

January 28<sup>th</sup>, 2025

Development Review Committee  
City of Pompano Beach  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Minor Site Plan (6 townhomes at 3214 SE 11 STREET | POMPANO BEACH | FL 33062  
Folio: 494306120560

REVIEW STANDARDS NARRATIVE

Red Octopus represents 3214 Pompano LLC in pursuit of Minor Site Plan approval from the above reference property. The subject property is 13,500 SF (0.309 ACRES) and is located within the RM-20 (multiple-family residence) Zoning District as well as within MH (Medium-High 16-25 DU/AC) Land use. The property will be designed to include 6 townhomes. The project is estimated to cost between \$1 to \$5 with a construction starting date of 2025.

We believe we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a 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 subject property is 13,500 SF (0.309 ACRES) and is located within the RM-20 (multiple-family residence) Zoning District as well as within MH (Medium-High 16-25 DU/AC) Land use. According to the City's adopted Comprehensive Plan the proposed design does not exceed the maximum gross density (20 dwellings per acre) designated for the parcel of land by the Land Use Plan Map, ours present  $20 \text{ per } 0.309 = 6.18 = 6 \text{ townhomes}$ .*

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

*The proposed project includes multi-family residential use. The proposed residential use is permitted in the RM-20 Zoning District. The project permits up to 20 dwellings per acre. As the project proposes 6 townhomes within one 0.309 lot, the project complies with the use, intensity, and dimensional standards of the code.*

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

*The proposed project will be compliant with the Article 5 of the Code of Ordinances.*

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

*It is the intent of the property owner to comply with code fully and submit for permit that meets all other building codes.*

5. Complies with all requirements or conditions of any prior applicable development orders;

*The proposed project will be compliant with all requirements or conditions of any prior applicable development orders*

6. Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinance;

*As part of the site plan approval, the applicant seeks to obtain concurrency approval.*

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 subject property shows 20 feet to the centerline of SE 11<sup>th</sup> Street and is not located abutting a street that is identified on the Broward County Trafficways Plan. No dedications are being proposed with the site plan.*

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

*The subject property is not located inside of a Wellfield Zone nor is it designated as a contaminated site based on the Broward County Wellfield Protection Ordinance – 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;

*The site plan application includes a CPTED Security Plan for the City's review. The property will comply with CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support*

Thank you for your consideration. We respectfully request your assistance with our Minor Site Plan as justified above.

Please do not hesitate to contact us with any questions

Respectfully Submitted,

**RICARDO J. MUNIZ-GUILLET**  
ARCHITECT LIC# AR97841

954-850-9965