

Site Plan Narrative Captiva Cove III

June 30th, 2022

KEITH, on behalf of ALOHA POMPANO, LLC (Property Owner) and The Cornerstone Group (Applicant), is pleased to submit the Captiva Cove III Project for a major site plan and major building design approval. The site is located at 740 SW 11th Street, Pompano Beach FL 33060. The proposed development is to construct two (2) three-story multi-family residential buildings and one (1) six-story multi-family residential building with a total of 106 dwelling units. The proposed development also includes parking, landscaping, and activity areas for residents and their guests.

The site area is 142,839 sq. ft. (3.27 acres). The currently vacant parcel has one folio number: 494202030130 and is part of the amended plat of Fairview (P.B. 10 - PG. 25). The project proposes to be an extension (Phase III) of the existing Captiva Cove Development and will be applying for a unity of control to unify the projects together as a cohesive development.

This application will be processed as a revision to the former approval (PZ20-12000006) received in 2020 under project title "Aloha 1".

The project previously received the following approvals in conjunction with the former 2020 site plan.

- **Resolution No. 2020-190:** Obtained approval of 108 Flex Units with a condition of compliance with the affordable housing requirements of section 154.61(E)
- **Ordinance No. 2019-82:** Obtained approval of rezoning from RM-20 (Multiple-Family Residence 20) to RM-45 (Multiple-Family Residence 45)
- **Ordinance No. 2019-83:** Obtained approval of the abandonment of portions of the Right-of-Way on Magnolia Drive (SW 11th Street)
- **Declaration of Restrictive Covenants** was recorded (instrument #: 115991093)
- **Resolution 2020-191:** Obtained approval of a perpetual fire access easement and nonexclusive utility easement

The below summary of revisions are requested as part of this site plan revision application:

- Removal of the ground floor Commercial space from Building #1
- Change from Mixed -Use Development to Multi-Family Residential Development
- Reduction of total proposed units from 122 to 106
- Reduction of allocated flex units from 108 to 5 as a base to apply 95 bonus density units per County Policy 2.16.3
- Increase in height of Building #1 from 5-stories to 6-stories
- Reduction in height of Building #2 and Building #3 from 4-stories to 3-stories
- Elimination of the required Type "B" buffer from the West and South property lines (as the adjoining parcels will be unified).
- Modification of the Fire Access Easement within Reso 2020-191 (to match proposed layout).

Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach. The Design Team believes they have provided competent substantial evidence to the City to support the development as proposed.

Per the City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. The site plan review standards have been addressed below:

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

The Design Team believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

Goal 01: 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.

Goal 03: To provide structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach that utilize energy efficient, sustainable design, resilient construction techniques, materials and renewable energy resources.

Objective 01.04.00 – Major Corridor Land Use: Support and promote the intermix of residential and commercial uses along major traffic corridors.

Objective 01.14.00 – Smart Growth Initiative: The City will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.

Policy 01.07.18 Continue to implement the incentives for providing affordable housing per the policies in the Broward County Land Use Plan and/or in the City's land development regulations including the use of density bonuses, flex and redevelopment units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.

Policy 01.07.19 The City's land development code shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low- and moderate-income families in large scale residential developments.

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 man-made resources.

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

The Applicant has assembled a design team which is extremely familiar with the City of Pompano Beach. The design team believes the proposed project meets or exceeds all requirements found in the applicable sections of the Pompano Beach Zoning Code.

As part of the major site plan and major building design application, the Design Team has developed a separate sustainability narrative which addresses how the project will achieve the required

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sustainability points. The project intends will meet or exceed the required 10-point sustainability count for Multi-Family Development.

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

The Applicant believes the proposed site plan follows all other applicable standards of the Code.

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

It is anticipated that the Development Order issued for this project will supersede all other development orders for this portion of this plan. Captiva Cove III is anticipated to comply with all the requirements and conditions of prior applicable development orders, including: Ordinance 2019-82; Ordinance 2019-83; Instrument# 115991093; Resolution No. 2020-190; & Resolution No. 2020-191 with the exception of the proposed modifications outlined in the above project summary.

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

The proposed project anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the revised major site plan and major building design application.

6. 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 project will be designed to provide safe, adequate, paved vehicular access to SW 11th Street, further connecting to S. Dixie Highway which is identified as an 80-foot collector on the Broward County Trafficways Map. No proposed improvements are proposed within the S. Dixie Highway Right of Way.

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

The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.

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

As a part of the major site plan and major building design application, the applicant has developed a separate CPTED security plan and CPTED security narrative which addresses all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support. Proposed building Placement, building design, activity areas, landscaping, fencing, and lighting all contribute to addressing the above CPTED principles.

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

The proposed project will comply with all adopted Fire Codes and Standards per the City Code. A perpetual fire access easement per Resolution 2020-191 will be modified to correspond to the proposed revised layout.

10. 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 proposed project is not located within any protected lands, archaeological sites, environmentally sensitive lands, historic sites, wellfield protection zones, or inactive burrow pits as identified by the City's Comprehensive Plan or Broward County's Land Use Plan.

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

The project is located in the South Dixie Highway Industrial Crafts District. The proposed project will be developed as an extension of the existing Captiva Cove Development. It will be most appropriately developed as a Muti-Family Development to provide affordable residential units to support the mixed use corridor as outlined in the South Dixie Highway Industrial Crafts District.

The Project Design Team looks forward to discussing and presenting Captiva Cove III Project with the City of Pompano Beach.

Respectfully Submitted,

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