

January 29th, 2026

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

RE: Site Plan Application for 3305 SE 5th Street Townhomes (3305 SE 5 ST POMPANO BEACH FL 33062, folios 494306061060 and 494306061050)

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing Applicant 3305 SE 5TH ST LLC, in pursuit of Site Plan approval for a Site Plan proposed at the above-referenced property. The subject property is a total of 21,000 sq. ft. (0.48 acres, located on the east side of Hibiscus Avenue, on the north side of SE 5th ST in Pompano Beach (refer to **EXHIBIT A** included with this narrative). Currently, the property houses 2 vacant buildings (previously an Assisted Living Facility), that will be demolished. The owner ("Applicant") intends to develop the property with 8 townhomes in the Tropical Contemporary architectural substyle, and related site and landscape upgrades. The Zoning Designation is RM-20 Multiple-Family Residence 20 District with an Atlantic Boulevard Overlay District, and the Land Use Designation is MH Medium High (16-25 DU/AC), both of which allow residential townhomes.

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a 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 property is located within the MH Land Use designation of the City's adopted Future Land Use Map. According to the City's adopted Comprehensive Plan, residential dwelling units are permitted 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. The site area is a net 21,000 sq. ft. (0.48 acres), which allows for a maximum of 9 dwelling units. The project is proposing 8.

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

The proposed project is an 8-unit townhome development. Accessory uses will include parking and private yards. 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;

The property is being developed as vacant post-demolition and the project will be developed as new. The improvements proposed will be compliant with Article 5 of the Code of Ordinances, including sustainability minimums.





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;
After demolition, there will be no other applicable development orders or prior applicable approved plans on record.
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. The site is existing and has access to public infrastructure.
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;

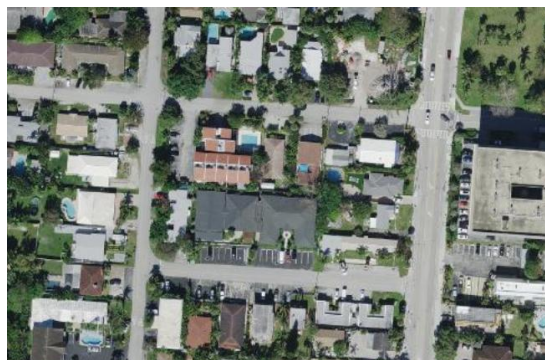
According to Zoning Code section 155.5704.C.2., all lots subject to a Plat, Rezoning, or Major Site Plan approval, as well as lots not subject to Major Site Plan approval but are developing a new structure or increasing an existing structure by 50% of the existing gross floor area, shall dedicate the required right-of-way. City of Pompano Beach code section 100.01(C), property owners required to dedicate right-of-way in accordance with the Zoning Code shall only be required to dedicate half of the applicable right-of-way width to the center line of the street.

SE 5th Street is a local road and measures 25 feet to the centerline of the roadway; thus, no additional right-of-way dedication is needed from this property.

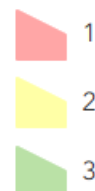
8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The lot is not located within a Broward County designated as a container
<https://www.broward.org/Environment/Wellfield/Pe>

	120'	Zone, nor is it (source:
	110'	
	106'	
	100'	



Wellfield Protection Zones



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 and narrative for the City's review. The property will comply with security strengthening, as well as 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 will include 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 or Protected Natural Land identified by Broward County or the city.

(Source: <https://www.broward.org/Planning/Pages/GIS.aspx>)

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

The subject property is not located along a corridor identified by the City's approved Transportation Corridor Study.

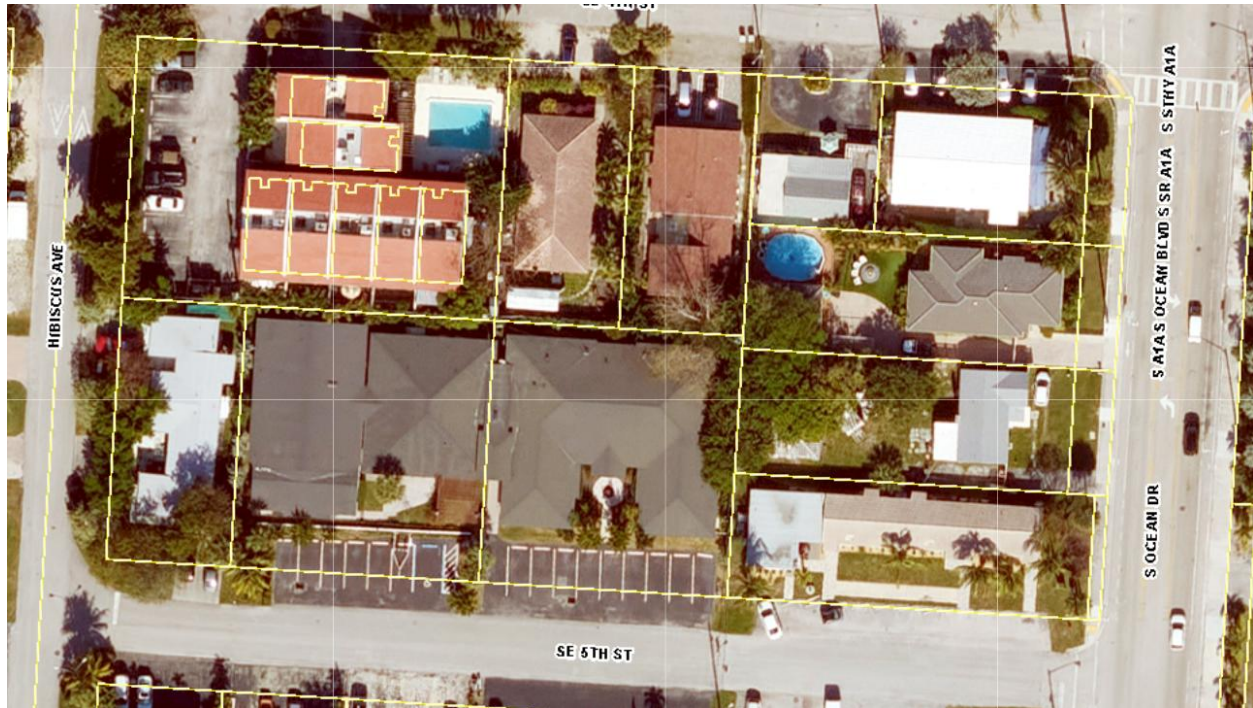
Thank you for your consideration. We respectfully request your assistance in our Minor Site Plan application as justified above.

Please do not hesitate to contact me with any questions.

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Paola A. West, AICP, ISA-CA
President

EXHIBIT A

Parcel Id: [494306061060](#); [494306061050](#)
Owner: 3305 SE 5TH ST LLC
Situs 3305 SE 5 ST POMPANO
Address: BEACH FL 33062