



June 5, 2019

**SONATA**  
**NE & SE Corner of NW 8<sup>th</sup> Street and N Dixie Highway**

**Project Narrative:**

Paola Florida, LLC, WTLG LLC, and the City of Pompano Beach CRA, is requesting major site plan approval and major building design for a new project named Sonata.

The Project is generally located east of Interstate 95 and North of West Atlantic Blvd, along N Dixie Highway (a designated 80' collector roadway). The Project abuts existing residential development to the west, existing commercial development to the south, N Dixie Highway to the east, and NW 8th Court to the north. The project is within in the Northwest Community Redevelopment Area.

The parcels making up the Sonata project include two northern parcels containing the Tax Folio ID #'s of 484235000130 and 484234000120, a southern parcel containing the Tax Folio ID# of 484235110070 and city owned parcels lying between the south parcel and Dixie Highway Tax Folio ID#'s 484235001210, 484235001220, 484235001230, 484235001240, 484235001251 and 484235001250

In 2019, an Allocation of 100 Flexible Units Application was submitted and approved at City Commission (PZ19-050000005) for this Project Site. Sonata is a 121-unit mixed use development which consists of two project sites with multiple folios totaling 6.87 Acres. The North Site is located along north side of NW 8th Street and the South Site is located along south side of NW 8th Street. The North Site is zoned RM-20 Multi-Family Residential and the South Site is zoned B-3 General Business. The underlying land use of the north site is split between residential (LM-10) and commercial, while the land use on the south site is all commercial.

The North Site consists of (2) three-story multi-family residential buildings with one, two, and three-bedroom units, an outdoor covered gym area, and surface parking. The buildings are lining NW 8<sup>th</sup> Court and Dixie Highway with a gated full access entrance on NW 8<sup>th</sup> Street. The South Site consists of (1) eight-story mixed use residential/commercial building with one, two, and three-bedroom units, commercial/retail space, and surface parking. The building is fronting N Dixie Highway and the site features a full access gated entrance along NW 8<sup>th</sup> Street.

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**P&Z**

**PZ20-12000028**

**1/27/21**

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 Applicant and Design Team believes they have provided competent substantial evidence for the City to support the project as proposed.

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

**Goal 01.00.00** The attainment of a living environment which provides the maximum physical, economic and social wellbeing 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 05.00.00** The areawide availability of structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach and utilize energy efficient design and construction principles and renewable energy resources.

**Objective 01.04.00** Support and promote the intermix of residential and commercial uses along major traffic corridors.

**Objective Urban Infill 01.11.00** Identify Urban Infill Areas and Community Redevelopment Areas, adopted pursuant to Chapter 163, Part III, Florida Statutes within the existing urban service area of the City of Pompano Beach.

**Objective Urban Infill Criteria 01.12.00** Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

**Objective 1.21.00** Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.

**Policy 01.04.01** The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.

**Policy 01.12.04** The City shall utilize flexibility units and reserve units to increase residential densities within the flex and reserve receiving areas when consistent with the community character; adjacent land uses; and public school capacity both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 13.01.10 of the Broward County Land Use Plan.

**Policy 01.16.01** 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.

**Policy 05.08.02** Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Intermodal Centers, Intermodal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration of the Strategic Regional Policy Plan (SRPP).

**Compliance with the Code.** The Applicant has assembled a design team which extremely familiar with the City of Pompano Beach. The design team has met with staff several times to present the project in various conceptual stages. The design team believes the proposed project meets or exceeds all requirements found in the applicable sections of the Pompano Beach Zoning Code.

**Compliance with Sustainability 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 sustainability points. The project intends will meet or exceed the required sustainability point count by constructing within a designated brownfield area and an urban infill area.

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

**Compliance with prior Development Orders.** Complies with all requirements or conditions of any prior applicable development orders;

**Is Issued a Concurrency Certificate.** The Applicant anticipates receiving a concurrency certificate from the City of Pompano Beach. As part of the platting application which The Applicant is processing the team is providing service availability letter from all city and franchised utility companies stating that there are adequate facilities available to provide service.

**Compliance with Broward County Trafficways.** The Project will be designed to provide safe, adequate, paved vehicular access to NW 8<sup>th</sup> Street as identified as a local road on the Broward County Trafficways Plan.

**Complies with Wellfield Protection Ordinance.** The project site is not located with a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.

**Complies with CPTED.** As part of the major site plan and major building design application, the Design Team has developed a separate CPTED security plan and CPTED security narrative which address all of the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

**Complies with Corridor Study.** The Project does not front on any corridors considered in the *Pompano Beach Transformation Plan of 2013*.

The Applicant and the Design Team look forward to discussing and presenting the Project with the City of Pompano Beach.

Respectfully Submitted,

Michael Vonder Meulen, AICP  
KEITH

CC: Josh Tonnesen, Cornerstone Group

