

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 18-023

DATE: January 17, 2018

TO: Planning and Zoning Board

VIA: David Recor, ICMA-CM, Development Services Director
Jennifer Gomez, Assistant Director of Development Services

FROM: Jean E. Dolan, Principal Planner

RE: Flexibility Unit Allocation Request
January 24, 2018 P&Z hearing

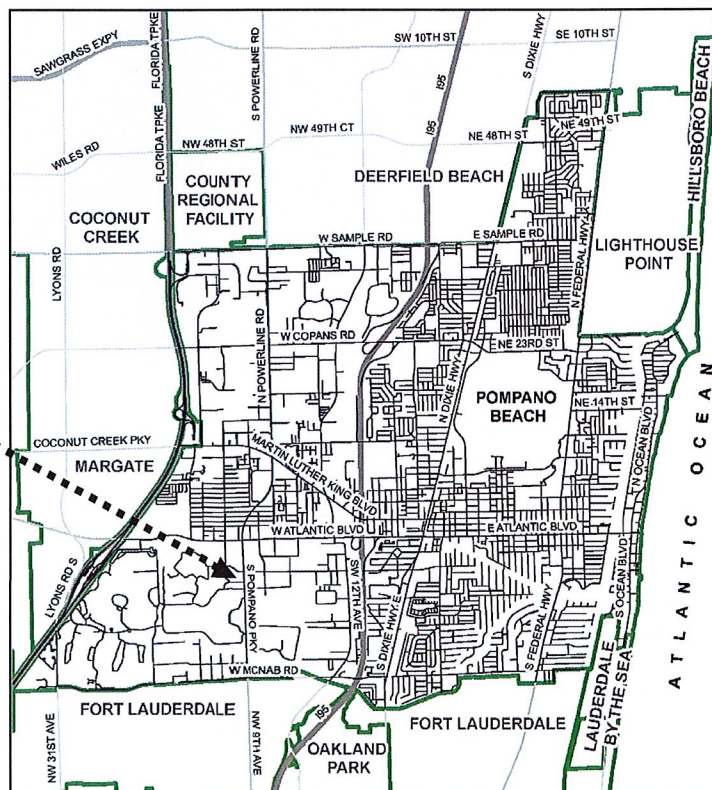
P&Z # 17-05000004

Request

The Alltech Group is acting as the Applicant for the request for 99 flexibility units for the 2.2 acre property at 2606 North Palm Aire Drive which was previously one of the recreational parcels in Palm Aire. The flex allocation is necessary because the property was not previously allocated residential units in the Palm Aire Stipulated Settlement Agreement (SSA) because the parcel was identified as recreational. Now that the recreational use that was on that site is no longer viable and the units allocated to the Palm Aire Dashed Line land use district have been fully allocated, the allocation of flexibility units is the best method for allowing residential development of the site. The property is within the City's flex receiving area and is eligible for the allocation of flex. The site is zoned RM 45 and can accommodate the requested 99 units under the approved density for the site.

Subject Property: 2606 Palm Aire Drive, North

Folio: 492004000145

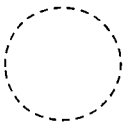


LEGEND

FOR LAND USE PLAN

<u>Symbol</u>	<u>Classification Units/ Acre</u>
	Residential
L	Low (1-5 DU/AC)
LM	Low- Medium (5-10 DU/AC)
M	Medium (10-16 DU/AC)
MH	Medium-High 16-25 DU/AC)
H	High (25-46 DU/AC)
12	Irregular Density
36	Irregular Density
C	Commercial
CR	Commercial Recreation
I	Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
LAC	Local Activity Center
DPTOC	Downtown Pompano Transit Oriented Corridor

