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November 28<sup>th</sup>, 2023

Development Review Committee  
City of Pompano Beach  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Major Site Plan (GLC 22<sup>nd</sup> @ 31 NE 22 Avenue, Folio 484236011830)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing GLC POMPANO 1 LLC in pursuit of Major Site Plan approval for the above-referenced property. The subject property is 19,575 sq. ft. (0.449 acres) and is located within the TO (Transit Oriented) and East Atlantic Overlay Zoning Districts, as well as within the TO Transit Oriented Land Use designation of the City's adopted Future Land Use Map. The property is located within the MM (0-90 Mixed-Use Main Street Optional Residential Use Area, as well as the Core Sub Area of the overlay. The property will be developed as a mixed-use project with 70 dwelling units and with 1,118 sq. ft. of commercial and office space. The intended end-user of the commercial and office space has not yet been identified. The project is estimated to cost \$18 million with a construction start date in 2025. The subject property is located east of North Federal Highway, between NE 2<sup>nd</sup> Street and Atlantic Boulevard (refer to **Exhibit "A"** location map included with this narrative).

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Major Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

*The subject property currently lies within the TO Land Use designation. According to the City's adopted Comprehensive Plan, residential and retail/office uses are permitted in the TO Land Use, and within the East Transit Oriented Corridor (ETOC).*

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

*The proposed project includes multifamily residential use as well as office/retail uses. The proposed residential use is permitted in the TO zoning district and MM (0-90) Use Area. The project is permitted up to 90 dwelling units per acre, which allows 40 units by right. 30 additional units are being requested as density bonuses related to reduced unit sizes for studios or 1-bedroom units, structured parking, and designation of 10% parking as public, as permitted by code. The project complies with the use, intensity, and dimensional standards of the code.*

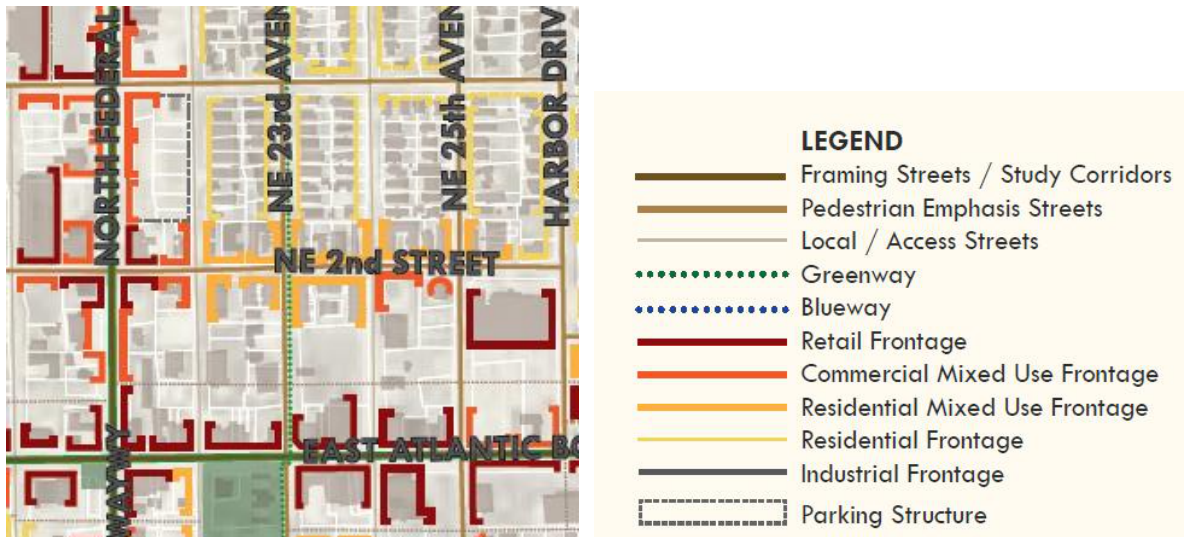
3. Complies with the applicable development standards of this Code (Article 5). While not

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;

*As the property is vacant and will be developed as new, the improvements proposed will be compliant with Article 5 of the Code of Ordinances, including sustainability requirements.*

4. Complies with all other applicable standards in this Code;  
*It is the intent of the property owner to comply with code fully and submit for permit that meets all other building codes.*
5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;  
*There are no prior development orders or prior approved plans on record that apply as the property is vacant and being developed.*
6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;  
*As part of site plan approval, the applicant seeks to obtain concurrency approval.*
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 subject property is located abutting NE 22<sup>nd</sup> Avenue, a street not identified on the Broward County Trafficways Plan. The survey of this property shows 30 feet to the centerline of NE 22<sup>nd</sup> Avenue, which meets the required width for this portion. No dedications are being proposed with the site plan.*
8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;  
*The subject property is not located inside of a Wellfield Zone nor is it designated as a contaminated site.*
9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;  
*The site plan application includes a CPTED Security Plan for the City's review. The property will comply with 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 site plan application includes a Life Safety Plan with fire apparatus turning radii. The property will comply with adopted Fire Codes and Standards.*
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 subject property is not located in or near an Environmentally Sensitive Land identified by Broward County or the city.*
12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

*The subject property is located in an area identified by the City's approved Transportation Corridor Study for Federal Highway. The vision identified in the study does not propose anything specific for this parcel (see below), but does identify the north and south ends of this block as desired retail and commercial mixed-use frontage. The proposal is consistent with the current zoning and land use designations, and meets the intent of the Transportation Corridor Study. The property is not located in any node or hub identified in this study.*



Thank you for your consideration. We respectfully request your assistance in our Major Site Plan and Major Building Design application as justified above.

Please do not hesitate to contact me with any questions.

Paola A. West, AICP, ISA-CA  
Principal, Senior Land Planner

Exhibit "A"



Parcel Id: [484236011830](#)

Owner: GLC POMPANO 1 LLC

Situs Address: 31 NE 22 AVE POMPANO  
BEACH FL 33062

Legal: PINEHURST 5-13 B LOT 5,8,9  
BLK 14