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February 2nd, 2024

Lauren Gratzner, Planner
City of Pompano Beach- Development Services
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Via Electronic Mail: Lauren.Gratzer@copbfl.com; Jean.Dolan@copbfl.com
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RE: Aviara West; PZ# 23-12000006; 23-05000006 (1350 NW 31st Avenue, Folio
484233680030) Collier City Civic Association Meeting Summary

Ms. Gratzner and Ms. Dolan,

PlanW3st LLC is representing Aviara Corporate Park LLC ("Applicant") in requesting Major Site Plan/Major Building Design and Flex allocation approval for the construction of a mixed-income mixed-use development which will include 369 units and 4,336 sq. ft. building with site amenities and landscape improvements (the "Project"). The project was reviewed for Pre-Application Meetings on 11/1/2022 (Flex) and 3/7/2023 (Site Plan), and reviewed for DRC Meetings on June 21st, 2023 (for Flex), and on 7/5/2023, 10/4/2023, 12/6/2023, and 1/17/2024 (for the Site Plan).

While Section 155.2405 of the Zoning Code identifies a neighborhood meeting as optional for a Minor Site Plan project, we felt it was necessary to have this meeting prior to being heard for the Planning & Zoning Board hearing of the both requests. As you know, the object of a neighborhood meeting is not only to explain a proposed project, but also encourage opportunities for informal communication between prospective applicants and the owners and occupants of properties neighboring the proposed development site. Our neighborhood meeting was held on Wednesday, January 31st, 2023, 6:30pm in the Collier City Library (2800 NW 9th Court). We met earlier on with President Phyllis Smith on January 9th, 2024 at 11am via zoom to present her the project for placement on the Collier City Civic Association agenda. The meeting was attended by some 20 to 30 residents that saw our project presentation. Commissioner Barry Moss and CRA Director Nguyen Tran both attended the meeting.

Residents had concerns regarding traffic and parking, both of which we discussed have been addressed through code reviews by staff and by FDOT requiring a turn lane and a channelized exit at the north end of the property. Residents also had questions related to the affordability of the units being designated affordable and had concern that the moderate-income level rent limits may not be affordable enough. Commissioner Barry Moss added that Broward County would be building tax-credit housing west of NW 31st Avenue, which will provide a higher level of affordability for residents who need it. No additional questions were brought up.

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PZ23-12000006
04/02/2024

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PZ23-12000006
03/05/2024

Thank you for your consideration and please do not hesitate to contact me with any questions.



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

AAC^{2 of 2}

PZ23-12000006
04/02/2024

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PZ23-12000006
03/05/2024