

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 17-234

DATE: June 14, 2017

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director *RS*
Jennifer Gomez, Assistant Director of Development Services *JG*

FROM: Maggie Barszewski, AICP, Planner *MB*

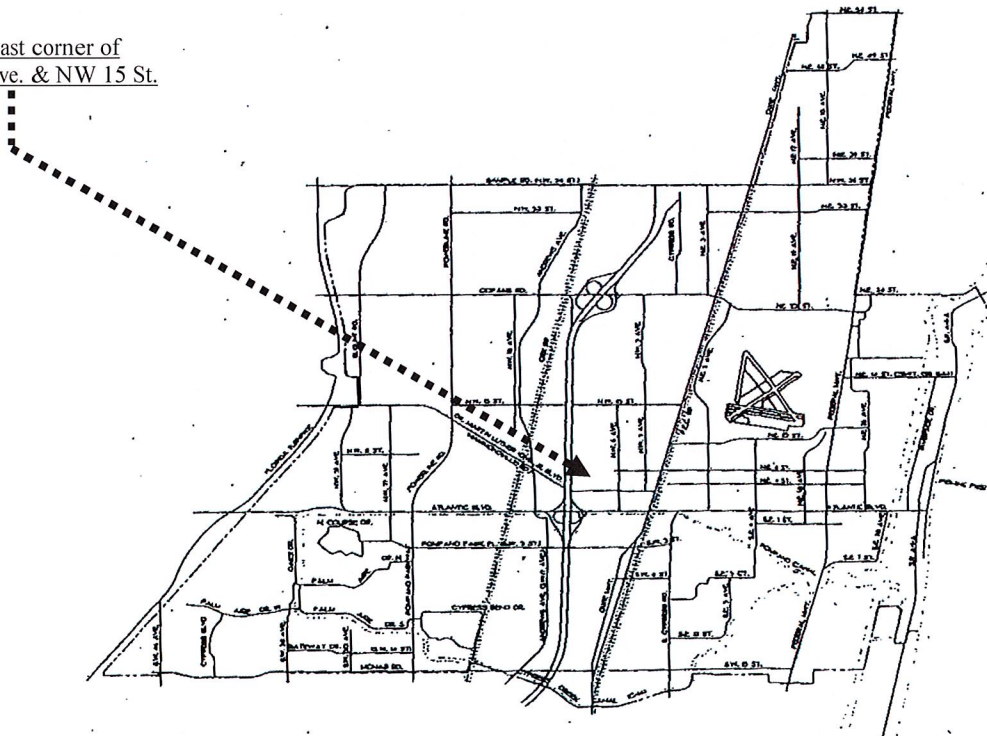
RE: Rick Case Habitat Community Plat Request
June 28, 2017 meeting

P&Z # 17-14000004

Request

This request is for a proposed plat and is restricted to 77 Single Family units. The site area is approximately 9.97 gross acres. It is generally located on the Southwest corner of NW 15 Street and NW 6 Avenue. The owner of the property, Habitat for Humanity, Broward, Inc., desires to plat the property in order to prepare it for the development of 77 single family units. The property is currently zoned RM-12 and it has a Medium (M) Residential land Use designation. The property is currently vacant. A Site Plan for this development was approved at the September 28, 2016 and the April 26, 2017 Planning & Zoning Board (PZB) hearing (see attached D.O. No. 15-12000033 and draft P&Z Recommendation Memo Revising the D.O.). A rezoning from RM-12 to Residential Planned Unit Development (RPUD) was also heard and recommended for approval with conditions at the August 24, 2016 and the April 26, 2017 PZB hearing, and is being scheduled for the July 11 City Commission hearing.

Southwest corner of
NW 6 Ave. & NW 15 St.



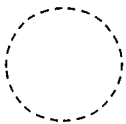
LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

	Gross Residential Density
	Residential
E	Estate
L	Low
LM	Low- Medium
* M	Medium
MH	Medium-High
H	High
C	Commercial
CR	Commercial Recreation
I	Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
	Boundaries
	City of Pompano Beach

