

January 10, 2023

Mr. David Recor, Development Services Director  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

RE: **Project Narrative**  
1531-1537 N Dixie Highway, Pompano Beach FL 33060  
Pompano Townhomes  
Folio: 484226470010

**Pompano Townhomes  
Minor Site Plan Narrative**

Dear Mr. Recor,

On behalf of Pompano Beach Community Redevelopment Agency (Property Owner) and Gery Fernandez (Applicant), KEITH is pleased to submit the Pompano Townhome Project for a minor site plan and major building design approval. The site is located 1531 – 1537 North Dixie Highway, Pompano Beach FL 33060. The development proposes to construct two (2) buildings consisting of two (2) stories and totaling ten (10) residential townhome units. The proposed development will also include surface parking for residents and their guests, and improved landscape.

The total site area is 23,783 sq. ft. (.55 acres). per bcpa. The site is currently a vacant parcel and has one folio number: 474226470010 and is part of the Pompano Beach Northwest Community Redevelopment Agency. The property is not currently platted, and a plat determination letter has been issued to the county to determine that platting will not be required.

This site is currently zoned B-3 General Business with and underlying future land use designation of Commerce. Along with this application the design team will also be submitting a flex allocation application to allow for the development of ten (10) residential units.

**Comprehensive Plan:** The design team believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

**Goal 01:** The attainment of a living environment which provided the maximum physical, economical, and social well-being for the city and its residence through the thoughtful and planned use and control of the natural and man-made environments that discourage urban sprawl, is energy efficient and reduced greenhouse gas emissions.

[www.KEITHteam.com](http://www.KEITHteam.com)

**Objective 01.01.00 – Future Land Use Plan and Levels of Service**

Maintain the City's Future Land Use Map consistent with Broward County Land Use Plan to ensure and all development permits issued are consistent with the City and County land use plans and the adopted level of service requirements for the availability of facilities and services can be met. The adopted levels of service standards will be adjusted over time as necessary to address the impact of sea level rise and climate change.

**Policy 01.01.02**

Review all proposals for development or redevelopment and base the approval of the same on the continued maintenance of all adopted Level of Service Standards which may be adjusted over time to address the impact of sea level rise and climate change.

**Policy 01.01.13**

The City shall utilize flexibility units and redevelopment units to increase residential density within the flex receiving area when consistent with the community character; adjacent land use; 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 2.10.01 of the Broward County Land Use Plan.

**Objective 01.04.00 – Major Corridor Land Use**

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

**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 redevelopment units and approval of land use plan map amendments allowing for mixed used and residential developments.

**Objective 01.08.00 – Community Redevelopment Areas**

Amend the Land Use Plan map and zoning map to support new development and redevelopment in the Community Redevelopment Areas.

**Policy 01.08.01**

Follow the recommendation of the Community Redevelopment Plan in all Land Use Plan amendments and rezoning.

**Objective 01.14.01**

The city will promote "Smart Growth" type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transformation systems in an effort to discourage urban sprawl and reduces greenhouse gasses.

**DRC**



**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**

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, materials, and renewable energy resources.

**Objective 03.01.00**

The city should provide, through the undertaking or support of public and private development efforts, sufficient housing units through 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 incomes and those with special housing, including homelessness.

**Policy 03.01.01**

The City's adopted future land use maps shall provide locations for residentially designated property at a variation of density classifications, the relative location of parcels with different density designations shall be based on sound planning principles.

**Compliance with the Code.** The Applicant has assembled a design team of professionals who are extremely familiar with the City of Pompano Beach. The design team has met with staff to present the project at the conceptual level. 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 minor 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.** The project complies with all other applicable codes and standards within the City of Pompano Beach Code of Ordinances.

**DRC**



**Compliance with Broward County Trafficways.** The Project will be designed to provide safe, adequate, paved vehicular access to Dixie Highway as identified on the Broward County Trafficways Plan.

**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 the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

**Complies with Corridor Study.** The project is located in the North Dixie Highway Kendall Crossing. Per the Pompano Beach Transformation Plan, Dixie Highway is well served by transit today and is identified for future premium transit operations (high capacity service with all or part of the route using a fixed guideway such as a streetcar, or rapid bus service that is high frequency with modern/distinctive vehicles and operational enhancements such as traffic signal priority) Shifting development patterns and urban form to be more transit-supportive will improve the viability of significant transit enhancements along the corridor, strengthening transit access to the large workforce along and in close proximity to Dixie Highway. The Kendal Crossing along the Dixie Highway Corridor has several vacant parcels and a need to encourage growth, filling the vacant parcels with multi-family apartments or townhouses supports the existing residential neighborhoods and builds off the recreational opportunities in the Airpark area. Additional residential development along this segment of Dixie Highway will provide housing in close proximity to skilled trade jobs found up and down the corridor.

The Project Design Team looks forward to discussing this request with the City of Pompano Beach.

Respectfully Submitted,



John A Rinaldi,  
Planner, KEITH

CC: Gery Fernandez  
Carlos Fernandez-Devila  
Diego Fernandez-Devila

**DRC**

