



thuy@turnerplanningsolutions.com  
62 Wimbledon Lake Drive  
Plantation, FL 33324

P 954.610.1633

April 1, 2024

**GLC 22<sup>nd</sup>**  
**31 NE 22 Avenue, Pompano Beach**  
**Revised Project Narrative**

Turner Planning Solutions LLC represents GLC POMPANO 1 LLC, the owner of the property generally located east of North Federal Highway, between NE 2<sup>nd</sup> Street and Atlantic Boulevard (Parcel ID # 484236011830) (the “Property”). The Property is currently undeveloped and consists of +/- 0.449 acre, located in the City of Pompano Beach, Broward County. The Property is in the Transit Oriented and East Overlay Zoning Districts (TO/EOD), as well as the within the Transit Oriented (TO) Land Use designation of the City’s adopted Future Land Use Plan. The Property is also in the Core Sub-Area and the MM (0-90) Use Area of the EOD. The Applicant respectfully requests a major site plan approval for a mixed-use development with 67 dwelling units and 1,792 square feet of non-residential/commercial use (the “Project”).

In order to develop the Project on the Property, the Applicant must obtain a major site plan approval and will meet all the review standards as specified in the code Section 155.2407, as follows:

**1. Is consistent with the land use designation in the comprehensive plan;**

*The subject property currently lies within the Transit Oriented Land Use designation. According to the City’s adopted Comprehensive Plan, residential and retail/office uses are permitted in the TO Land Use and within the East Transit Oriented Corridor (ETOC).*

**2. Use, and within the East Transit Oriented Corridor (ETOC).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 as well as office/retail uses. The proposed residential use is permitted in the TO/EOD zoning districts and MM (0-90) Use Area. The project is permitted up to 90 dwelling units per acre, which allows 40 units by right. The additional 27 units will be achieved by the density bonus options on Table 155.3709.E.3. The following are the density bonus options the applicant is requesting:*

		<i>Allowed by right = 40 Units</i>
<i>Density Bonus Option #1 Public Art</i>	<i>In lieu of providing a piece of artwork for public art, applicant will provide the fee payment equal to 1% of the project's construction costs or \$250,000 whichever is less.</i>	<i>20 Du/AC = up to 8 Units</i>
<i>Density Bonus Option #3 Sustainability Credit</i>	<i>Achieves at least 28 points for Sustainable Development Options (see attached sustainable features and descriptions). <b>Note: For the solar panels credit, plans and calculations will be provided during building permit. Installation will be required prior to issuance of Certificate of Occupancy.</b></i>	<i>20 Du/AC = up to 8 Units</i>
<i>Density Bonus Option #6 Structured Parking</i>	<i>Property will provide structured parking to accommodate 100% of the total parking requirements.</i>	<i>20 Du/AC = up to 8 Units</i>
<i>Density Bonus Option #7 Residential Units Size</i>	<i>Provide a minimum of 25% of residential units as small studio or 1 bedroom units. These units are 600 square feet or less.</i>	<i>20 Du/AC = up to 8 Units</i>
	<b>Maximum Allowed</b>	<b>150 Du/AC = 67 Units</b>

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 property is vacant and will be developed as new, the improvements proposed will be compliant with Article 5 of the Code of Ordinances, including sustainability requirements.*

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

*It is the intent of the property owner to comply with all applicable codes, including the Florida 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 approved plans on record that apply as the property is vacant and undeveloped.*

- 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 abuts NE 22nd Avenue, a street not identified on the Broward County Trafficways Plan. The survey of this property shows 30 feet to the centerline of NE 22nd Avenue, which meets the required width for this portion. 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.*

- 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 does not propose anything specific for this parcel (see below), but does identify the north and south ends of this block as desired retail and commercial mixed-use frontage. 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.*

