



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

October 21, 2020

Ms. Josie P. Sesodia, Director
Planning and Development Management Division
Environmental Protection and Growth Management
Department
1 North University Drive, Box 102A
Plantation, FL 33324

RE: Plat Note Amendment, amending the S.H. Plat, – Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to amending the use notation included on the S. H. Plat (Plat Book 131, Page 6 of the public records of Broward County). The change to the Plat is, as follows:

Existing Note Language:

8,000 SQUARE FEET OF COMMERCIAL, CONVENIENCE STORES, RESTAURANTS AND SERVICE STATIONS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

Proposed Note Language:

12 TOWNHOUSE UNITS

Per attached Resolution 20-242, 12 Flex units have been approved for allocation on this property. Furthermore, pursuant to the City's Code of Ordinances (155.2410 G.1.b.), the Development Services Director is authorized to approve minor deviations to Plats administratively for developments under 100 units and/or 100,000 square feet of non-residential gross floor area that increase the approved level of approved development by no more than 20 percent. This plat note amendment constitutes a reduction in development intensity since it is replacing 8,000 square feet of commercial use with 12 "Townhouse Units." The applicant submitted a Vehicle Trips Analysis (see Exhibit A attached). The analysis shows that the requested substitution would

Letter of No Objection
Development Services Department
Planning and Zoning No. 20-14000013
Page 2

result in 79 fewer trips. As a result, this request does not require the re-review by the City Commission.

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Yours truly,

THE CITY OF POMPANO BEACH

DocuSigned by:

David Recor

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David L. Recor, ICMA-CM
Development Services Director

Enclosures

RESOLUTION NO. 2020 - 242

**CITY OF POMPANO BEACH
Broward County, Florida**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF POMPANO BEACH, FLORIDA ALLOCATING A
MAXIMUM OF TWELVE (12) FLEX UNITS FOR A
PROPOSED RESIDENTIAL DEVELOPMENT LOCATED ON
THE EAST SIDE OF NW 31ST AVENUE BETWEEN NW 6TH
COURT AND NW 7TH STREET; PROVIDING AN EFFECTIVE
DATE**

WHEREAS, MBA Development, LLC, Pompano Beach Community Redevelopment Agency and the City of Pompano Beach requests an allocation of a maximum of TWELVE (12) residential flex units in order to construct 12 dwelling units for a residential development on property located on the east side of NW 31st Ave between NW 6th Court and NW 7th Street, legally described in Exhibit “A”; and

WHEREAS, the subject property has Commercial Land Use Designations; and

WHEREAS, the City of Pompano Beach Planning Code Section 154.61 exempts properties less than one-acre from requirements to construct affordable housing; and

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed resolution and of a public hearing in the City Commission Chambers of the City of Pompano Beach, Florida; and

WHEREAS, in accordance with Section 154.61(C)(4), of the Pompano Beach Code of Ordinances, notice in accordance with said section has been mailed notifying residents within 500 feet of the subject property of one public hearing on this proposed Resolution; and

WHEREAS, in order to construct the proposed project on the subject property, the city will have to allocate a maximum of 12 flex units; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City Commission of the City of Pompano Beach hereby allocates a maximum of 12 flex units, all of which will come from the unified flex zone for the proposed housing project to be constructed on the property which is legally described in Exhibit “A.”

SECTION 2. The number of flex units in the unified flex zone shall be reduced by how ever many units are necessary for the project, not to exceed 12 units.

SECTION 3. The proposed project shall be generally consistent in regard to building placement, setbacks and buffering with the attached conceptual site plan as shown in Exhibit “B,” a copy of which is attached hereto. 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.

SECTION 4. The proposed Development Project must be built in substantial conformity with the attached conceptual site plan as shown in Exhibit “B,” a copy of which is attached and made a part of this Resolution. The conceptual and final site plan must be able to meet all code requirements with no variances. If the requested density cannot be accommodated on site based on all applicable code requirements, any flex units that will not fit on site must be returned to the flex pool.

SECTION 5. Failure of the applicant to obtain a principal building permit for its project as shown in Exhibit “B” within two years of the date of this resolution shall render the allocation of the flex units null and void.

SECTION 6. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 8th day of September, 2020.

DocuSigned by:

Rep Hardin

502CB780EB3F480

REX HARDIN, MAYOR

ATTEST: DocuSigned by:

Asceleta Hammond

775D4290316A490...

