

Legislation Text

File #: LN-163, **Version:** 4

PLANNING AND ZONING BOARD

Meeting Date: AUGUST 24, 2022

HUNTERS MANOR SITE PLAN

Request:	Major Site Plan	
P&Z#	21-12000010	
Owner:	Pompano Beach CRA	
Project Location:	North of NW 6 th Street, between NW 19 th Ave. and NW 18 th Ave. and south of NW 9 th Street	
Folio Number:	484234440010	484234440020
Land Use Designation:	L (Low 1-5 DU/AC) (Low-Medium 5-10 DU /AC)	LM
Zoning District:	RS-3 (Single-Family Residential 3) 12 (Multiple-Family Residence 12)	RM-
Commission District:	4 (Beverly Perkins)	
Agent:	Kristen Nowicki (954-660-2432)	
Project Planner:	Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)	

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Site Plan approval in order to construct 59 new single-family detached houses. Concurrently, the applicant is rezoning the subject properties from RM-12 [Multi-Family Residential] (the northern lot) and RS-3 [Single-Family Residential] (the southern lot) to RPUD [Residential Planned Unit Development]. This rezoning (PZ 21-13000004) was presented to the Board on July 27, 2022 and received an approval recommendation with a 6-1 vote.

The subject property is a total of 9.09 net acres (365,960 square feet). The overall site plan was broken down per lot. The maximum lot coverage for each lot will be 55%, a deviation request included in the Master Plan rezoning, which must be approved by the City Commission. The site plan was reviewed by the Development Review Committee four separate times: July 21, 2021, November 3, 2021, April 6, 2022, and June 1, 2022.

The property is located south of NW 9th Street, west of NW 18th Ave, north of NW 6th Street, and east of NW 19th Ave.

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 southern portion of the subject property has a land use designation of “L” (Low 1-5 Dwelling Units per Acre). The northern portion of the subject property has a land use designation of “LM” (Low-Medium 5-10 Dwelling Units per Acre). The proposed residential neighborhood is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Policy 01.03.07 *Require the provision of building height transitions and decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses.*

Policy 01.03.04 *Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.*

Policy 01.14.01 *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade 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

The subject properties are being considered for a Rezoning (PZ 21-13000004) to be heard at the September 13, 2022 City Commission meeting. The proposed development complies with the standards for development within the proposed RPUD (Residential Planned Unit Development) zoning district.

Article 4: Use Standards

The development proposes a residential use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4202.D.Dwelling, Single-Family.

Article 5: Development Standards

See section 3 below.

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

The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.

The project has applied for Building Design approval from the Architectural Appearance Committee (AAC) to be hear at the September 6, 2022 meeting.

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.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

This site is vacant. There is no current site plan of record. The Applicant is seeking a concurrent approval of a rezoning to Residential Planned Unit Development (RPUD), and the site plan is in conformance with the Master Plan.

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

Based on the calculations below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	17,700.00 gallons per day *
Water Treatment Demand	20,992.20 gallons per day *
Raw Water Demand	22,671.58 gallons per day *
Park Acreage Required	0.40 acres
School Impacts	Broward County School Capacity Availability Determination (SCAD) letter has been provided.
Transportation	Transit fees paid to the Broward County to meet concurrency
Solid Waste Generation	525.10 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2033)

** 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 is not located on any streets identified on the Broward County Trafficways Plan.

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 as identified on the Broward County Wellfield Protection Zones 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 and Building Design application, the applicant has developed a separate CPTED security plan, which addresses 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 a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are appro

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 as defined in the Broward County Land Use Plan.

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

The proposed development is not identified within the Transportation Corridor Study.

DEPARTMENT RECOMMENDATION

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 comments and conditions:

1. Substantial conformance to the approved RPUD (Residential Planned Unit Development) Master Plan (P&Z: 21-13000004), which must be approved by the City Commission, prior to any building permit approvals.
2. Provide a Unity of Control Document, or a similar instrument, to combine both the north and south properties and their interior roadways as one development site at time, which must be reviewed by Staff, approved and recorded prior to building permit approval.
3. The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof (155.9401.G). Revise the elevations to provide the height as stated above.
4. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - b. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - c. Substantial compliance with the plans, as submitted with this application.