13 Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

FOR ZONING MAP

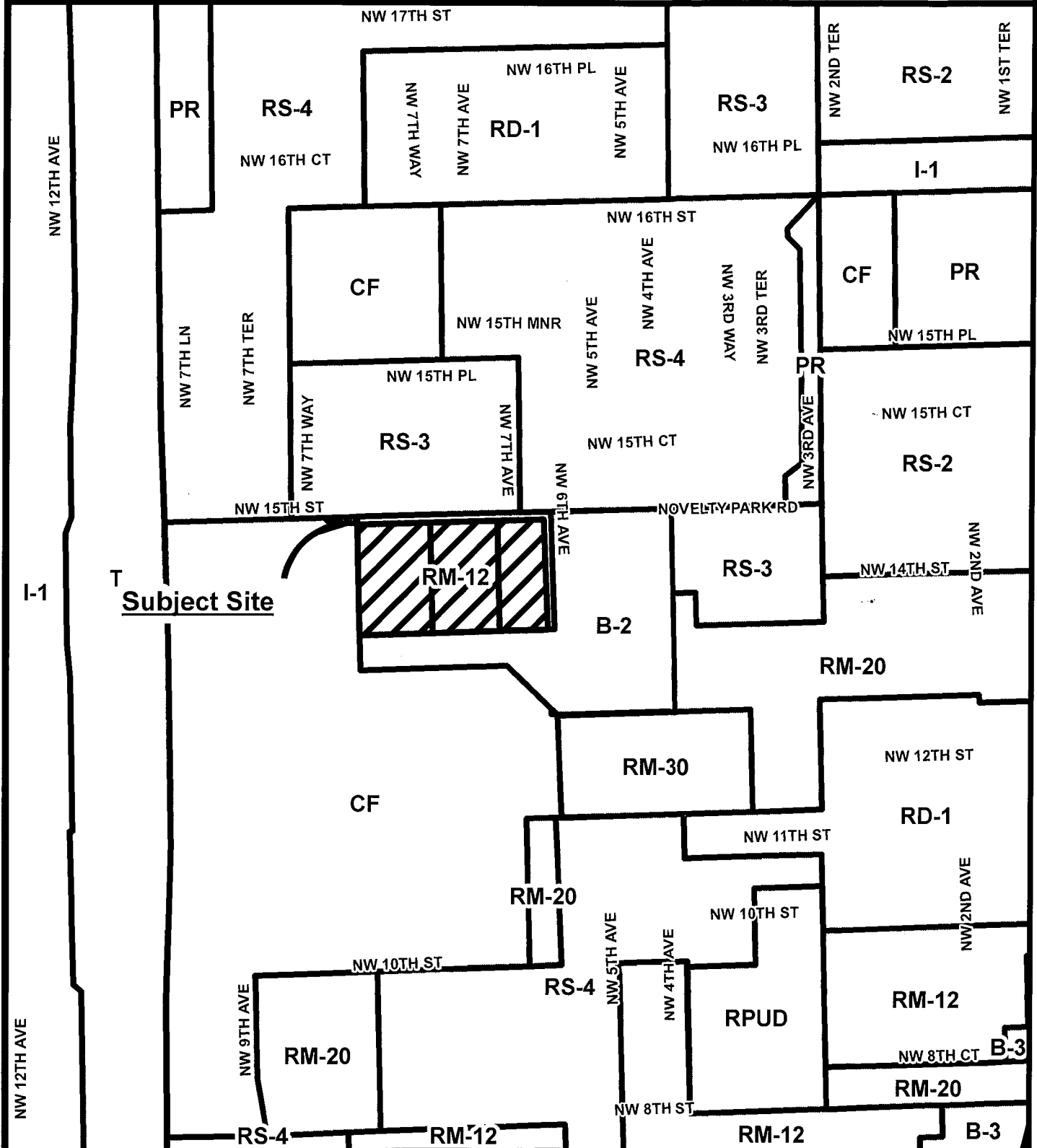
Symbol District

	RS-1	One-Family Residence
	RS-2	One-Family Residence
	RS-3	One-Family Residence
	RS-4	One-Family Residence
	RD-1	Two- Family Residence
*	RM-12	Multi-Family Residence
	RM-20	Multi-Family Residence
	RM-30	Multi-Family Residence
	RM-45	Multi-Family Residence
	RM-45/HR	Overlay
>	RPUD	Residential Planned Unit Dev.
	AOD	Atlantic Boulevard Overlay District
	MH-12	Mobile Home Park
	B-1	Limited Business
	B-2	Neighborhood Business
	B-3	General Business
	B-4	Heavy Business
	RO	Residence Office
	M-1	Marina Business
	M-2	Marina Industrial
	I-1	General Industrial
	I-1X	Special Industrial
	O-IP	Office Industrial Park
	BP	Business Parking
	BSC	Planned Shopping Center
	PCI	Planned Commercial / Industrial Overlay
	PR	Parks & Recreation
	CR	Commercal Recreation
	CF	Community Facilities
	T	Transportation
	PU	Public Utility



