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January 6, 2020

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

Via Electronic Mail: Michelle.Corretier@copbfl.com

RE: Minor Site Plan for Akel Parking Lot (NW 6th Street, folios 484235240210 & 484235240200)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant FOAD LLC in pursuit of a Minor Site Plan for the above-referenced property. The property, owned by the applicant, is located at the southwest corner of SW 6th Street and NW 6th Avenue in Pompano Beach (refer to **Exhibit "A"** included with this narrative). Currently, the property to the east of the subject property operates a market that greatly benefits the immediate neighborhood. This lot is lawfully-existing as nonconforming with only 3,844 sq. ft. of lot area and no room for parking. The applicant intends to develop the subject vacant lots as a combined parking lot with shared access to the parcel east. The parking will support the market operating from the lot to the east.

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Minor 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 is currently vacant. The proposed use and site improvements are in conjunction with a Parking Lot (as a principal use). The property is located within DPTOC Land Use category. According to the City's adopted Comprehensive Plan, the DPTOC asks that guiding principles include specific focus on Land Use Compatibility and Connectivity among others. The proposed use is not considered an auto-oriented use as it will function solely to accommodate the adjacent market as accessory. The use is consistent with the DPTOC land use designation.

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

The proposed Parking Lot (as a principal use) is a permitted use in the TO zoning district and 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;

As this property is vacant and being developed as a parking lot, the improvements proposed will be compliant with Article 5 of the Code of Ordinances. Consistent with section 155.5801, the proposed improvements will provide additional green space and drainage that does not exist on the property today. This will reduce the heat index and solar glare, as well as drain the property appropriately as currently it is a gravel lot. Additionally, new landscaping and proper landscaped perimeters will help screen the parked vehicles from view.

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

It is the intent of the property owner 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 is vacant and being developed.

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. As this parking lot will function as accessory to the market on the adjacent lot, the traffic impacts will remain the same.

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.

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 a 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 of 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 Study.

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, ISA-CA, CFM
Land Planner

Exhibit "A"



Folio Number: [484235240210](#)
Owner: FOAD LLC
Situs Address: NW 6 ST POMPANO BEACH FL 33060
Legal: HOGANS SUB 5-5 B LOT 12
LESS PT DESC'D,BEG AT NW
COR,S 12.05,NE 30.51,W 27.96
TO POB BLK 2

Folio Number: [484235240200](#)
Owner: FOAD LLC
Situs Address: NW 6 AVE POMPANO BEACH FL 33060
Legal: HOGANS SUB 5-5 B LOT 11 BLK 2