**ASCELETA HAMMOND
CITY CLERK**



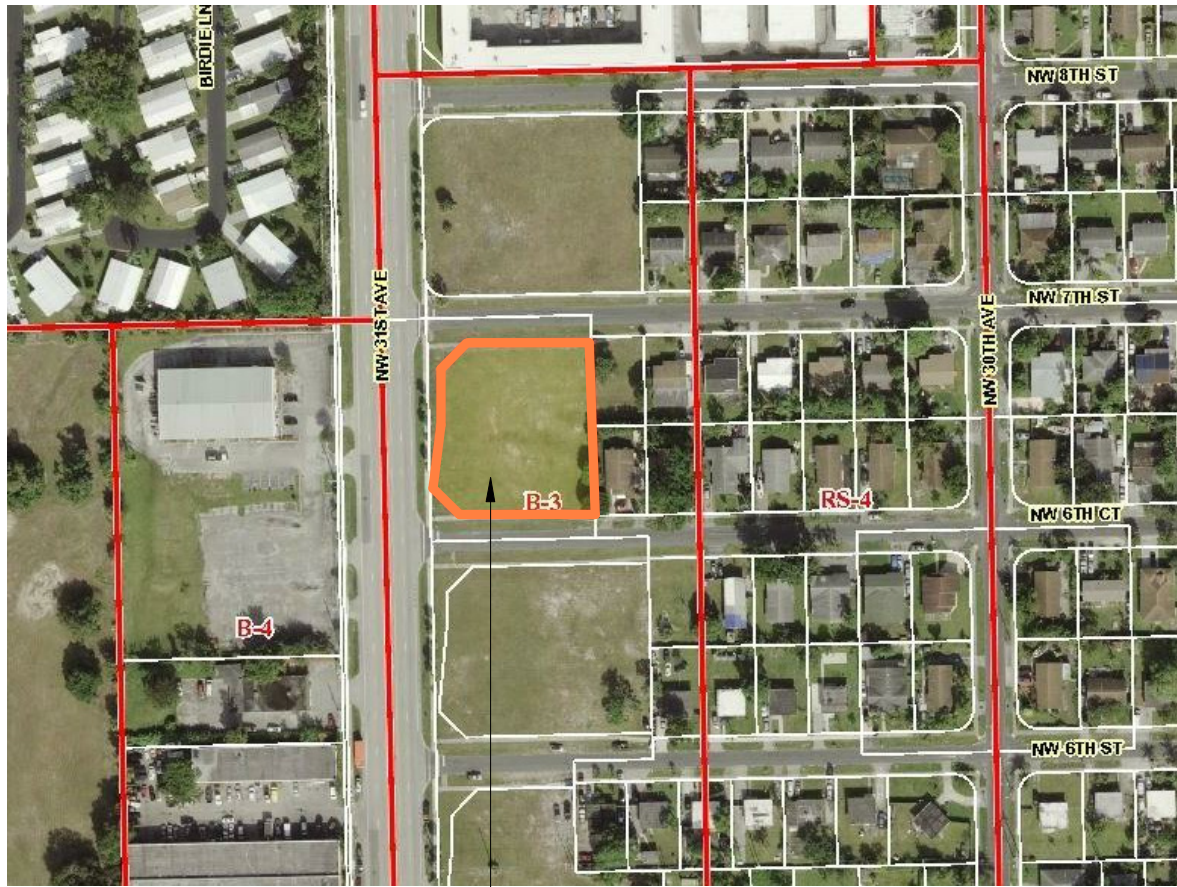
Exhibit “A”

