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May 1, 2023

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

Via Electronic Mail: [Frank.Manusky@copbfl.com](mailto:Frank.Manusky@copbfl.com)

RE: Minor Site Plan for Senior Activity Center Parking Lot (2005 NW 9 ST, folio 484234270010)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing The City of Pompano Beach in pursuit of a Minor Site Plan for the above-referenced property. The property is a total of 5.37 acres, located north of NW 9<sup>th</sup> Street, between Powerline Road and Martin Luther King Jr. Boulevard in Pompano Beach (refer to **Exhibit "A"** included with this narrative). Currently, the property has a recently constructed senior activity center, with the west and east sides undeveloped. The applicant intends to develop the east undeveloped side as a parking lot. The Zoning Designation is B-3 General Business District and the Land Use Designation is C Commercial—both which allow accessory commercial parking lots. Please refer to **Exhibit "B"** included with this narrative for a snapshot of the Official Zoning and Land Use Maps.

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Major Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

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

The subject property lies within the C Commercial Land Use designation of the City's Future Land Use Map. According to the City's adopted Comprehensive Plan, community facilities are permitted in this designation. The existing principal use and the proposed accessory parking lot use are consistent with the land use designation in which it will be located.

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

The proposed project includes a parking lot associated landscaping. These uses are proposed wholly within the parcel with the principal use, as well as within B-3 zoning district. The proposed accessory parking lot is permitted in the zoning district it is proposed. The project complies with the use, intensity, and dimensional standards of the

code.

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;

This project is a Minor Site plan. As this property has been recently constructed and the parking lot will be new, the improvements proposed will be compliant with Article 5 of the Code of Ordinances.

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

It is the intent of the City to comply with code fully and submit for permit that meets all other 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 prior approved plans on record that apply as the property has been recently constructed and permitted.

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 is not located abutting a street that is identified on the Broward County Trafficways Plan and no dedications are being proposed or required 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 in or near any wellfield protection zone.

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 not located in an area identified by the City's approved Transportation Corridor Studies.

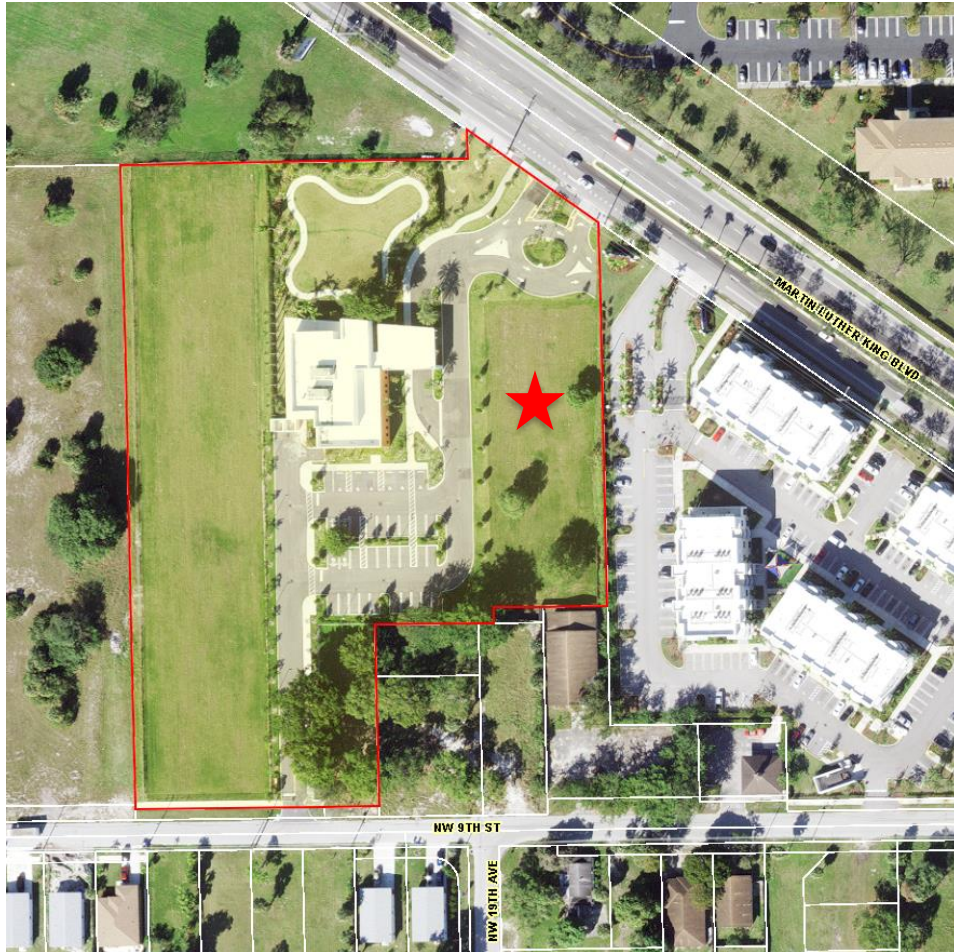
Thank you for your consideration. We respectfully request you grant the property a Minor Site Plan as justified above.

