



May 22<sup>nd</sup>, 2024

Development Review Committee  
 City of Pompano Beach  
 Development Services, Planning & Zoning Division  
 100 West Atlantic Boulevard, Dept. 1510  
 Pompano Beach, Florida 33060

PZ23-12000054  
 07/03/2024

RE: Minor Site Plan for Canal Drive Townhomes (3233-3237 Canal Drive, folio 484330030220)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant GESTION MICHAUD 2021 INC in pursuit of a Minor Site Plan for the above-referenced properties. The property is a unified 0.21 acres, located west of North A1A (N Ocean Boulevard) on the north side of Canal Drive and south of Marine Drive in Pompano Beach (refer to **Exhibit "A"** included with this narrative). Currently, the west half has an existing multifamily development that will be demolished, and the east property is vacant. The applicant intends to develop the parcel as one property with a 4-unit townhome building and associated site amenities and improvements. The Zoning Designation is RM-20 Multifamily Residence 20 District, which allows townhomes, and the Land Use Designation is MH Medium High 16-25 DU/AC, which allows between 3 and 5 dwelling units for the combined property.

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 lies within the MH Medium High (16-25 DU/AC) Land Use designation of the City's Future Land Use Map. According to the City's adopted Comprehensive Plan, Residential dwelling units are permitted in this designation at a maximum density that does not exceed 25 dwelling units per gross acre. The proposed residential use proposes 19 units per acre, for a total of 4 dwelling units, consistent with the land use designation in which it will be located.

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

The proposed project includes residential townhomes and associated site amenities. These uses are proposed wholly within the RM-20 Multifamily Residential 20 zoning district. The proposed uses are permitted in the zoning district they are proposed. The project complies with the use, intensity, and dimensional standards of the code. Additionally, both parcels will be unified to further clean up the lot for development.

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;

This project is a Minor Site plan. As this property is being demolished and redeveloped new, the improvements proposed are in compliance with Article 15 of the Code of Ordinances.

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 will be demolished and redeveloped.

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 not located abutting a street that is identified on the Broward County Trafficways Plan. Additionally, Canal Drive is not identified in [Table 100.01(B): Arterial Thoroughfares with Required ROW Width] and the Engineering Division has determined on 4/18/2023 that additional right-of-way is not required. 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 in or near any wellfield protection zone.

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 not located in an area identified by the City's approved Transportation Corridor Studies.

Thank you for your consideration. We respectfully request you grant the property a Minor Site Plan as justified above.

Please do not hesitate to contact me with any questions.