**SPORTS RESIDENCE 620
LEGAL DESCRIPTION**

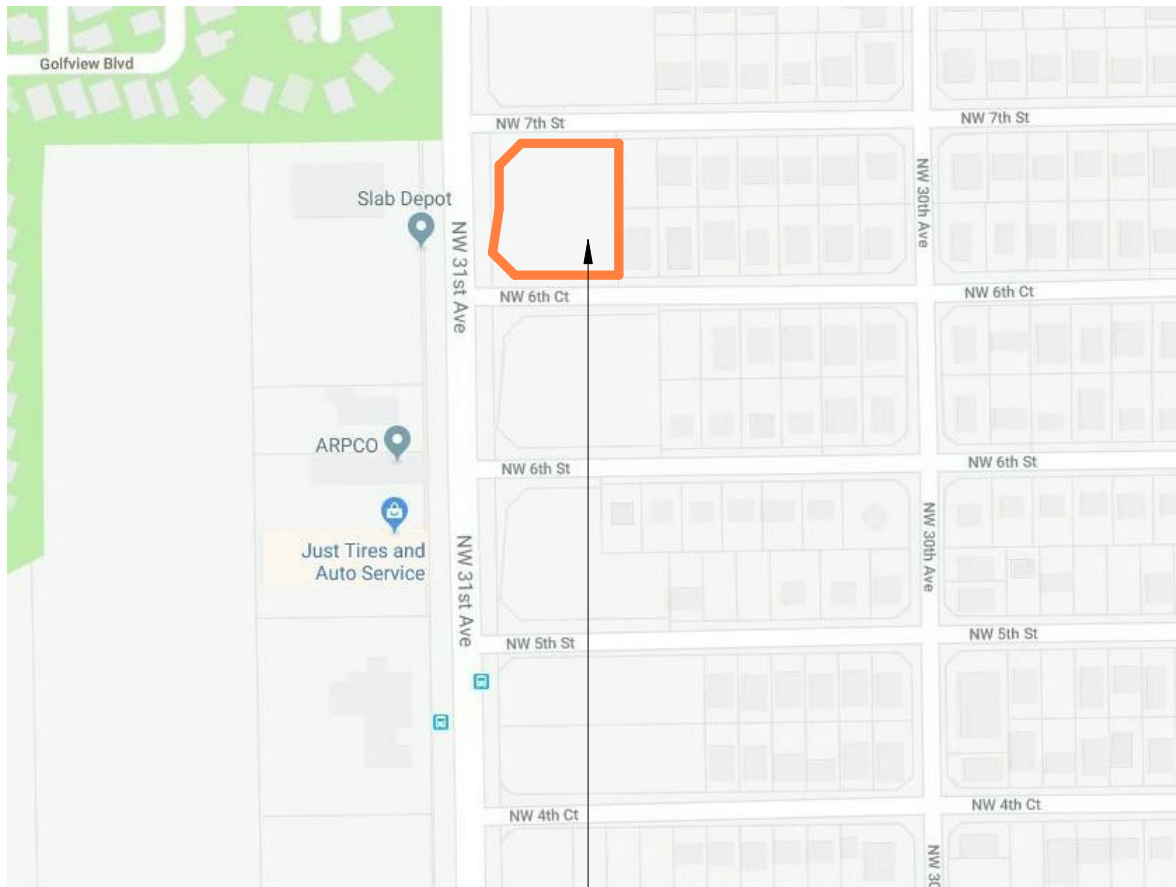
PARCEL "A", S.H. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT
PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