\\GISDBSVR\larcgisserver\directories\larcgisPlanning\All_Maps\P&Z Packets\2016\15-13000011_Maps.mxd

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 600 ft

4

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



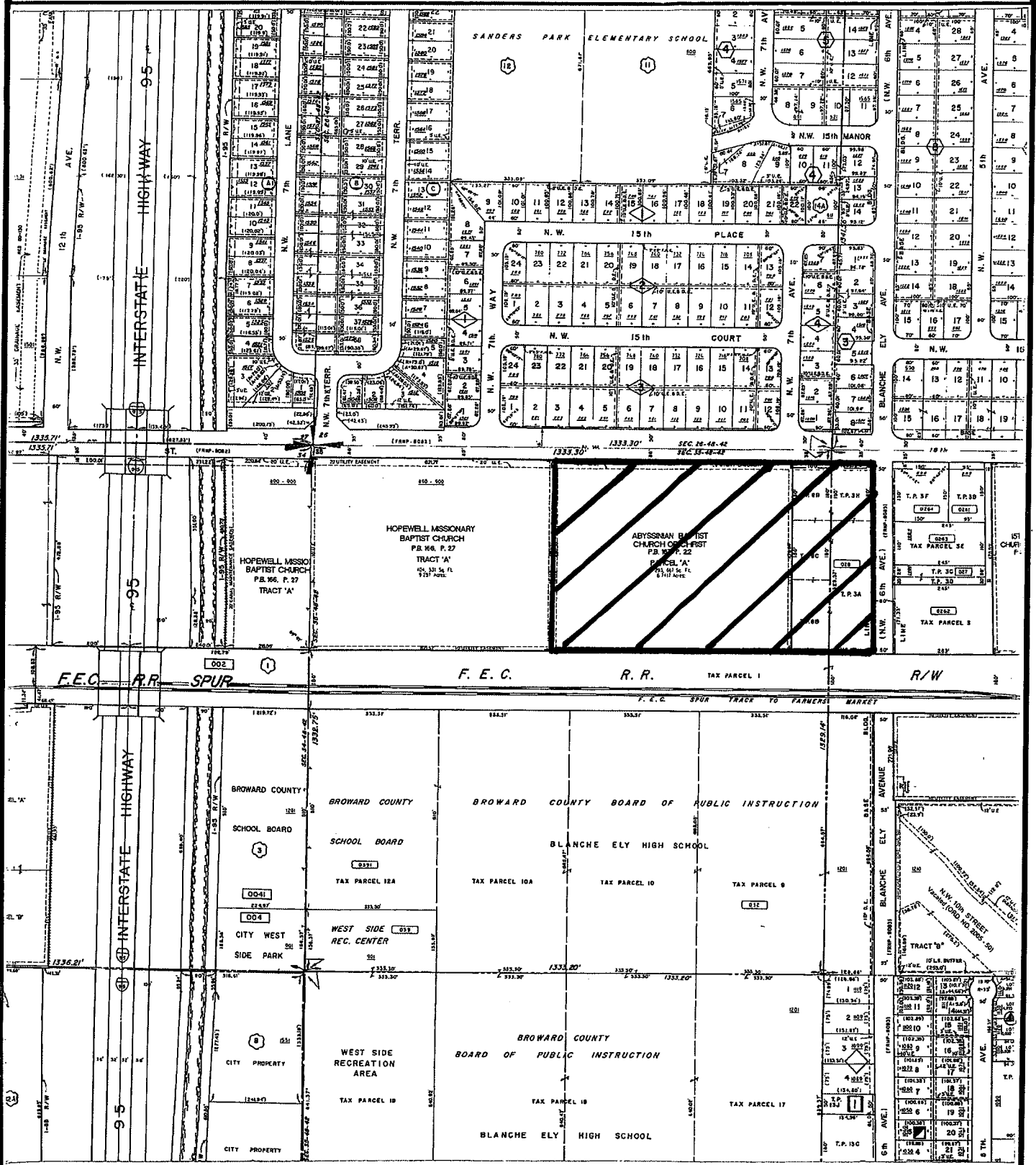
Subject Site

1 in = 600 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

NORTH

Review and Summary

Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Zoning Director has compiled department reports which are summarized below.

This plat was reviewed at a **DRC** meeting held on **April 19, 2017** and found to be in compliance with Land Development regulations.

