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November 14<sup>th</sup>, 2023

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

Via Electronic Mail: [Pamela.Stanton@copbfl.com](mailto:Pamela.Stanton@copbfl.com)

RE: Major Site Plan for Archi One (200 N Federal Highway, folio 484236010820)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant ARCHI GROUP LLC in pursuit of a Major Site Plan for the above-referenced property. The property is located on the east side of North Federal Highway, between NE 2<sup>nd</sup> Street and NE 4<sup>th</sup> Street in Pompano Beach (refer to **EXHIBIT "A"** included with this narrative). The property consists of approximately 0.85 acres. Currently, the property houses Kraeer Funeral Home, which will be completely demolished and replaced.

This property recently obtained approval from the DRC (August 2<sup>nd</sup>, 2023), the Architectural Appearance Committee (June 8<sup>th</sup>, 2023), and the Planning & Zoning Board (August 23<sup>rd</sup>, 2023). The project previously proposed a 95-unit mixed-use project with 5,181 sq. ft. of retail space but is now being revised to include 99 units and 6,216 sq. ft. Nothing else is changing in the revision and all site conditions are remaining the same from the approved layout. The proposed project is located within the TO-EOD [MM (0-90) Use Area, Core Sub Area] and follows design guidelines and code requirements for this overlay. The property is located in the TO Transit Oriented Zoning District and Land Use designation (refer to **EXHIBIT "B"** for the site Zoning and Land Use maps).

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that 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 land use designation in the comprehensive plan;

The subject property currently lies within the TO Transit Oriented Land Use designation. According to the City's adopted Comprehensive Plan, residential uses are permitted uses within the TO Transit Oriented Land Use designation. The proposed use is consistent with the land use designation in which it will be located.

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

The proposed project includes multifamily residential use. The proposed residential use is permitted in the TO zoning district and MM (0-90) Use Area. The project is permitted up

to 90 dwelling units per acre, which permits 76 units by right. 23 additional units are being requested as density bonuses related to Structured Parking (17 Units) and Public Art (6 Units), as permitted by code. 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;

As the existing uses and structures on this property will be demolished and the site is being developed as new, the improvements proposed will be compliant with 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 or prior applicable approved plans on record;

There are no prior development orders or prior approved plans on record that apply as the property is vacant and being developed.

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

As part of 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 is located abutting North Federal Highway, a street that is identified on the Broward County Trafficways Plan. In accordance with the Broward County Trafficways Plan, Federal Highway is required to measure an overall 120 feet. The survey of this property shows 62.5' to the centerline of Federal Highway, which exceeds the 60' required for this portion. No dedications are required or 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 in or near any wellfield protection zone.

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.

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

The site plan application includes a Life Safety Plan with fire apparatus turning radii. The property will comply with adopted Fire Codes and Standards.

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

The subject property is not located in or near an Environmentally Sensitive Land identified by Broward County or the city.

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

The subject property is located in an area identified by the City's approved Transportation Corridor Study for Federal Highway. The vision identified in the study proposes "retail frontage" and "commercial mixed-use frontage" along Federal Highway, NE 2<sup>nd</sup> Street, and NE 2<sup>nd</sup> Avenue. Our mixed-use proposal provides commercial space along Federal Highway and residential along the other streets. The proposal is consistent with the current zoning and land use designations, and meets the intent of the Transportation Corridor Study. The property is not located in any node or hub identified in this study.

Thank you for your consideration. We respectfully request you grant the property a Minor Site Plan as justified above.

Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA  
*Principal, Senior Land Planner*

EXHIBIT "A"



Parcel Id: [484236010820](#)

Owner: ARCHI GROUP LLC

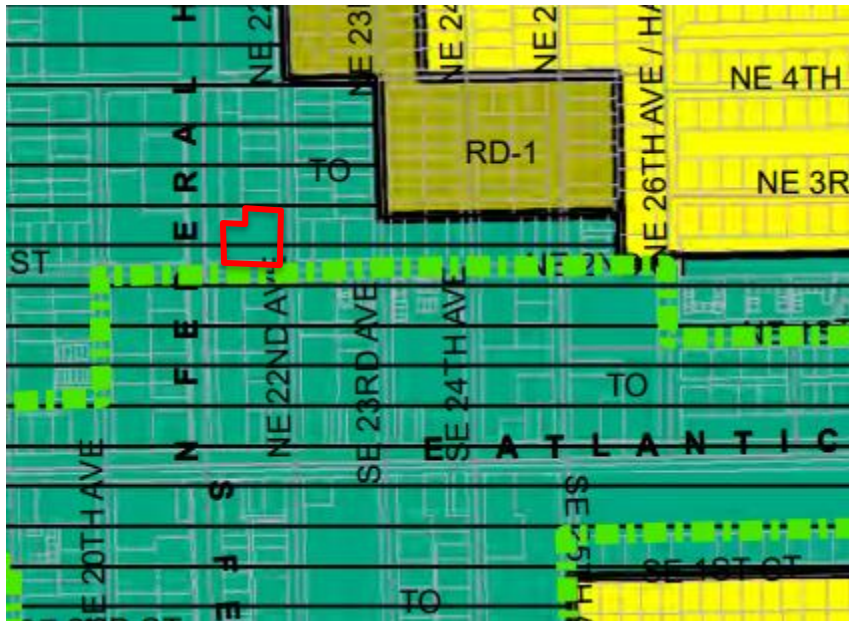
Situs 200 N FEDERAL HWY POMPANO  
Address: BEACH FL 33062

Legal: PINEHURST 5-13 B LOT 17, LOT 20  
LESS W 6.83 FOR ST RD, LOTS 21,22  
AND 23,BLK 5



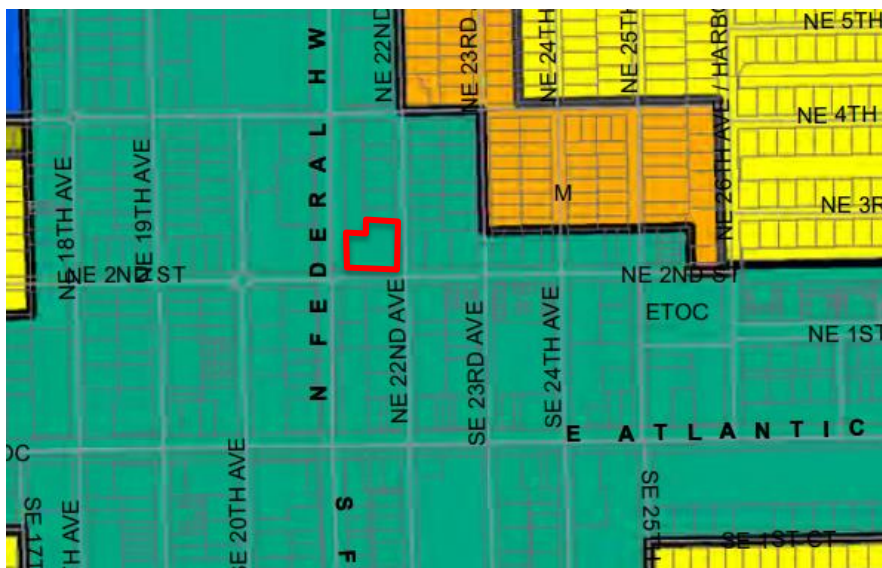
**EXHIBIT "B"**

ZONING MAP



 TO - TRANSIT ORIENTED

LAND USE MAP



 TO - TRANSIT ORIENTED