| | | | | | | | |
|---|--|--|--|---|--|----------|--|
| 12 | | 11 | | 10 | | 9 | |
| GENERAL SITE INFORMATION | | | | | | | |
| PROPERTY ADDRESS | | 620 NW 31ST AVENUE POMPANO BEACH, FL 33069 | | | | | |
| FOLIO # | | 4842 33 40 0010 | | | | | |
| LEGAL DESCRIPTION: | | PARCEL "A", S.H. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. | | | | | |
| GOVERNING CODES: | | | | | | | |
| FLORIDA BUILDING CODE 2017 NFPA 101 - LIFE SAFETY CODE 2012 EDITION FLORIDA FIRE PREVENTION CODE 2017 NEC - 2011 EDITION FBC - MECHANICAL 2017 FBC - PLUMBING 2017 FBC - ACCESSIBILITY 2017 | | | | | | | |
| SITE ZONING (EXISTING): | | | | | | | |
| ZONING: | | B-3 (GENERAL BUSINESS) | | | | | |
| TOTAL LOT AREA: | | | | | | | |
| LOT AREA: | | 33,988 SF = 0.78 ACRES | | | | | |
| GROSS NET AREA: | | 61,104 SF = 1.40 ACRES | | | | | |
| INTENSITY & DIMENTIONAL STANDARDS | | REQUIRED | | PROPOSED USE | | VARIANCE | |
| LOT AREA, MINIMUM (SQ. FT.) | | 10,000 | | 33,988 SF | | | |
| LOT AREA, MAXIMUM (ACRE) | | 5 | | 0.78 ACRES | | | |
| LOT AREA, MAXIMUM (ACRE) FOR NWCRA OR AOD | | 10 | | | | | |
| LOT WIDTH, MINIMUM (FT.) | | 100 | | 195'-5" | | | |
| DENSITY, MAXIMUM (DU/AC) | | 46 <small>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 16'</small> | | 12 | | | |
| FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.) | | EFFICIENCY UNITS: 500 | | UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE) | | | |
| | | 1 BEDROOM: 650 HABITABLE SPACE | | | | | |
| | | ADDITIONAL BEDROOM: 100 HABITABLE SPACE | | | | | |
| LOT COVERAGE, MAXIMUM (% OF LOT AREA) | | 60% = 20,392.8 SF | | 34.4% = 11,695 SF | | | |
| PERVIOUS AREA, MINIMUM (% OF LOT AREA) | | 20% = 6,797.6 SF | | 36.7% = 12,478 SF | | | |
| HEIGHT, MAXIMUM (FT) | | 105 | | 21'-0" | | | |
| FRONT YARD SETBACK MINIMUM (FT) | | 0 | | 12 | | | |
| STREET SIDE YARD SETBACK MINIMUM (FT) | | 0 | | 12 | | | |
| SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT) | | 15 | | 0 | | | |
| SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT) | | 25 | | 0 | | | |
| INTERIOR SIDE YARD SETBACK MINIMUM (FT) | | 10 | | 12 | | | |
| REAR YARD SETBACK MINIMUM (FT) | | 10 | | 10 | | | |
| DIMENSION STANDARDS FOR ACCESSORY STRUCTURES | | SEE ACCESSORY, USE- SPECIFIC STANDARDS IN ARTICLE 4: PART 3 | | N/A | | | |
| INDIVIDUAL LOT SIZE | | MINIMUM AREA OF 1,800 SQ. FT. AND MINIMUM WIDTH OF 18 FEET | | LOTS RANGE FROM 1,800 - 2,018 SQ. FT. WIDTH: (19'-3") - (21'-8") | | | |
| BUILDING SIZE (FOOTPRINT) | | NOT EXCEED 20,000 SF OR 180 LINEAR FT | | 10,722 SF 2 UNIT BUILDING = 39'-5" 4 UNIT BUILDING = 77'-11" | | | |
| PARKING: | | | | | | | |
| | | REQUIRED | | PROVIDED | | | |
| DWELLING MULTIFAMILY | | MINIMUM OFF-STREET PARKING: 1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA 18,262 SF /1000= 18.262 (19) | | TYPE A (1,533 SF X 12) = 18,396 SF 18,396 SF (TOTAL WITHOUT GARAGE) 18,396 SF /1000= 18.396 (19) 19 PARKING SPACES | | | |
| VISITOR PARKING | | 1 PER 5 TOWNHOUSE UNITS = 3 | | VISITOR PARKING = 3 PARKING SPACES | | | |
| | | 22 PARKING SPACES TOTAL | | 12 GARAGE PARKING 12 ON-SITE PARKING SPACES TOTAL PARKING = 24 PARKING SPACES 06 PARALLEL STREET PARKING | | | |
| BIKE RACKS | | 4 PER 10 PARKING SPACES 9 BIKE RACKS REQUIRED | | INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT. 12 TOTAL | | | |
| OCCUPANCY CLASSIFICATION: | | | | | | | |
| OCCUPANCY CLASSIFICATION: R-2 CONSTRUCTION TYPE: TYPE III (B) | | | | | | | |
| SCOPE OF WORK: | | | | | | | |
| NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT | | | | | | | |
| FLOOD ZONE / BASE FLOOD ELEVATION: | | | | | | | |
| FLOOD ZONE | | = ZONE X / AH-12 | | | | | |
| BASE FLOOD ELEVATION | | = 10.17' NAVD1988 | | | | | |

