

April 4, 2023

Maggie Barszewski, AICP
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Keith Project # 12819.02

**McClinton 25
Plat Narrative**

On behalf of 1207 E. Atlantic, LLC c/o ATEX Group (client), KEITH is pleased to submit this application for plat approval to the City of Pompano Beach. The project site is located at 1207 E. Atlantic Blvd, Pompano Beach, FL 33060. The vacant site sits on a 1.074-acre parcel with one folio number: 4842 3600 0360. The site is comprised of 73,346 gross square feet (1.684 acres), and 46,780 net square feet (1.04 acres). The site is zoned TO-EOD (Transit Oriented – East Overlay District) and has a land use designation of ETOC (East Transit Oriented Corridor). The owner of the property is listed as 1207 E Atlantic LLC.

The site plan application PZ23-1200000 is currently under DRC review. The proposed 47-unit mixed-use development features six (6) townhouse style units, 41 multi-family units, approximately 5,200 square feet of commercial/retail uses on the ground floor, parking, and amenities on a 46,780 square foot (1.074 acres) lot. The plat will be restricted to 41 mid-rise units, 6 townhouse units and approximately 5,200 square feet of retail/commercial space.

The proposed plat complies with the applicable standards set forth in Part 7 (Lots) of Article 5 (Development Standards), of the City of Pompano Beach Zoning Code. A point-by-point response to Plat Review Standards of Section 155.2410.D., is detailed below.

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards.
Response: The plat meets or exceeds all applicable standards in Article 5, Part 7 of the Pompano Beach Zoning Code as shown on the plat drawing.
2. The Development complies with all other applicable standards in this Code.
Response: The applicant believes the proposed Plat is in compliance with all other applicable standards in the Pompano Beach Zoning Code.
3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development).
Response: The development will comply with all requirements and conditions of the Site Plan approval development order when granted.
4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement.
Response: The lots being platted abut three streets: NE 1st Street, NE 13th Avenue and East Atlantic Boulevard, both owned by the City of Pompano Beach. The proposed Plat is adjacent to a Broward County Trafficways. Proper right-of-way width and corner chords will be dedicated as dictated by the City of Pompano Beach.

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance.

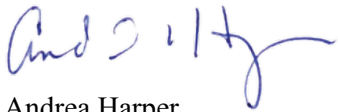
Response: The proposed plat application will comply with all hazardous material licensing required by Broward County and the City of Pompano Beach.

6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

Response: All facilities for the distribution of electricity, telephone, cable television, and similar utilizes, will be placed underground when the property is developed, unless deemed unsafe by FPL.

The KEITH Team looks forward to working with the City of Pompano Beach and Broward County on the McClinton 25 Plat.

Respectfully submitted,



Andrea Harper,
Senior Planner
KEITH