Please do not hesitate to contact me with any questions.



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

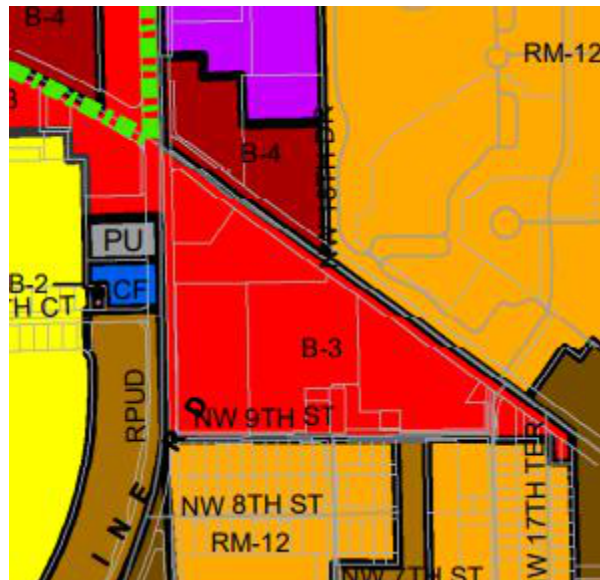
## Exhibit "A"


Location Map

Parcel Id:	<a href="#">484234270010</a>
Owner:	CITY OF POMPANO BEACH
Situs Address:	2005 NW 9 ST POMPANO BEACH FL 33066
Legal:	RENTERIA INC PLAT 166-33 B PARCEL A & B TOG/W N 100 OF S 300 OF W 150 OF E1/2 OF NW1/4 OF SW 1/4 OF NW1/4 OF 34-48-42,& TOG/W POR DESC AS S 200 OF E1/2 OF E1/2 OF NW1/4 OF SW 1/4 OF

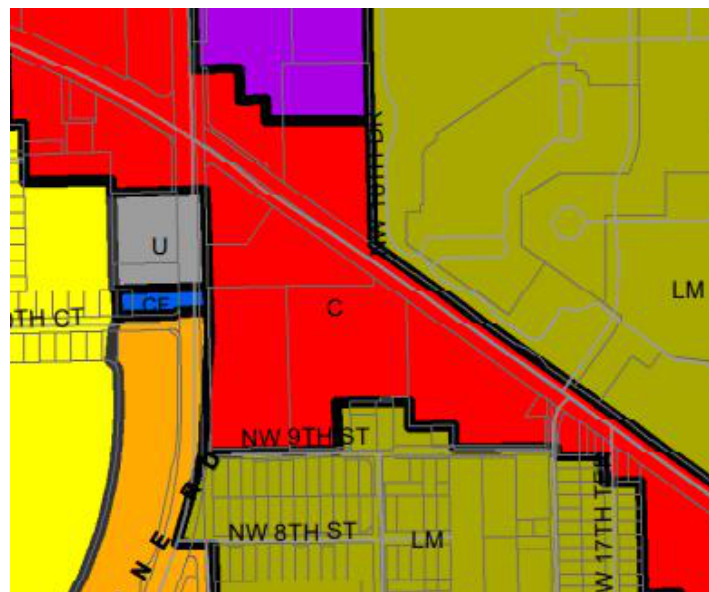
**Exhibit "B"**

Zoning Map Excerpt



 B-3 - GENERAL BUSINESS

Land Use Map Excerpt



 C- COMMERCIAL