

**Minor Site Plan Amendment Narrative  
2851 Dr. Martin Luther King Jr. Blvd.  
K#14232.00**

On behalf of The Gori Family Limited Partnership (client), KEITH is submitting a minor site plan application to address current code violations on the site and bring the existing site up to City code and standards. The subject site is located at 2851 Dr. Martin Luther King Jr. Blvd and the folio number is 484228000353. The parcel currently has an RV rental business building on it.

The project site currently has two open code violations 1. For extending the parking area without a permit and 2. For the storage of RVs beyond the approved in the ZUC. The project site was cited on 2/15/24 under case number 24-09004402. Note, in discussions with the City of Pompano Beach staff, it was determined that a minor site plan would suffice to address the code violations on site. This minor site plan submittal is to address the outstanding code violations.

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 they have provided competent substantial evidence for the city to support the development as proposed.

**Per City of Pompano Beach an application for a Minor Site Plan must meet the site plan review standards. Those have been addressed below:**

- 1. Consistent with the land use designation in the comprehensive plan.*  
**The land use designation for this property is INDUSTRIAL. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies.**
- 2. Complies with the applicable district, use, and intensity and dimensional standards of this Code.*  
**The Design Team believes the 2851 Dr. Martin Luther King Blvd Jr. project complies with all applicable standards in 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*  
**The applicant feels this requirement is not applicable since the property is owned and operated by the City.**
- 4. Complies with all other applicable standards in this Code.*  
**The Design Team believes the 2851 Dr. Martin Luther King Blvd Jr. project complies with all applicable standards in the Pompano Beach Zoning Code.**
- 5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.*  
**It is anticipated that all new development orders issued for the new project will supersede all**

PZ24-1200014 previous development orders.

09/04/2024

6. *The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances.*

**The proposed site has an existing building, not applicable.**

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 2851 Dr. Martin Luther King Blvd Jr. project will be designed to provide safe, adequate, paved vehicular access between the parking area and NW 28<sup>th</sup> Ter. The site does not directly abut a roadway on the Broward County Trafficking.**

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

**The project site is not 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 minor site plan amendment, the applicant has developed a 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.**

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 site has an existing building. The applicant believes there are no environmentally sensitive lands.**

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

**The project is not located within a quarter mile of an approved Transportation Corridor Study.**

The Project Design Team looks forward to discussing and presenting the 2851 Dr. Martin Luther King Blvd Jr. project with the City of Pompano Beach.

Joselyn Aldas  
Planner  
KEITH