Number

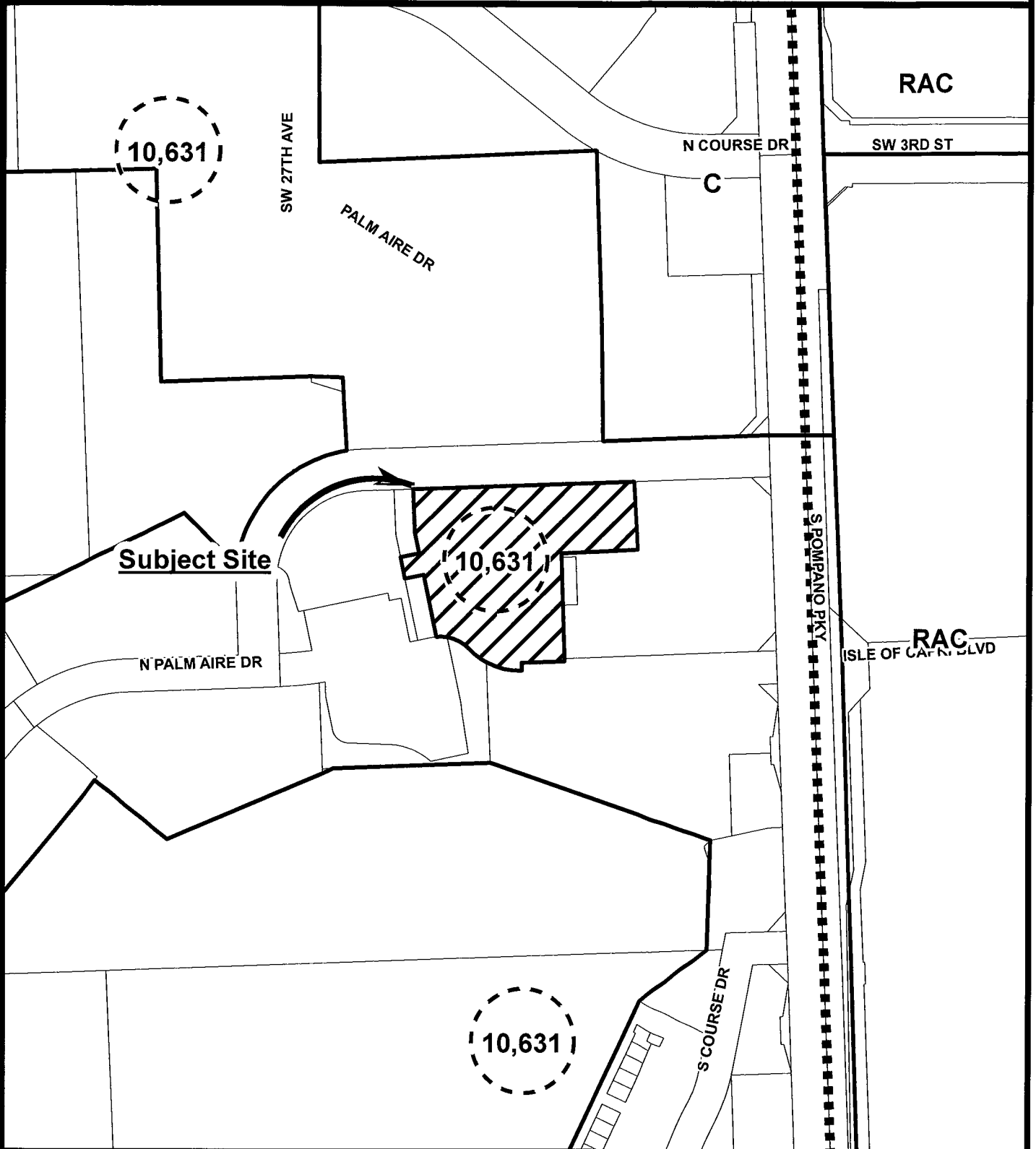
*  Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 10,631 and 1,998