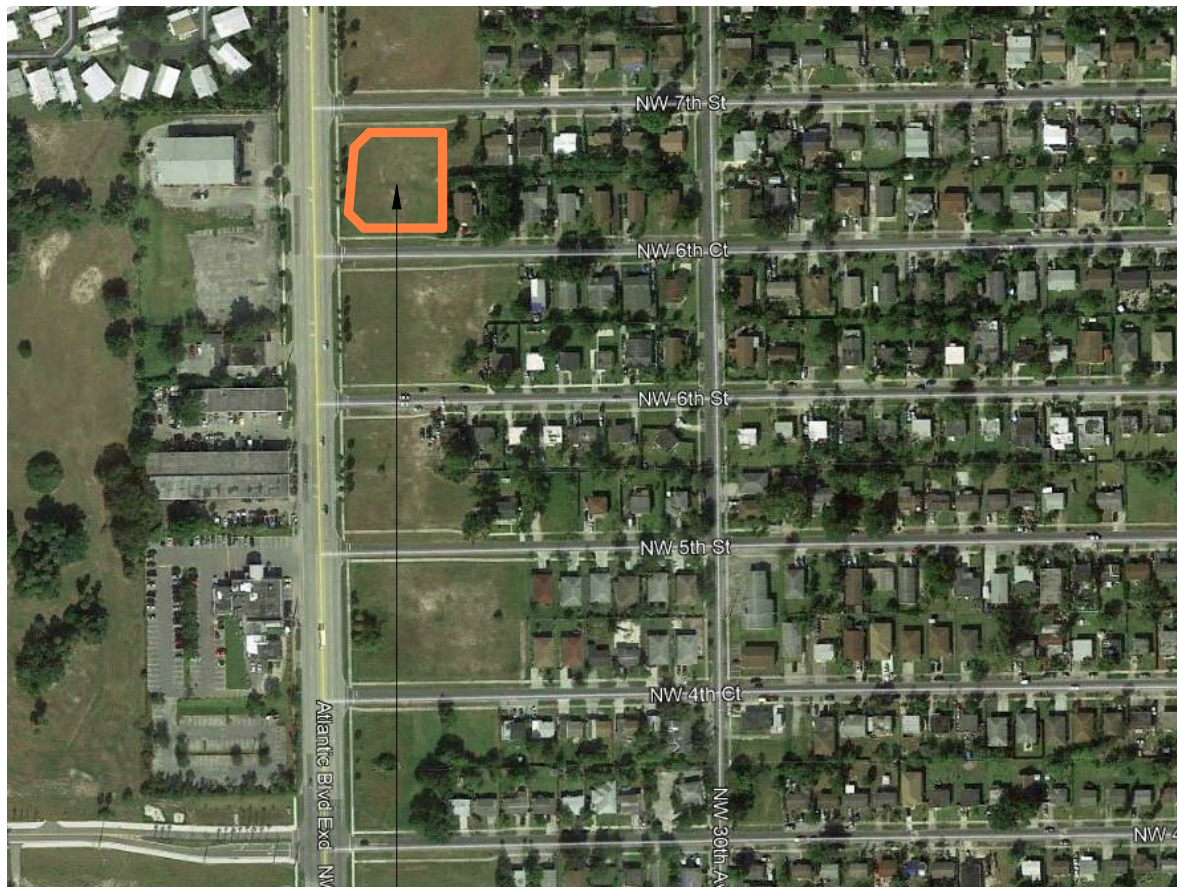
Exhibit "B": 620 NW 31st Ave
Conceptual Plan 18-05000006