PLANNING

Plan Reviewer Maggie Barszewski maggie.barszewski@copbfl.com

Status: Review Complete Pending Development Order

Comments:

- 1) Must submit a Title Certification must be addressed to the City, but can include the County.
- 2) Must submit County's Development Review Report before going to P&Z.
- 3) The concurrent rezoning (amending the PD Plan) must be approved before this Plat can be approved; and this plat shall be consistent with the revised PD Master Plan.
- 4) The Developer's agreement must be approved prior before this Plat can be approved.
- 5) For clarification, identify the additional 5-foot strip that must be dedicated as right-of-way along NW 6th Ave. to provide one-half of the 60-foot wide right-of-way required for NW 6th Ave. per Sec. 100.01(B).
- 6) Also the park acreage to be dedicated must be included in the "Dedication" language on Page 1 of the Plat.
- 7) All Service Provider Letters must be submitted prior to City Commission Placement.
- 8) Prior to P&Z, all easements that are shown on the survey must either be shown on the replat or abandoned.

ENGINEERING DEPARTMENT

Plan Reviewer Bob Lawson bob.lawson@copbfl.com

Status: Review Complete No Comments

Comments:

The plat must comply with the executed development agreement between the City of Pompano Beach, Florida and the project developer.

FIRE DEPARTMENT

Plan Reviewer Jim Galloway jim.galloway@copbfl.com

Status: Complete Pending Development Order

Comments:

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply 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 Sal Pravata salvator.pravata@copbfl.com

Status: Review Complete No Comments

Comments

No Comment

BSO

Plan Reviewer Scott Longo scott_longo@sheriff.org

Status: Review Complete No Comments

Comments: 04/04/17

Subject: CPTED and Security Strengthening

Disclaimer: The services of an experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended. This review does not guarantee a crime will never occur, it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liability's that might occur without any review.

Note: DRC submissions require a CPTED/Security Strengthening Narrative Folder and a separate Drawing Folder for review. All mandatory compliance condition requirements must be listed and specifically addressed with details on Narrative and Drawing plans.

CRA

Plan Reviewer Max Wemyss max@rma.us.com

Status: Review Complete No Comments

Comments

No Comments

UTILITIES

Plan Reviewer Nathaniel Watson nathaniel.watson@copbfl.com

Status: Review Complete Pending Development Order

Comments: 4-12-2017

- Please note that additional comments may be forthcoming contingent upon future submittals and review process.
- The plat must comply with the executed development agreement between the City of Pompano Beach, Florida and the project developer.

LANDSCAPE REVIEW

Plan Reviewer Wade Collum wade.collum@copbfl.com

Status: Review Complete Pending Development Order

Comments: Comments will be made at time of site plan submittal in accordance with 155.5203

The Applicant's Accommodation of Planning's Comment and the DRR Report

1. The 5' additional right-of-way dedication on the west side of NW 6th Avenue has been more clearly labeled.
2. Language has been added to the dedication indicating that Tract "A" (the park tract) is being dedicated to the City for park purposes.
3. Language has been added to the dedication indicating that the underlying platted easements are being vacated by this replat.
4. An additional right-of-way dedication for a corner chord at the northeast corner of the plat has been added.
5. A bus shelter easement has been added along NW 6th Avenue in Tract "A".

Comments from Service Providers

Teco Peoples Gas:

A Teco Letter has yet to be submitted.

AT&T:

AT&T Letter has yet to be submitted.

Comcast:

Comcast Letter has yet to be submitted.

FPL:

FPL Letter has yet to be submitted.

FDOT:

There is no State Road adjacent, therefore no letter is necessary.

Department of Development Services Recommendation

This plat was reviewed at a DRC meeting held on March 15th, 2017 and found to be in compliance with Land Development regulations. The comments from the DRC meeting that have not yet been addressed have been included in the conditions if approved.

Development Services staff recommends **approval** of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide a Title Certificate made out to the City, less than 6 months old;
2. All Service Provider letters must be submitted; and
3. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #17-016

DATE: May 8, 2017
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: Revised Site Plan – Habitat Abyssinian
P & Z #15-12000033

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on April 26, 2017, the Board considered the request by **HABITAT FOR HUMANITY OF BROWARD, INC.** requesting approval of a REVISED MAJOR SITE PLAN in order to construct 77 homes with associated streets and public parks. The proposed modification of the Major Site Plan relocates the park in the northeast corner of the site to allow easier access to the neighboring communities. The property is located at the southwest corner of NW 6th Avenue and NW 15th Street.