*	Existing
>	Proposed

FOR ZONING MAP

<u>Symbol</u>	<u>District</u>
RS-1	Single-Family Residence 1
RS-2	Single-Family Residence 2
RS-3	Single-Family Residence 3
RS-4	Single-Family Residence 4
RS-L	Single-Family Residence Leisureville
RD-1	Two- Family Residence
RM-7	Multiple-Family Residence 7
RM-12	Multiple-Family Residence 12
RM-20	Multiple-Family Residence 20
RM-30	Multiple-Family Residence 30
* RM-45	Multiple-Family Residence 45
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
B-3	General Business
B-4	Heavy Business
M-1	Marina Business
CR	Commerical Recreation
I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
M-2	Marina Industrial
TO	Transit Oriented
PR	Parks & Recreation
CF	Community Facilities
PU	Public Utility
T	Transportation
BP	Business Parking
LAC	Local Activity Center
RPUD	Residential Planned Unit Dev.
PCD	Planned Commercial Development
PD-TO	Planned Development - Transit Oriented
PD-I	Planned Development - Infill
RM-45 HR	Multiple-Family Residence 45 High-Rise Overlay
AOD	Atlantic Boulevard Overlay District
CRAO	Community Redevelopment Area Overlay
NCO	Neighborhood Conservation Overlay
APO	Air Park Overlay
DP	Downtown Pompano Beach Overlay

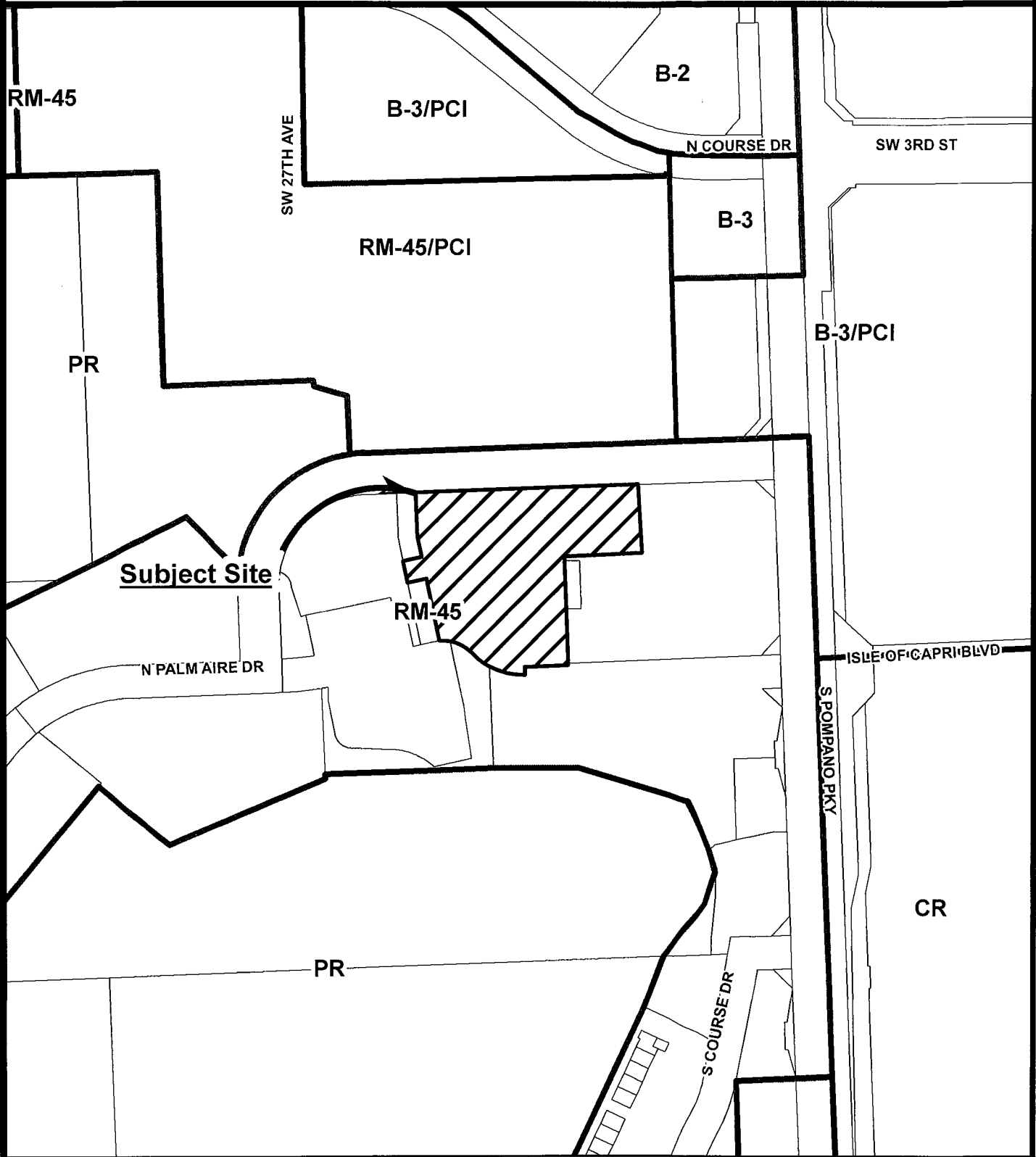
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