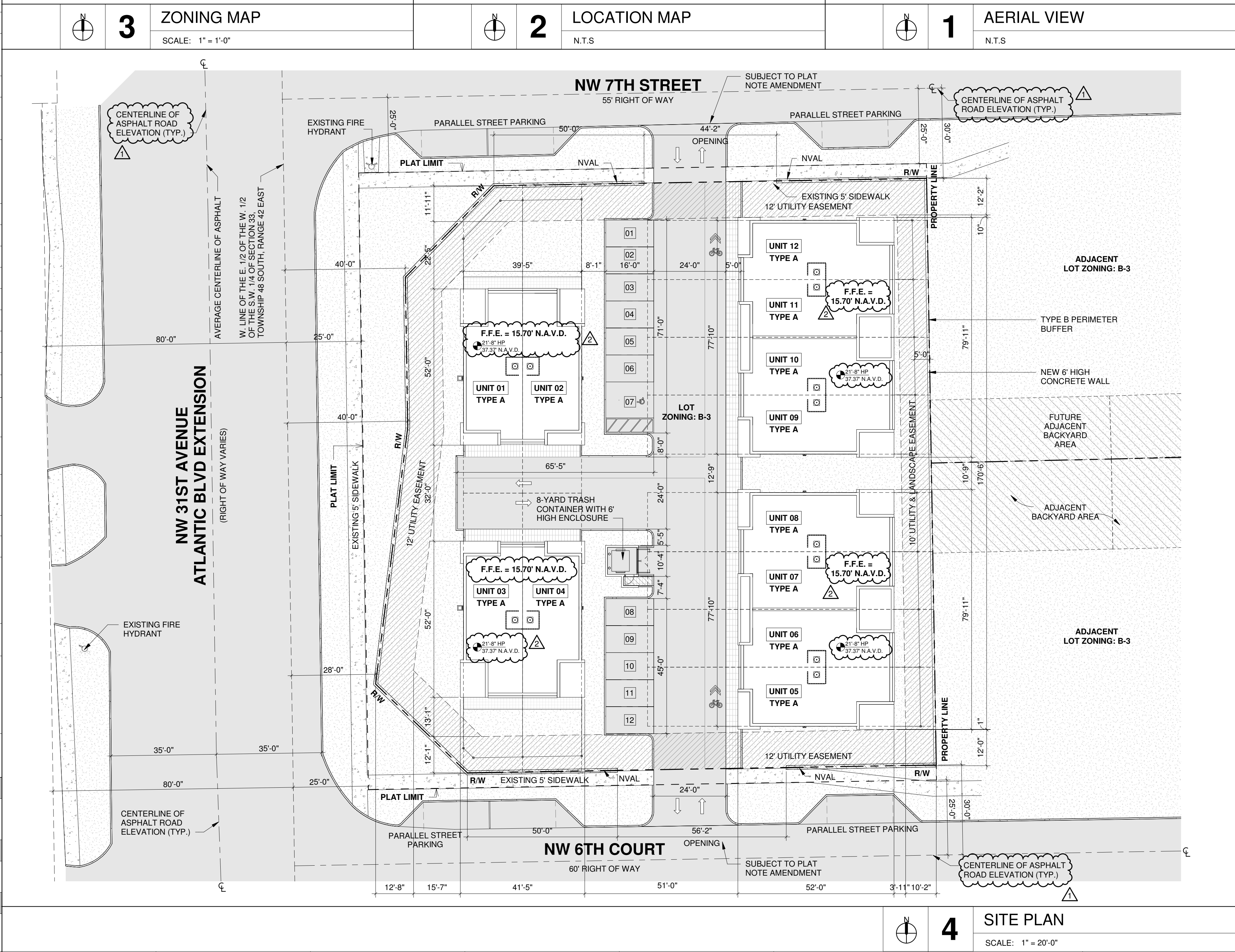
SUBJECT LOCATION
620 NW 31ST AVENUE
POMPAÑO BEACH, FL | 33069



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620 NW 31ST AVENUE
POMPAÑO BEACH, FL | 33069



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620 NW 31ST AVENUE
POMPAÑO BEACH, FL | 33069



PROJECT AND OWNER:

SPORTS RESIDENCE 620

620 NW 31ST AVENUE
POMPAÑO BEACH, FL | 33069

HADAR HOMES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION | FL | 33324

ARCHITECT:

itec design 7261 NE 4TH AVE #101
Miami, FL 33138
t | 305 673 2121
f | 305 673 4640
w | www.itecdesign.net
A A 0 0 3 3 9 4

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION | FL | 33324
t | 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA-ISA

2600 NE 27TH AVENUE
FORT LAUDERDALE | FL | 33306
t | 954 253 2265

KEY PLAN:

AAC SET

PERMIT APPLICATION DATE: 11-06-19

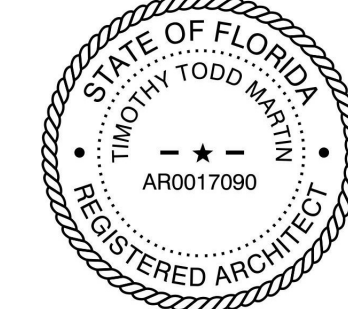
PROJECT NO.: 1508

DRAWN BY: BJ APPROVED BY: TM

| | | |
|---|-------------------------------|----------|
| 1 | 04/13/19 DRC Comments | 06/15/20 |
| 2 | FFE Change & City Comments | 06/15/20 |
| | | |
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ALL DRAWING AND WRITTEN
MATERIALS HEREIN CONSTITUTE
ORIGINAL WORK OF THE
ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT.

SEAL:



SIGNATURE:

T. TODD MARTIN RA,
LIC# AR0017090

SHEET TITLE:

ZONING, SITE PLAN &
LOCATION DIAGRAMS

SCALE:

N.T.S.

