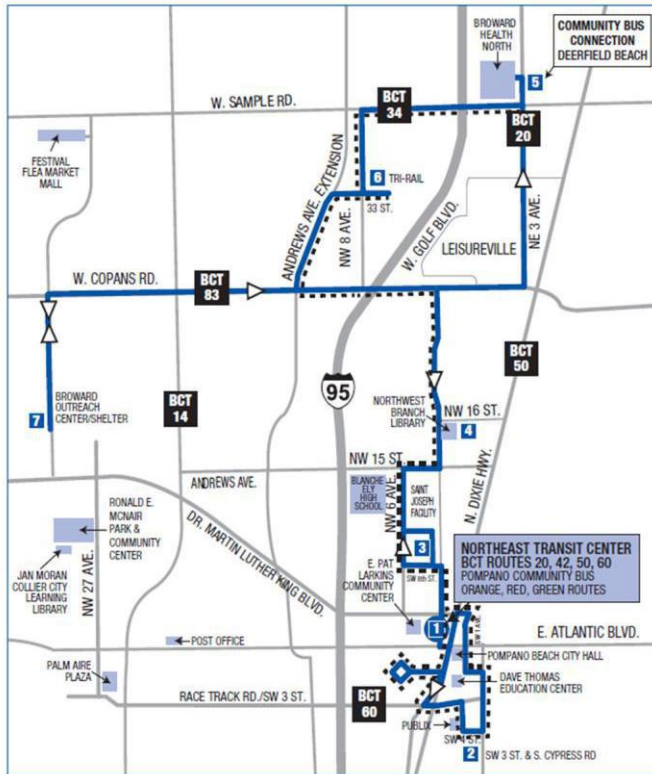
5. Since a public transit system does not exist for this location (unlike Seven on Seventh development), explain how families without transportation will travel to the nearest grocery store or retail establishment for essential goods? Also, where is the nearest establishment for essential goods within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

Community Shuttle Service (Limited Schedule)



BLUE Route Black times are for dotted black line route

NORTHEAST TRANSIT CENTER	SW 3 ST & S CYPRESS RD	NORTHEAST TRANSIT CENTER	SAINT JOSEPH FACILITY	POMPAHO BEACH LIBRARY	NORTH BROWARD HOSPITAL NE 3 AVE & SAMPLE	TCRA SAMPLE RD TRI-RAIL	BLOUNT RD SHELTER	POMPAHO BEACH LIBRARY	SAINT JOSEPH FACILITY	NORTHEAST TRANSIT CENTER
1	2	1	3	4	5	6	7	4	3	1
9:05a	9:18a	9:24a	9:29a	9:34a	9:45a	9:58a		10:00a	10:05a	10:10a
10:10a	10:19a	10:25a	10:30a	10:35a	10:46a	10:52a	11:00a	11:09a	11:15a	11:20a
11:20a	11:33a	11:39a	11:44a	11:49a	12:00p	12:08p		12:15p	12:20p	12:25p
12:25p	12:38p	12:44p	12:49p	12:54p	1:05p	1:13p		1:20p	1:25p	1:30p
1:30p	1:39p	1:45p	1:50p	1:55p	2:06p	2:12p	2:20p	2:29p	2:35p	2:40p
2:45p	2:58p	3:04p	3:09p	3:14p	3:25p	3:33p		3:40p	3:45p	3:50p
3:52p	4:01p	4:07p	4:12p	4:17p	4:28p	4:34p	4:42p	4:51p	4:57p	5:02p

Bold type indicates PM hours.

Broward County Transit System Map (No Bus Routes along Blount Road)



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10/26/2022