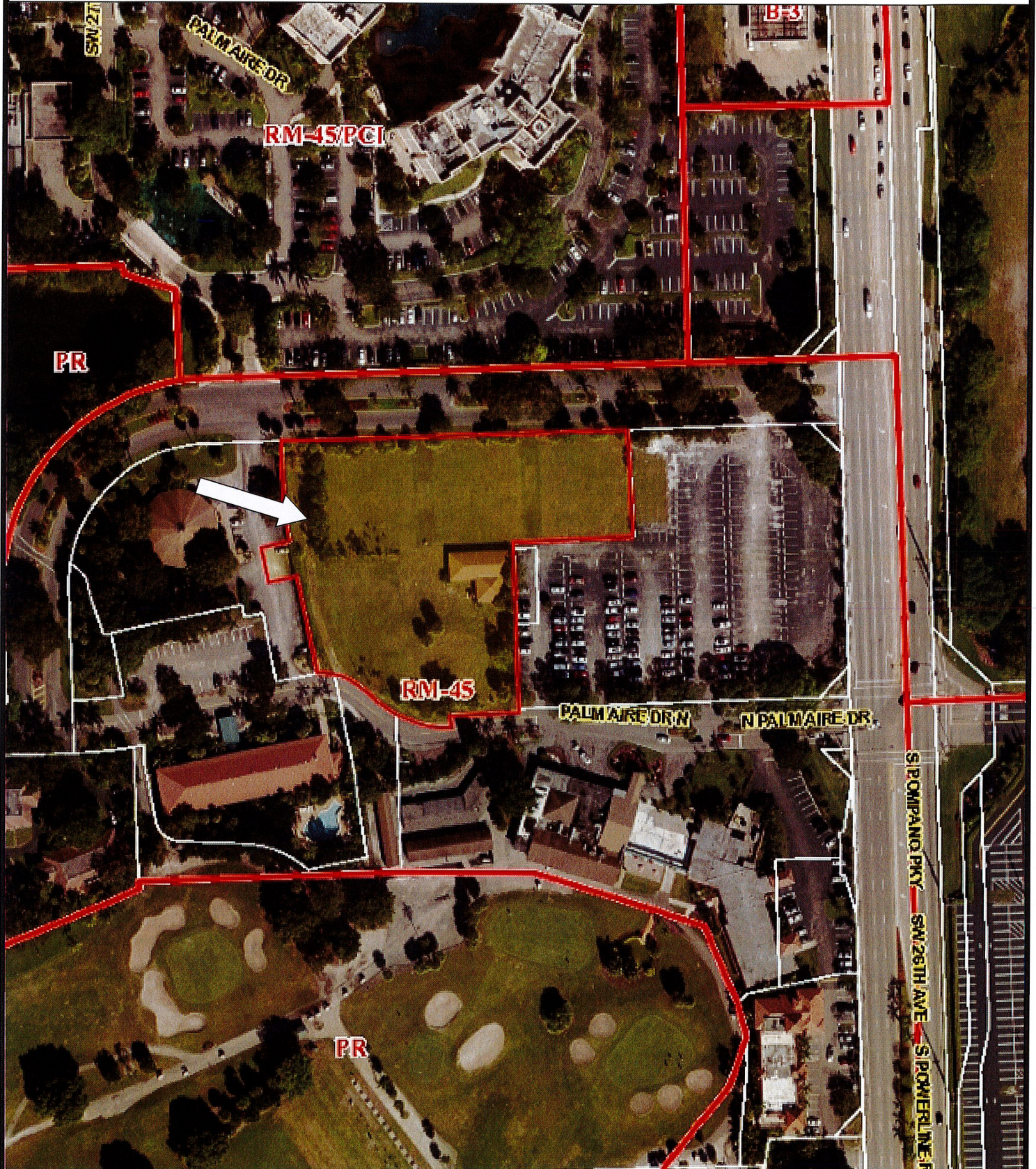
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