SHEET NO:

G-2



July 20, 2020

Maggie Barszewski, AICP
Planner
Development Services Department
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: *Plat Note Amendment – Letter of No Objection*
Folio #: 484233400010
Plat: S. H. Plat (Plat Book 131, Page 6)

Dear Ms. Barszewski,

We are requesting that the plat note amendment application for the S.H. Plat be processed administratively per Section 155.2410.G.1

1. Minor Deviation

For all plat amendment applications and Findings of Adequacy (FOA) renewals authorized for administrative approval, the Development Services Director shall have the authority to issue final approval of said applications, however the Director has the discretion and authority to require City Commission review and approval for any plat amendment for which administrative approval is authorized. The following plat amendment applications, which may or may not be in conjunction with an FOA renewal application, may be authorized for administrative approval by the Development Services Director:

- a. Plat note amendments with a decrease or no increase in the approved level of development.

Based on the vehicle trips rate from Broward County's Land Development Code, this is a decrease in approved level of development. The existing plat note of 8,000 square feet of commercial generates 87 trips per PM peak hour and the proposed note of 12 townhouse units will generate 8 trips per PM peak hour. This is a decrease of 79 trips.

Following is the existing and proposed note language:

Existing Note Language:

8,000 SQUARE FEET OF COMMERCIAL, CONVENIENCE STORES,
RESTAURANTS AND SERVICE STATIONS ARE NOT PERMITTED WITHOUT
THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

Proposed Note Language:

12 TOWNHOUSE UNITS



Attached for your reference is a copy of Broward County's TRIP rates by land use, effective December 8, 2009.

If you have any questions or require additional information, please do not hesitate to contact me at (954) 828-2400.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thuy Turner".

Thuy (twee) Turner, AICP
Senior Land Planner

TRIP RATES BY LAND USE
EFFECTIVE DECEMBER 8, 2009

| Land Use Type (units) | Trip Rate / P.M. Peak Hour |
|---|----------------------------------|
| <u>Residential</u> (dwelling units) | |
| Single Family | 1.01 |
| Townhouse | 0.66 |
| Garden Apartment | 0.60 |
| Mobile Home | 0.59 |
| High Rise | 0.37 |
| Mid Rise | 0.39 |
| Retirement Community | 0.24 |
| Hotel | 0.70 |
| ALF | 0.22 |
| <u>Office, Institutional and Recreational</u> (1,000 sq. ft.) | |
| Office Less than 100,000 sq. ft. | $\ln(T) = 0.737 \ln(FA) + 1.831$ |
| Office GE 100,000 sq. ft. | $T = 1.12(FA) + 78.81$ |
| Hospital | $T = 0.78(FA) + 186.59$ |
| Bank (Free Standing and/or Drive-thru) | 25.82 |
| Church (weekday) | 0.55 |
| Community Facility | 1.45 |
| Library | 7.30 |
| Nursing Home (bed) | 0.22 |
| Elementary School (School) | 85.00 |
| Secondary School | 1.08 |
| Private School (no day care) | 0.86 |
| Passive Park (acre) | 1.31 |
| Active Park (acre) | 3.34 |
| Marina (boat berth) | 0.19 |
| Golf Course (acre) | 0.30 |
| <u>Industrial</u> (1,000 sq. ft.) | |
| General Industrial (Permits 30% Office) | 0.72 |
| General Industrial (acre) | 8.45 |
| Mini-warehouse | 0.26 |
| Industrial/Showroom (Permits 30% Comm.) | 1.29 |
| Industrial/Office (Permits 50% Office) | 1.09 |
| <u>Retail</u> (1,000 sq. ft.) | |
| Restaurant | 9.90 |
| Fast Food Restaurant | 19.15 (43% pass-by) |
| Convenience Store | 22.30 (60% pass-by) |
| Service Station/Conv. Store (Fuel Pos.) | 10.07 (26.5% pass-by) |
| Drug Store | 9.73 |
| Day Care | 12.46 |
| Auto Dealership | 2.59 |
| Health/Fitness Club | 3.53 |
| Nursery / Garden Center | 3.80 |
| Auto Care Center | 3.38 |
| Commercial Recreation (acre) | 5.77 |
| Commercial LT 20,000 sq. ft. | 10.85 |
| Commercial GE 20,000 sq. ft. | $\ln(T) = 0.66 \ln(FA) + 3.403$ |

NOTE: For uses not listed above, consult with staff.