

Legislation Text

File #: LN-310, **Version:** 4

PLANNING AND ZONING BOARD

Meeting Date: OCTOBER 26, 2022

ST. JOSEPH'S MANOR PHASE II

Request: Major Site Plan for the Construction of 150 Low-Income Senior Housing Units
P&Z# 22-12000016
Owner: Archdiocese Of Miami St Joseph Haitian Church
Project Location: 1210 NW 6 Avenue
Folio Number: 484235640010
Land Use Designation: IRR (Irregular Density)
Zoning District: RM-30 (Multiple-Family Residence -30)
Commission District: 4 (Beverly Perkins)
Agent: Maura Jennings (305-443-9162)
Project Planner: Hellena Lahens (954-786-5554 / Hellena.lahens@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 a new 150-unit building for affordable senior housing on an existing church site. The site currently includes an existing Catholic chapel, ancillary uses, and a residential building for senior housing. In 2013, the property owner received approval of a land use amendment (Ord. 2013-11) and rezoning (Ord. 2013-54) to allow development of up to 251 unit residential apartment for low income seniors. The first phase of the development was completed in 2013, which consisted of 63 units for affordable housing for seniors. Since the rezoning and land use plan amendments were approved in 2013, the proposal included multiple phases to construct all 251 units.

The Applicant is currently seeking approval of the final phase: a single building with a 24,514 square feet building footprint. When the existing building footprint (20,852 square foot) is combined with the proposed building (45,366 square feet), on a 362,917 square foot lot the total lot coverage is 12.64%. The project includes amenities and enhancements to the parking areas.

The site is located on the east side of NW 6 Ave and south of NW 15 St.

The property owner received a variance to adjust the maximum building footprint by 25.22%, from 20,000 square feet to 25,045 square feet and the maximum building length by 42.77%, from 180 linear feet to 257'-1".

The Development Review Committee (DRC) reviewed the Major Site Plan application on July 6, 2022 and August 17, 2022 and reviewed by the Architectural Appearance Committee on October 4, 2022.

SITE PLAN REVIEW STANDARDS

An application for a Major 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 comprehensive plan;

Staff Response: The property has a residential future land use category of Residential within a Dashed-Line Area with a limit on total units allowed (251). The proposed 150- senior housing is a compatible use for this land use category and within the maximum overall density of dwelling units allowed for this particular area. In the Phase I development the property has already constructed 63 units. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

***Goal 01.00.00** The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

***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.*

***Goal 03.00.00** To provide structurally safe, affordable, uncrowded, and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach and utilize energy efficient design, resilient construction techniques, materials and renewable energy resources.*

***Policy 03.01.01** The City's adopted future land use map shall provide locations for residentially designated property at a variety of density classifications. The relative location of parcels with different density designations shall be based on sound planning principles.*

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

Staff Response:

Article 3: Zoning Districts

The proposed development complies with the Intensity and Dimensional Standards for development within the RM-30 (Multiple- Family Residence 30) zoning district (Section 155.3211). The project has received a Variance to exceed the maximum footprint and building length.

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, Multifamily.

Article 5: Development Standards

See section 3 below.

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

Staff Response:

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 received Building Design approval from the Architectural Appearance Committee (AAC) for relief from the requirement for the three-dimensional cornice treatments.

As part of the Major Site Plan and Building Design application, the applicant has incorporated a sufficient number of sustainable design options. The project has met the required 10 sustainability points for multifamily residential development.

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

Staff Response: *The proposed site plan meets or exceeds all applicable standards of the City of Pompano Beach code of ordinances.*

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

Staff Response: *The subject property does not have any active development orders.*

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

Staff Response: *Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.*

| | |
|-----------------------------|-----------------------------|
| Wastewater Treatment Demand | 37,500.00 gallons per day * |
| Water Treatment Demand | 44,475.00 gallons per day * |
| Raw Water Demand | 48,033.00 gallons per day * |

Park Acreage Required 1.02

School Impacts Project will be age-restricted to housing for older persons; exempt under 8.11 (a)(3) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning.

Transportation Transit fees paid to the Broward County to meet concurrency.

Solid Waste Generation 1,335.00 lbs. per meal (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.*

Concurrency Review Certificate attached.

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;

Staff Response: The development does not abut streets that are identified on the Broward County Trafficways Plan. However, the project has been designed to minimize maneuverability conflicts between automobiles and loading/ garbage & delivery trucks; thus, facilitating ease of mobility, circulation, clearance, and safety of vehicles and pedestrians. Each off-street parking space and loading berth has adequate and unobstructed means for the ingress and egress of vehicles.

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

Staff Response: The proposed site is not located within a Wellfield Protection area as stipulated by Broward County, Broward County Wellfield Map Chapter 27- Pollution control, Article XIII. WELLFIELD PROTECTION, Ord. No. 2013-23, adopted June 11, 2013.

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

Staff Response: A CPTED plan and narrative has been submitted to address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support which we believe complies with crime prevention and security strengthening standards.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02.

Staff Response: 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 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.

Staff Response: 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.

Staff Response: The proposed development is not located within the area affected by 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. Provide evidence that the existing Retention Easement referenced on the survey (ORB 50563, PG 1196) has been abandoned, prior to building permit approval.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Provide a photometric plan that illustrates the maximum illumination at the property line, which does not exceed 2.0 footcandles.
 - b. Provide a determination letter from Broward County that the proposed development is not located within a Wellfield Protection Zone.
 - c. Provide note on roof plan and site plan that all the roof surfaces will include a white high efficiency TPO or PVC roof.
 - d. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - e. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - f. Substantial compliance with the plans, as submitted with this application.

