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August 3, 2022

City of Pompano Beach, Florida
Development Services Department

Re: 2606 Palm Aire Plat

Dear City Staff:

The undersigned represents Premium 2600 Palm Aire LLC with regard to its application for plat approval for the 2606 Palm Aire Plat. The land included within the plat is approximately 2.22 acres as described in the plat application documents and is located west of Powerline Road at Palm Aire Drive North, as depicted in the following aerial:



Throughout this narrative, the land included in the plat is referred to as the “property” or the “plat,” and the project proposed to be developed on the property, as briefly described here, is referred to as the “project,” the “development” or the “site plan.”

Project Specifics:

The proposed project is a 7-story, 99-unit, mid-rise residential development. The plat will be restricted to 99 midrise units. Access to the plat is provided from publicly-dedicated N. Palm Aire

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Drive to the north. The project will provide 130 parking spaces, including 16 private garages tucked under the building. The project is a contemporary design including 1-bedroom and 2-bedroom units. The building layout and location on the property puts the surface parking behind the building, with lush perimeter and entry landscaping to present the most attractive face of the project to the public. The site plan for the project is in the review process.

Compliance with Review Standards:

- 1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards.** Response: The plat is proposed to be a single parcel; therefore, subdivision regulations addressing the layout of lots and blocks do not apply. The plat abuts a public street (N. Palm Aire Drive), which is 75 feet in width, exceeding the required right-of-way of 50 feet. No additional right-of-way dedication is required. The lot width exceeds the minimum.
- 2. The development complies with all other applicable standards in the Code.** Response: The plat is being processed with a proposed site plan; therefore, compliance with all development standards of the Code are being addressed through the site plan review process.
- 3. The development complies with all requirements or conditions of any applicable development orders (e.g. Planned Development).** Response: The property is not subject to a Planned Development order. The property received an allocation of 99 flex units pursuant to Resolution 2018-104, and is in compliance with that order.
- 4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to the public by deed or grant of easement.** Response: The property does not abut any Trafficways.
- 5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance.** Response: The property is not located in a wellfield protection zone.
- 6. All facilities for the distribution of electricity, telephone, cable television and similar utilities shall be placed underground.** Response: This requirement is acknowledged and is being incorporated into the project site plan and civil plans.

Respectfully,



Tracy H. Lautenschlager
Shareholder

THL:eac

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9/7/2022