The Planning and Zoning Board/Local Planning Agency approves this revised Site Plan, subject to the conditions found in the September 28, 2016 Development Order and the following conditions:

1. Remove the note of ‘Additional Spaces Can Be Added In Front Yards’ and add a note ‘Sidewalk remain clear for pedestrian’ in the Site Data Table.
2. Update the Site Data Table to reflect the revised site layout, and align dimensions correctly on the site plan for accurate measurements.
3. Revise park gates to swing in instead of out to the street.
4. Relocate site elements including landscaping outside of the five foot right-of-way dedication.
5. The survey reflecting utility easements created during platting shall be provided prior to permit approval.
6. Identify the maintenance easement for zero-lot-line single-family lots on plans. The easement shall be recorded with the Broward County Record Office prior to permit approval

Joan Kovac
Vice Chairman
Planning and Zoning Board/ Local Planning Agency

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 15-12000033

A DEVELOPMENT ORDER ISSUED BY THE PLANNING AND ZONING BOARD (LOCAL PLANNING AGENCY) OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO CHAPTER 155 OF THE CODE OF ORDINANCES; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR THE **HABITAT FOR HUMANITY OF BROWARD, INC.**

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the project referenced above as a Major Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to issue a final development order for the subject property in order to construct 77 zero-lot-line single-family homes with associated streets and public parks. The property is located at the southwest corner of NW 6th Avenue and NW 15th Street; more specifically described as follows:

PARCEL "A" **ABYSSINIAN BAPTIST CHURCH OF CHRIST**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

TOGETHER WITH;

ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

WHEREAS, the Development Review Committee has met to review this project and has provided the applicant with written comments; and

WHEREAS, the Application for Development Permit is not in compliance with the applicable standards and minimum requirements of this Code, but the developer has agreed in writing that no building permit will be

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 15-12000033 Habitat for Humanity of Broward, Inc. / Habitat Abyssinian

Page 2

issued until those conditions the Development Services Director finds reasonably necessary to insure compliance are met; and

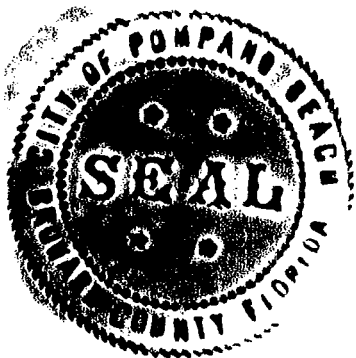
WHEREAS, copies of the survey and final site plan are on file with the Department of Development Services, stamped with the meeting date of September 28, 2016.

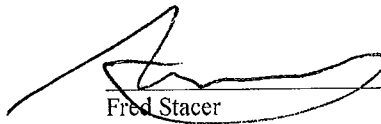
The Application for Development Permit is hereby approved by the Planning and Zoning Board (Local Planning Agency) subject to the following conditions and bases therefore:

1. The plan shall be substantially in conformance with the RPUD rezoning document and plans, and the project is subject to successfully obtaining approval of the RPUD rezoning from City Commission.
2. Housing design types approved by AAC shall be implemented for the project and identified on the site plan. The project is subject to obtaining AAC approval.
3. Subject to successfully vacating the utility easement running through the site.
4. Right-of-way dedications of proposed streets and five foot wide addition to NW 6 Avenue shall be completed prior to building permit approval.
5. Subject to successfully obtaining plat approval.
6. Landscaped perimeters must be completed prior to issuance of the first certificate of occupancy.
7. Revise drawings to locate street lights in the right-of-way rather than the individual lot, or provide a maintenance easement and agreement prior to permit approval, or work with staff to determine if there is a viable alternative.
8. Proposed parks shall be fenced for safety, and walkways and benches shall be located out of the landscape perimeters.
9. For building permit approval, provide the following:
 - a. Easement agreements for paving, wall, and fence proposed within the utility easement prior to building permit approval.
 - b. Evidence that the project will achieve at least twelve sustainable development points, pursuant to Table 155.5802.
 - c. Details of the proposed fence and wall, and identifiable crosswalks on the site.
 - d. Product details of the lanterns on the building facade, pursuant to Code Section 155.5401.I.
 - e. CPTED plan approved by Broward Sheriff's Office.
10. Landscape and irrigation plans shall comply with zoning code requirements.

Be advised that pursuant to Section 155.2407 (G) of the Pompano Beach Code of Ordinances, a DEVELOPMENT ORDER for a site plan application shall remain in effect for a period of 24 months from the date of its issuance.

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this 28th day of September 2016.




Fred Stacer
Chairman
Planning and Zoning Board/Local Planning Agency

10/6/16
Date


DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 15-12000033 Habitat for Humanity of Broward, Inc. / Habitat Abyssinian

Page 3

Filed with the Advisory Board Secretary this 28 day of October, 2016.


LUIS BENCOSME
Zoning Technician