

January 25, 2023

City of Pompano Beach  
Planning and Zoning Department  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

**RE: Major Site Plan Narrative**  
**2050 Dr. Martin Luther King Jr. Boulevard**  
**KEITH No. 13100.00**

Dear City of Pompano Beach Reviewers,

On behalf of Premium Development Inc. (Applicant), KEITH is pleased to submit this application for major site plan and building design approval. The 3.79-acre property is located at 2050 Dr. Martin Luther King Jr. Boulevard. The site's existing conditions include two (2) folio parcels that are both zoned B-3 General Business with an underlying land use designation of Commercial. Folio 4842-34-00-0271 has a convenient store and billboard sign. Folio 4842-34-00-0270 is vacant with an additional billboard sign. All structures will be demolished for the proposed project which consists of four (4) seven-story buildings totaling 261 units, a parking garage, residential amenities, and green space. The Applicant's new development program will incorporate the billboards; therefore, the billboards are not anticipated to be removed from the property.

The project is permitted as a "moderate density multifamily development" within the B-3 General Business district. The project directly abuts multi-family residential to the east and south; heavy business to the north; and a public utility facility to the west. In connection with the Site Plan application, the applicant is requesting flex allocation for the proposed development. The applicant is using the Broward County Affordable Housing Bonus Density Policy 2.16.3, and is allocating 38 units to be moderate-income restricted for thirty (30) years.

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.

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

PZ22-12000045  
05/03/2023

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 01.14.00 – 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 01.07.19** 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 permitted density in the B-3 zoning with the allocation of flex is 69du/ac - which allows for 261 units. The applicant is requesting 261 units. The dimensional standards have been designed to reflect the B-3 district and Code Section 155.4202. The required setbacks for the Front and Street Side Yards are 0 feet minimum and 20 feet maximum; the Rear Yard is 20 feet, and the Interior Side Yard is 30 feet. Due to the ROW easements along Powerline Road, the Front setback cannot meet the maximum requirement of 20 feet. Per the request of the City, the applicant is agreeing to vacate a portion of the ROW easement to bring the buildings closer to Powerline Road. All other setbacks will reflect the requirements set forth in Code Section 155.4202.**

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.**



PZ22-12000045  
05/03/2023

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 major site plan and 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 Dr. Martin Luther King Jr. Blvd. Powerline Road to the east will not be used for access. A Florida Department of Transportation (FDOT) letter has been received for the previous site plan of 123 units. The applicant is in the process of updating the FDOT letter with the latest site plan of 261 units.**
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.**
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.



PZ22-12000045  
05/03/2023

**The project is not located in a Transportation Corridor Study.**

The Project Design Team looks forward to discussing and presenting 2050 Dr. Martin Luther King Jr. Boulevard Project with the City of Pompano Beach.

Respectfully Submitted,



Tiffany Crump  
Planner II, KEITH

CC: Javier Lorenzo, Premium Development Inc.  
Dwayne Dickerson, Esq., Dunay, Miskel, & Backman, LLP  
Austin Fox, R.A., Austin Fox Architecture LLC

