

## Site Plan Narrative Blanche Ely Estates April 25, 2023

On behalf of Housing Authority of Pompano Beach (Property Owner), KEITH is pleased to submit the Blanche Ely Estates Project for a major site plan and major building design approval. The site is located at the 1600 Block of NW 6<sup>th</sup> Avenue (Blanche Ely Blvd.).

The project is zoned RD-1 (Two-Family Residence) and the Future Land Use Designation is L (Low 1-5 Units per Acre). The adjacent property to the north, east and west are zoned Single Family Residential (SF) and the adjacent property to the south is zoned Single Family Residential (SF) and Community Facilities (CF).

The 11.46-acre vacant parcel has one folio number: 484226460010, and is a part of Liberty Park Neighborhood. The property is platted with a restrictive note that states: "This Plat is restricted to 102 duplex units on Parcel A and Parcel B. A concurrent plat note amendment is being requested in a separate submittal package to allow single family homes.

The applicant is proposing a new thirty-six lot single-family subdivision. The homes will be deed restricted affordable development will feature one to two-story single-family homes (varying in footprint size and configuration) and gated entrance with buffered perimeter landscaping. The main entrance will be on NW 6<sup>th</sup> Avenue.

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 competent substantial evidence has been provided 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. Consistent with the land use designation in the comprehensive plan.*

The land use designation for this property is Residential Low (L) 1-5. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

**Goal 01.00.00** 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 03.00.00** 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, and renewable energy resources.

**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 03.01.00 – Housing to Accommodate Future Population.** The City should provide, through the undertaking or support of public and private development efforts, sufficient housing units through the long-range planning horizon to meet the anticipated population through 2040. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low, and moderate income and those with special housing needs, including homelessness.

**Policy 03.01.01** The City's adopted future land use map shall provide locations for residentially designated property at a variety of density classifications. The relative of parcels with different density designations shall be based on sound planning principles.

**Policy 03.03.01** The City shall continue to include Land Use Plan and Zoning Code designations which allow for manufactured homes. Development proposals shall be reviewed with regard to compatibility to adjacent or surrounding uses and the extent to which the proposal will aid in the de-concentration of poverty, if applicable.

2. *Complies with the applicable district, use, and intensity and dimensional standards of this Code.*

The Applicant has assembled a design team which is 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. A concurrent plat note amendment is also being requested.

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*

Although single family homes are not required to meet the sustainable requirements 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 will meet or exceed the required 10-point sustainability count.

The proposed development has exceeded the required 10 Sustainability Points based on the site plan 16 points listed below will be achieved.

- Infill Development (4)
- Efficient Cooling/Energy Star (2)
- Hurricane Resistant Structural System (4)
- Designated Brownfield Development. The project is located within the NW Community Redevelopment Area (6)

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

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



- 5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.*

There are no active development orders applicable to the proposed development.

- 6. 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 major building design application. The applicant believes the is adequate capacity of water, sewer, drainage, schools, and roads.

- 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 project does not abut a Trafficways. The development is designed to provide safe, adequate, and paved vehicular access between the proposed buildings and public street including a landscape boulevard media entryway.

- 8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance.*

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

- 9. 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 address 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.

- 10. 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.

- 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 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.

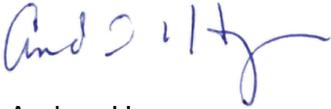
- 12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.*

The proposed project is not located within a quarter mile of any of the corridors identified in the Transportation Corridor study.



The Design Team looks forward to discussing and presenting the Blanche Ely Estates project with the City of Pompano Beach.

Respectfully submitted,



Andrea Harper  
Senior Planner

**DRC**

