

**RAM POMPANO
900-902 SE 1ST STREET**

NARRATIVE

For

CH GLOBAL CONSTRUCTION LLC

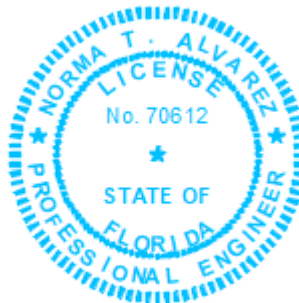
November 2024

CITY OF POMPANO BEACH

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ALVAREZ, P.E. ON THE DATE ADJACENT
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February 12, 2025

Approve by:



Norma T. Alvarez, P.E.
Florida Registration No. 70612

NARRATIVE FOR

900-902 SE 1ST STREET, POMPANO BEACH FLORIDA, 33060

The RAM Pompano property currently consists of 41 apartment units, including 39 one-bedroom units and 2 two-bedroom units. According to the current zoning code, the minimum required off-street parking for residential dwelling units (DUs) with one or two bedrooms is 1.5 spaces per unit.

Based on this requirement, the parking calculation for RAM Pompano is as follows:
41 DUs × 1.5 spaces per DU = 61.5 parking spaces.

When initially designed, the property included 62 parking spaces, thereby meeting the code's minimum parking requirements at the time. However, in 2018, an Administrative Adjustment was granted, allowing a reduction to 56 parking spaces. This reduction was approved to support the integration of enhanced landscaping features, improving the overall aesthetic and environmental quality of the property.

Since the 2018 adjustment, further changes have impacted the available parking. Specifically, three (3) parking spaces were removed to accommodate additional landscaping expansion and to convert a shared parking space into an exclusive garbage dumpster enclosure.

Additionally, the City's requirement to increase individual parking space size has further reduced the total number of spaces. In this proposal, some parking space dimensions are adjusted based on the available capacity in each area, setting the total number of spaces at 51

The 2018 adjustment resulted in a 10% reduction from the originally required parking. This proposal seeks an additional 8% reduction, bringing the total decrease to 18%. The requested adjustment reflects ongoing efforts to balance the property's functional needs with enhancements to communal and environmental features.

- a. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity.

Some factors have contributed to the current parking constraints on the property, including:

1. **Dumpster Area Expansion:** The original plans included a dumpster area measuring 10' x 15'. To comply with modern requirements, including sufficient access for

garbage trucks, this area was expanded to 18' x 25', resulting in the loss of two originally proposed parking spaces.

2. **Inclusion of Green Spaces:** The initial design did not include designated green spaces. To align with contemporary standards, multiple small sod areas have been incorporated, reducing the available parking by 12 spaces.
 3. **Truck Access Circulation:** To ensure trucks, including emergency vehicles such as fire trucks, can maneuver safely within the property without needing to reverse, the site layout was modified to allow circular truck movement. This adjustment required the elimination of two additional parking spaces.
 4. **Increase Required Parking Space Dimensions:** To comply with the city's updated parking space width requirements, the existing parking spaces would need to be adjusted. For example, if the width were to increase by 5 inches, it would require an additional 31 feet in parking length to meet the new standards, representing nearly a 6% increase in space. This increase is particularly challenging for this existing building, as it cannot accommodate the additional space without compromising the green area, truck access circulation, or the dumpster area.
- b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner.

The extraordinary and exceptional conditions mentioned above are not the result of the actions of the landowner. The landowner has worked in good faith to comply with the City's requirements and has made all changes requested to address compliance issues. These efforts underscore the landowner's commitment to meeting applicable standards, despite the inherent limitations of the property, which were established at the time of its original development in 1973.

- c. Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship.

Due to the extraordinary and exceptional conditions outlined in paragraph a., applying the current Code to this property would unreasonably restrict its use and create unnecessary and undue hardship. The modifications made were essential to align the property with updated local codes, prioritizing community safety and quality of life. Reversing these changes would not only be impractical but would also undermine the compliance achieved with the most recent legal standards.

- d. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.

The Variance would not confer any special privilege on the landowner that is denied to other similarly situated properties. This situation arises from advancements in the local codes, which primarily impact properties developed under earlier standards. The requested Variance ensures the property can continue to function effectively within the framework of current regulations, consistent with similar properties benefiting from grandfathered considerations.

- e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure.

The extent of the Variance requested is the minimum necessary to allow for the reasonable use of the property as it currently exists. No additional privileges or changes beyond maintaining the property's current use and configuration are being sought.

- f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit.

The Variance is consistent with the general purpose and intent of the Code and upholds its spirit. This development has been in operation for over 50 years without any documented parking issues, demonstrating that its current configuration adequately serves its needs. It is reasonable to expect that this condition will continue without adversely impacting the surrounding community.

- g. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.

The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, nor would it harm property or improvements in the area or be detrimental to public welfare. The current parking configuration supports public health and safety by enabling garbage trucks to access the development efficiently. Additionally, this layout facilitates the potential entry of emergency vehicles, such as fire trucks or ambulances, ensuring timely assistance to the occupants of the buildings if needed.

- h. The Variance is consistent with the comprehensive plan.

The Variance is consistent with the comprehensive plan, as it supports the continued use of the property in a manner that aligns with the community's established development patterns. By allowing the property to maintain its current configuration, the Variance ensures compatibility with the surrounding area and upholds the

principles of sustainability, functionality, and responsible land use outlined in the comprehensive plan.