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DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER
AERIAL MAP

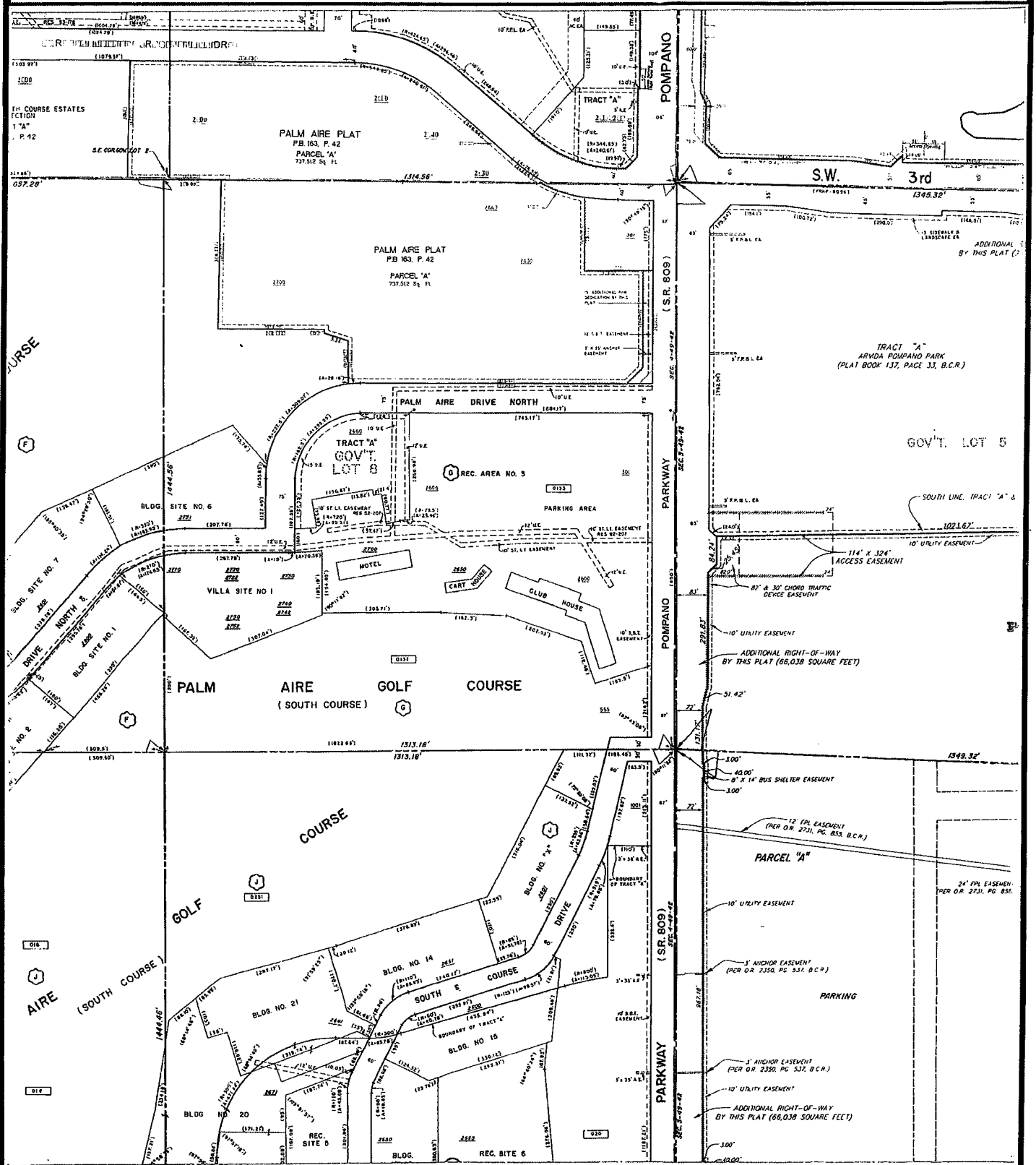


NTS

5

NORTH

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

NORTH

REVIEW & SUMMARY

A. Development Services Department staff submits the following factual information which is relevant to this Flex Unit Allocation request:

