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November 1<sup>st</sup>, 2023

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

RE: Minor Site Plan (12 New Single-Family Homes @ NW 10 AV, Folios 484235360059; 484235360058; 484235360057; 484235360056; 484235360055; 484235360054; 484235350010; 484235350011; 484235360049; 484235360051; 484235360052; & 484235360053)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing CERVETERI LLC in pursuit of Minor Site Plan approval for the above-referenced property. The subject property is 82,809 sq. ft. (1.90 net acres) and is located within the RS-4 (Single-Family Residence 4) Zoning District, as well as within the LM and M (Low-Medium 5-10 DU/AC; Medium 10-16 DU/AC) Land Use designations of the City's adopted Future Land Use Map. The property is also located within the Northwest Community Redevelopment Area (CRA) of the city. The 12 properties will individually be developed as single-family lots with single-family homes in each lot. The project is estimated to cost \$2.2 million with a construction start date in 2024. The subject property is located east of NW 4<sup>th</sup> Avenue, between NW 11<sup>th</sup> Street and NW 10<sup>th</sup> Street (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 Minor 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 is approximately a combined 109,195 sq. ft. (2.5 gross acres) and currently lies within the L-M and M residential land use designations. According to the City's adopted Comprehensive Plan, residential dwelling units at a maximum density that does not exceed the maximum gross residential density designated for the parcel of land by the Land Use Plan Map are permitted. As the lowest of the two land use designations permits 5-10 dwelling units per gross acre, the 12 units proposed for the overall 2.5 gross acres meets the minimum density of 12 units and the maximum density of 25 units.*

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

*The proposed project includes single-family residential use. The proposed residential use is permitted in the RS-4 zoning district. The project is permitted up to 10 dwelling units per acre, which allows 25 units by right. As the project proposes 12 code-compliant individual single-family homes within 12 individual lots, 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 not located abutting a street that is identified on the Broward County Trafficways Plan. The survey of this property shows 30 feet to the centerlines of NW 10<sup>th</sup> Street, NW 4<sup>th</sup> Avenue, and NW 11<sup>th</sup> Street, which more than meet the required 25-foot 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. This was confirmed by Eduardo Koenig, Environmental Program Supervisor with Broward County.*
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;  
*A life safety plan is not required for single-family homes. The property will comply with adopted Fire Codes and Standards related to building construction.*
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 Study.*

Thank you for your consideration. We respectfully request your assistance in our Minor Site Plan 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 IDs:** 484235360059; 484235360058;  
484235360057; 484235360056;  
484235360055; 484235360054;  
484235350010; 484235350011;  
484235360049; 484235360051;  
484235360052; 484235360053

**Owner:** CERVETERI LLC

**Situs Address:** NW 10 ST POMPANO BEACH  
FL 33060