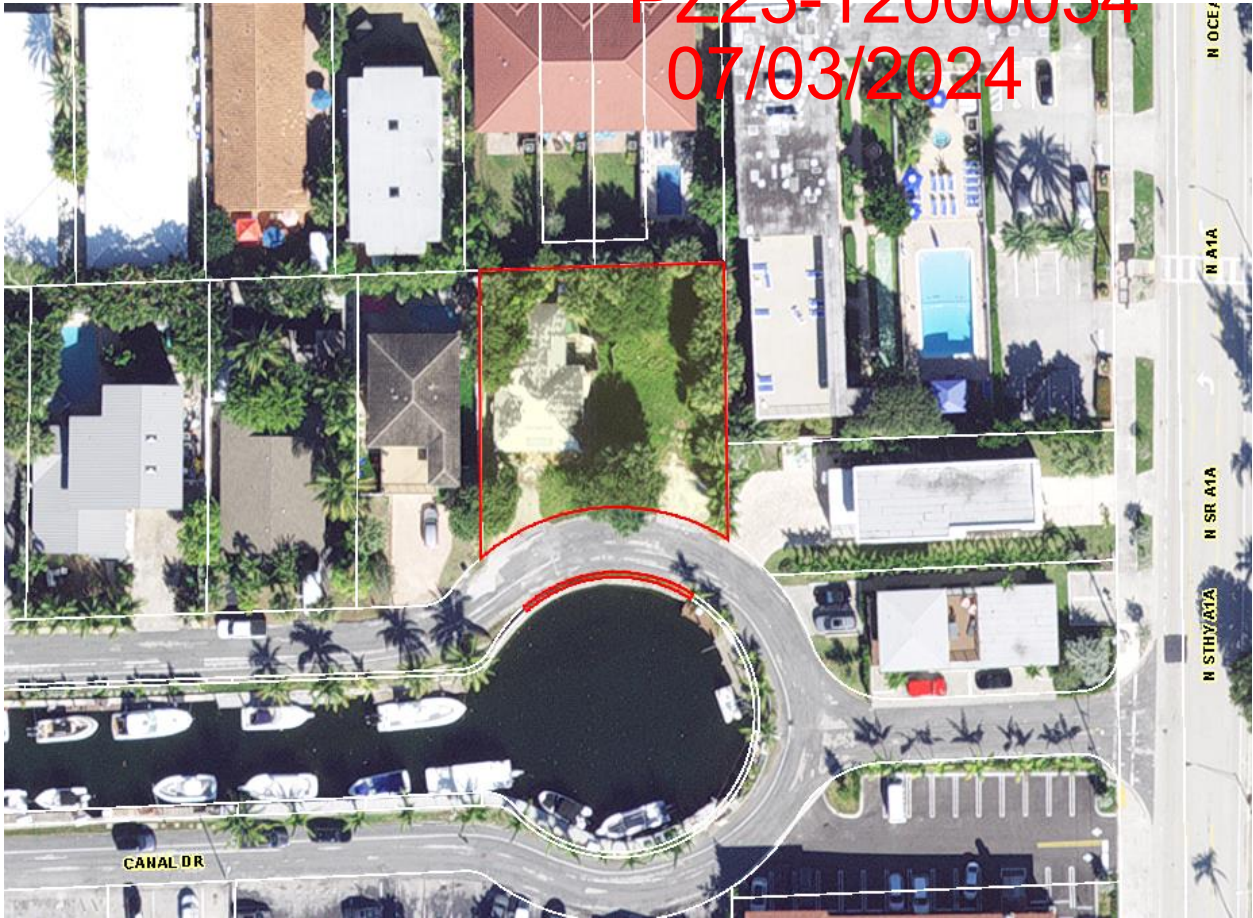
Paola A. West, AICP, ISA-CA  
*President*

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08/06/2025

Exhibit "A"

# DRC

PZ23-12000054  
07/03/2024



|                |  |
|----------------|--|
| Parcel Id:     | <a href="#">484330030220</a>                 |
| Owner:         | GESTION MICHAUD 2021 INC                     |
| Situs Address: | 3233-3237 CANAL DR<br>POMPAÑO BEACH FL 33062 |

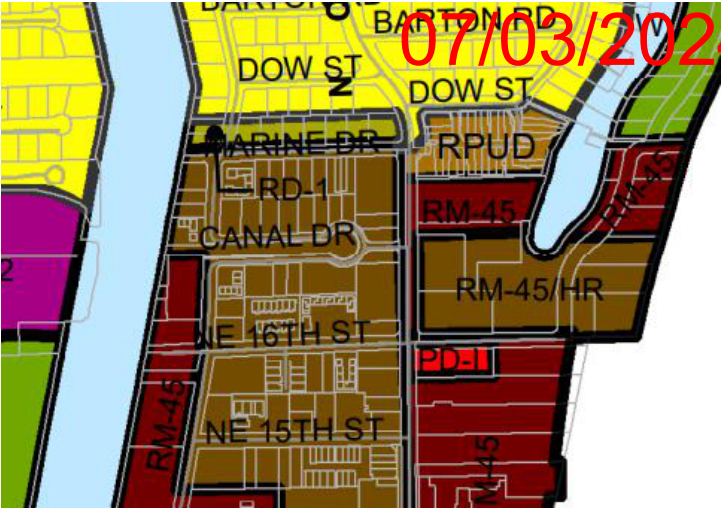
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Zoning Map Excerpt

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07/03/2024



RM-20 - MULTIPLE-FAMILY RESIDENCE

Land Use Map Excerpt

DRC



MH- MEDIUM-HIGH 16-25 DU/AC