1. The property is located south of Palm Aire Drive North west of Powerline Road (see address and folio number on page 1 of this report).
2. The zoning and uses of adjacent properties are:

Direction	Land Use / Zoning	Existing Use
North	Dashed Line/RM 45	High Rise Time Share Condominium
South	Dashed Line/RM 45	Two-Story Apartment/Condominium
East	Dashed Line/RM 45	Parking lot for Palm Aire Golf Course and Country Club
West	Dashed Line/RM 45	Office of Chabad of Palm Aire Court (one story)

3. The site access is proposed from Palm Aire Drive North and the access drive on the west (ingress and egress).
4. The Land Use Designation is Dashed Line (10,631 Units) and the zoning is RM-45 (Multi-Family Residential 45 units/acre).
5. The subject property is included in the Flex Receiving Area.
6. The City's Land Use Plan Implementation Requirements Section 3.02.A.10.e allows flexibility units to be allocated to the City's flex receiving area which includes the Palm Aire Dashed Line land use category. Per the City's Flex Unit Tracking table, the City has 1,236 residential flex units available.
8. The conceptual site plan (*see Attachment I*) shows the basic layout for the proposed project. The height limit for the building is 105 feet per the RM 45 zoning district. The basic layout shown meets the building placement and setback requirements per the City's multifamily residential design standards. The final site plan and building design for the project will be required to meet all aspects of the City's code.
9. The request for the Flex Unit Allocation was reviewed at the January 17, 2017 Development Review Committee (DRC) Hearing. The DRC comments were addressed by the Applicant by providing a revised Conceptual Site Plan for the property that can meet the Code standards for multi-family development. Staff has determined that the Conceptual Site Plan provided in Attachment 1 addresses the DRC comments appropriately.
10. The Applicant has committed to either buying out of the affordable housing requirement associated with the allocation of flexibility units or providing the required affordable housing units. This decision will be finalized prior to site plan approval
11. Site Plan and Building Design approvals are required, at which point the site plan and architecture will be reviewed by various disciplines.
12. The Flex Unit allocation request is consistent with applicable goals, objectives and policies of the City's Comprehensive Plan.

B. The following goals, objectives and policies of the City's Comprehensive Plan have been identified as pertinent to this flex application:

Policy

- 01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

Compatibility Statement: The residential areas in Palm Aire are similar in density and design to the proposed project.

Policy

- 01.03.07 Require the provision of decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses unless the applicant can demonstrate by evidence that the proper buffer is provided.

Compatibility Statement: The setbacks and buffers shown on the conceptual site plan meet the multifamily design standards in the City's Code and the proposed project is compatible with its surroundings.

Policy

- 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Compatibility Statement: The allocation of flex units allows this site to be developed without a Land Use Plan amendment and is compatible with the adjacent land uses in Palm Aire.

C. Recommendation:

Given the information provided to the Board, as the findings of fact, staff provides the following alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Approval of the requested 99 unit Flex Unit allocation with the following conditions of implementation:

1. The site plan ultimately approved for this site shall be generally consistent in regard to building placement, setbacks and buffering with the Conceptual Plan (Attachment 1). Minor revisions that are necessary to meet the City's Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.
2. Provide a boundary survey with the site plan submittal that is not limited to "mortgage purposes".
3. Prior to site plan approval, abandon all unnecessary utility easements on the site and determine the preferred approach to meeting the affordable housing requirement.

Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

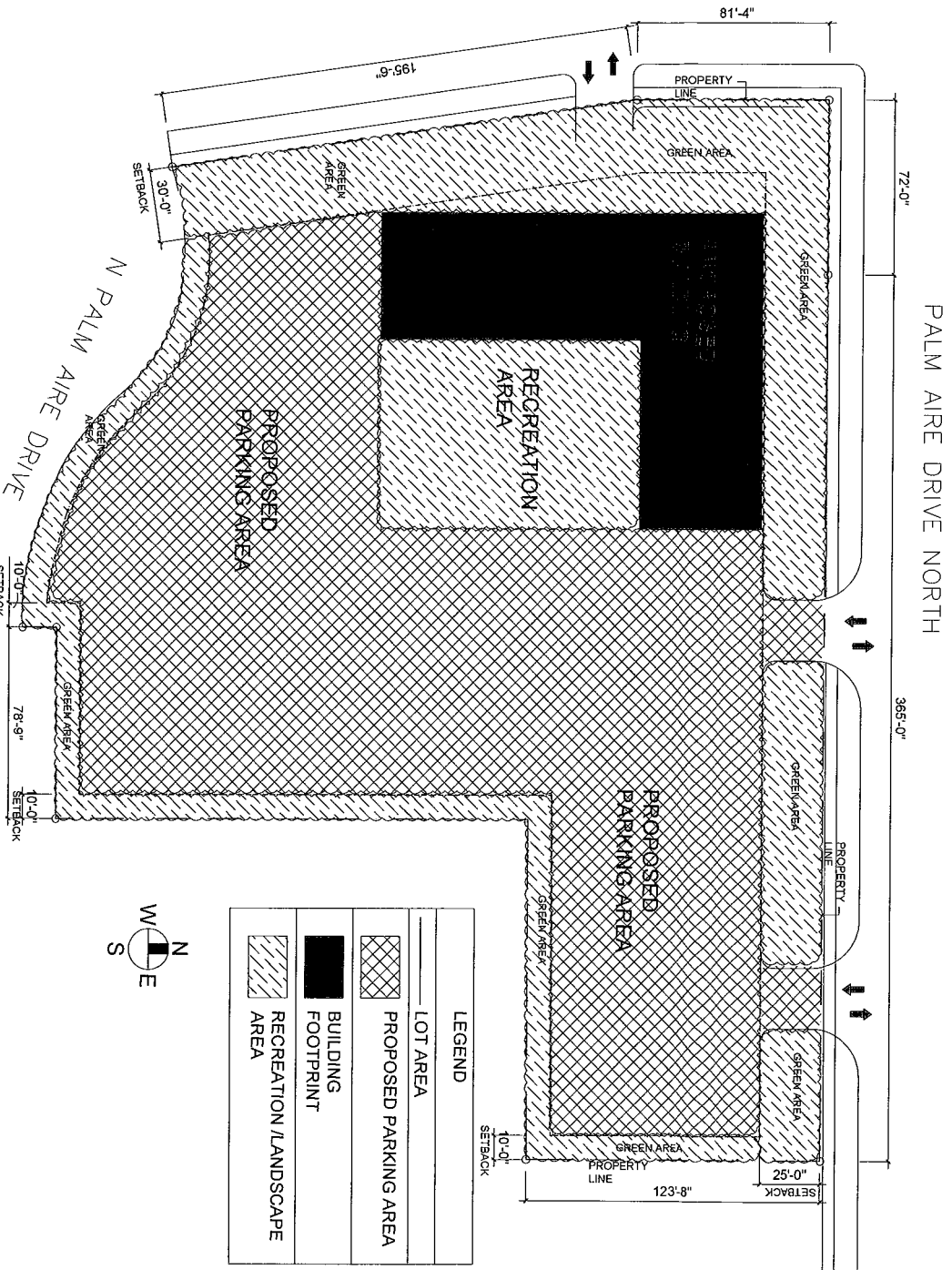
Denial of the Residential Flex Allocation. The Board finds that the allocation of the flex units is not consistent with the goals, objectives and policies of the Comprehensive Plan, specifically:

POLICY 01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

POLICY 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Attachment I

Conceptual Site Plan



LEGEND	
	LOT AREA
	PROPOSED PARKING AREA
	BUILDING FOOTPRINT
	RECREATION / LANDSCAPE AREA

CONCEPTUAL SITE PLAN NTS