

Site Plan Narrative

NW 30th Avenue- Aspire

K# 16500.00

On behalf of the property owner (Broward Partnership for Homeless Inc.), and developer (Green Mills Group), KEITH along with the design team is submitting an application for a Major Site Plan for DRC Approval. The subject site is located at 17300 NW 30 Avenue, Pompano Beach FL 33069. The property has two zoning designations of Community Facilities CF and General Business B-3 with an underlying future land use of Commercial C. The property comprises of (2) folio numbers 484228250050 and 484228250051. The land area is approximately 7.27 gross acres in size and is planned as one unified plan.

This site plan application is being processed as one unified site plan in accordance with the Declaration of Unity but only the east parcel is being developed at this time (484228250051). The subject property is currently vacant, being used as a water retention basin for the homeless shelter, to the west.

Project Background:

The subject site is located on NW 30th Avenue and sits adjacent to the Broward Partnership Pompano Beach Center, which currently operates as a homeless shelter. The site itself is a vacant parcel that functions as a drainage area for the shelter. For this project, coordination is underway with the adjacent property to the south, which is owned by the Broward County Highway and Bridge Department. Efforts are being made to relocate the drainage systems for both the existing shelter and the proposed development to this southern parcel. An agreement has been reached between the developer and the County to accommodate the necessary drainage improvements on that site.

In 2023, the City approved the allocation of additional residential flex units, enabling the development of up to 138 affordable housing units on the 3.0-acre site. This approval was accompanied by the execution of a Declaration of Restricted Covenants, which outlines specific commitments and conditions tied to the project that are being met.

The Broward Partnership for the Homeless, Inc. (BPHI) has secured state financing to bring a much-needed affordable housing initiative to life in collaboration with Green Mills Group, a developer known for sustainable and community-focused housing. Together, they are leading this development to address the housing needs in Broward County. This development is being processed as a unified site plan under the Declaration of Unity, the project satisfies the City's mixed-use requirements outlined in Sec. 155.4202.

Proposed Development:

The proposed development consists of a single eight-story multifamily affordable residential buildings, offering a total of 90 affordable housing units. The unit mix will include a range of studio, one-bedroom, and two-bedroom units.

An outdoor recreation area will be incorporated into the site along the west side of the building, featuring amenities such as seating areas, a designated play space and an outdoor kitchen space. These features will be provided in accordance with the Declaration of Restricted Covenants, ensuring they serve the residents and enhance the overall livability of the community.

The City's Red Line bus route currently includes a stop along Blount Road, directly in front of the NHAC building. In keeping with the commitments outlined in the Declaration of Restricted Covenants, the County's Transit Department is actively evaluating several options to fulfill its transportation obligations along Blount Road. However, a finalized plan has not yet been presented. In accordance with our Voluntary Declaration of Restriction dated January 9, 2023, we reaffirm our commitment to provide rush-hour transportation for residents—between 7:00 AM and 9:00 AM, and again from 4:00 PM to 6:00 PM—to nearby transit hubs until the expanded public transit system becomes fully operational. Additionally, to better serve elementary school students commuting to and from school, the design team is actively collaborating with Broward County to establish a dedicated school bus stop in this area. In accordance with Broward County Schools Policy 5300, school bus transportation is available to school-age children who meet specific criteria. Transportation services are provided to students who reside two (2) miles or more from their assigned school, as well as to those who qualify under applicable state laws and State Board of Education administrative rules.

Per the City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. Below are the responses to the site plan review criteria established in Sec. 155.2407.E

1. Consistent with the land use designation in the comprehensive plan.

The Land Use Designation for this site is Commercial. The proposed development is consistent with the Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies.

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.

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.

Policy 01.14.07 All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.

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 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 03.01.05 Affordable housing will be promoted in a manner which reflects the relative needs of all groups in the city and is oriented toward the goal of deconcentrating poverty and low income tax subsidized housing projects.

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

The applicant has assembled a design team which is familiar with the City of Pompano Beach Zoning Code. The design team believes the proposed project meets or exceeds all requirements found in the applicable sections of the Pompano Beach Zoning 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;

The proposed site plan meet the required Sustainability Points. Based on the plans, the following 10 points are being achieved:

- Hurricane Resistant Structures (4)
- Infill or Mixed-Use Development (4)
- Efficient Cooling/ Energy Star (2)

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

The proposed site plan follows all other applicable standards of the Code.

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

The site plan complies with conditions outlines in the Flex Unit Resolution No. 2023-21, the Declaration of Restrictions and the Deceleration of Unity of Control. It is anticipated that all new development orders issued for the new project will supersede all previous development orders.

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.

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 will be designed to provide safe, adequate, paved vehicular access to adjacent streets. The project is not located along any street identified on the Broward County Trafficways Plan.



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

The project site is located within a wellfield 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 addresses all the 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 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 limits are located within a Broward County Wellfield protection zone. The project will consider mitigation plans in coordination with the City and County.

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

The proposed project is not located within an approved Transportation Corridor Study.

The design team looks forward to working with the City of Pompano Beach for this site plan application. If you have any questions, please contact me. 954-751-1905,



Joselyn Aldas
Planner / KEITH

