



Legislation Text

File #: LN-108, **Version:** 3

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: JULY 28, 2021

900 N. OCEAN MAJOR SITE PLAN

Request: Major Site Plan
P&Z# 21-12000006
Owner: Beach Villa 900 Ocean Boulevard Condominium, Inc
Project Location: 900 N. Ocean Boulevard
Folio Number: 484331CD0010 - 484331CD0470
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: RM-45 (Multiple Residences 45)
Commission District: 1
Agent: Michael Vonder Meulen (954-612-3203)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant (Beach Villa 900 Ocean Boulevard Condominium, Inc) is requesting Major Site Plan approval in order to construct a 21-story mixed use tower project with 119 dwelling units and approximately 2,200 square feet of commercial space. The development is proposed on two parcels of land: on the east side of North Ocean Blvd is a 79,060 sf lot, and on the west side of North Ocean Blvd is a 10,452 sf lot for a total project area of 89,512 sf (2.05 acres). The building footprint of the proposed building is 55,822 sq. ft. on the 79,060 sq. ft. lot (69.7% lot coverage). The project includes a surface parking lot located on the west parcel directly across North Ocean Blvd from the east project parcel. An application to rezone the property from RM-45 to PD-I is currently in process, and the Site Plan was reviewed under the proposed Rezoning regulations. Thus, a Site Plan approval by the Planning and Zoning Board is dependent upon the pending Rezoning approval. The project also requires a Plat (PZ#21-14000005) and an Air Park Obstruction Permit (PZ# 21-12400001). This site plan was reviewed by the Development Review Committee on April 21 and June 2, 2021, and approved by the Architectural Appearance Committee on July 6, 2021.

The property is located on the east and west sides of North Ocean Blvd and south of NE 10 St.

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The land use designation for this property is High (25-46 DU/AC). The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Objective 01.02.00. *Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.*

Policy 01.02.02. *Approve site plans, plats and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and the City's street standards in Chapter 100 of the City's Code of Ordinances.*

Policy 01.05.01. *Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.*

Policy 01.06.01. *Consider and minimize the impacts that land use amendments, rezoning or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.*

Policy 01.14.07. *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

A rezoning application was submitted for the property. The rezoning may provide modified intensity and dimensional standards to allow for flexibility in the project design.

Article 4: Use Standards

The development proposes a Multi-Family Use and small Commercial Use that complies with the use-specific standards in Article 4: Use Standards and are consistent with the Comprehensive Plan.

Article 5: Development Standards

See Section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The DRC and applicant's team have worked together to present a project that satisfies the requirements of Article 5, and the modifications to Article 5 that are proposed in the Rezoning application, for new development requiring Major Site Plan approval.

The project has received Building Design approval from the Architectural Appearance Committee on July 6, 2021.

As part of the Major Site Plan application, the applicant has developed a separate table that addresses how the project will achieve the required sustainability points. The project achieves the required 12 sustainability points required for nonresidential development.

4. Complies with all other applicable standards in this Code;

The proposed site plan is in compliance with all other applicable standards of this Code, and will comply with the modification to the applicable standards in the proposed Rezoning application.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

No prior Development Orders are in place.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Wastewater Treatment Demand	29,750.00 gallons per day *
Water Treatment Demand	35,283.50 gallons per day *
Raw Water Demand	38,106.18 gallons per day *
Park Acreage Required	.81
School Impacts	Broward County School Capacity Availability Determination (SCAD) has been provided
Transportation	Transit fees are paid to the Broward County to meet concurrency
Solid Waste Generation	1.059.10 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2022)

* *The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The development abuts State Road A1A (North Ocean Blvd), designated as a collector street on the Broward County Trafficways Plan and is designed to provide safe, adequate, paved vehicular access between the building and streets.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The Property is not located within a wellfield protection area, according to the Broward County Wellfield Map.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

As part of the Major Site plan application, the applicant has developed a separate CPTED security plan, which address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02
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The proposed site plan was reviewed by Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

The proposed development is not within an area that will have impact on environmentally sensitive lands.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

The proposed development is not located on a roadway that is identified in the Transportation Corridor Study.

Staff Conditions:

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following conditions:

1. The proposed Rezoning application to amend the Zoning designation from RM-45 to PD-I must be approved by the City Commission.
2. Provide a copy of the final Plat.
3. An Air Park Obstruction Permit must be approved by the Planning & Zoning Board.
4. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
 - a. Substantial compliance with the plans, as submitted with this application.
 - b. Provide evidence of recorded right-of-way dedications for an ultimate 80-foot right-of-way on NE 10 Street, and for N Ocean Blvd, providing the correct dedications on the east and the west sides of N Ocean Blvd.
 - c. Provide a copy of a valid Valet Parking Agreement pursuant to Section 155.5102,J.6.d.
 - d. Provide evidence of approval from the Florida Fish and Wildlife Commission for the proposed site lighting and sensitivity of marine life.
 - e. Provide a site lighting plan with details, notes, and specifications for all exterior light fixtures and poles.
 - f. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.

- g. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
- h. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.