



May 22nd, 2025

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

RE: Atlantico Major Site Plan (2217, 2219, & 2233 E ATLANTIC BLVD POMPANO BEACH
FL 33062, folios [484236012060](#); [484236012061](#); [484236012070](#))

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing applicant ATLANTIC AVE PROPERTY OWNER LLC in pursuit of site plan approval for the above-referenced property. The property is comprised of 3 parcels with a total of 21,838.72 sq. ft. (0.50 acre), located on the north side of Atlantic Boulevard, between NE 22nd Avenue and NE 23rd Avenue within the City of Pompano Beach (refer to **EXHIBIT A** included with this narrative). The property currently houses an office and 2 restaurants. The applicant intends to redevelop the property into a mixed-use development with 75 multi-family residential units and 3,149 sq. ft. of commercial retail uses. The Zoning Designation is TO Transit Oriented Corridor, which also allows both residential and nonresidential uses.

DRC

PZ25-12000020
11/05/2025

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 property is located within the TO Transit Oriented Corridor Land Use designation of the City's adopted Future Land Use Map. According to the City's adopted Comprehensive Plan, residential and nonresidential uses this Land Use designation. The density by right for this site is 45 units total. We are seeking density bonuses 1 (related to public art @20 DU/AC), 6 (related to providing fully-structured parking @20 DU/AC), and 7 (smaller studio/1-bedroom units @ 20 DU/AC). These density bonuses allow the project a maximum of 75 dwelling units total.

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

The proposed project is a mixed-use development with 75 multi-family residential units and 3,149 sq. ft. of commercial retail uses. 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;

While the property is not vacant, the buildings that exist will be demolished 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;
There are no prior development orders or prior approved plans on record that apply, as the property is being developed as new.
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;

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PZ25-12000020
11/05/2025

The subject property is located abutting Atlantic Boulevard, a street that is identified on the Broward County Trafficways Plan. In accordance with the Trafficways Plan, Atlantic Boulevard requires a minimum of 110 feet in this area of the county. 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. Atlantic Boulevard measures 60 feet to the centerline of the roadway; thus, no additional right-of-way dedication is needed from this property.

(Source: <https://www.broward.org/PlanningCouncil/Pages/Maps.aspx>)

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.

(Source: <https://www.broward.org/Environment/Wellfield/Pages/Default.aspx>)

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 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.

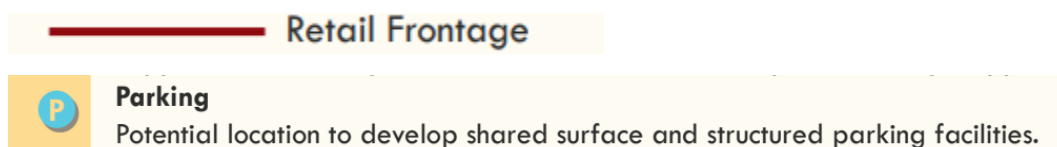
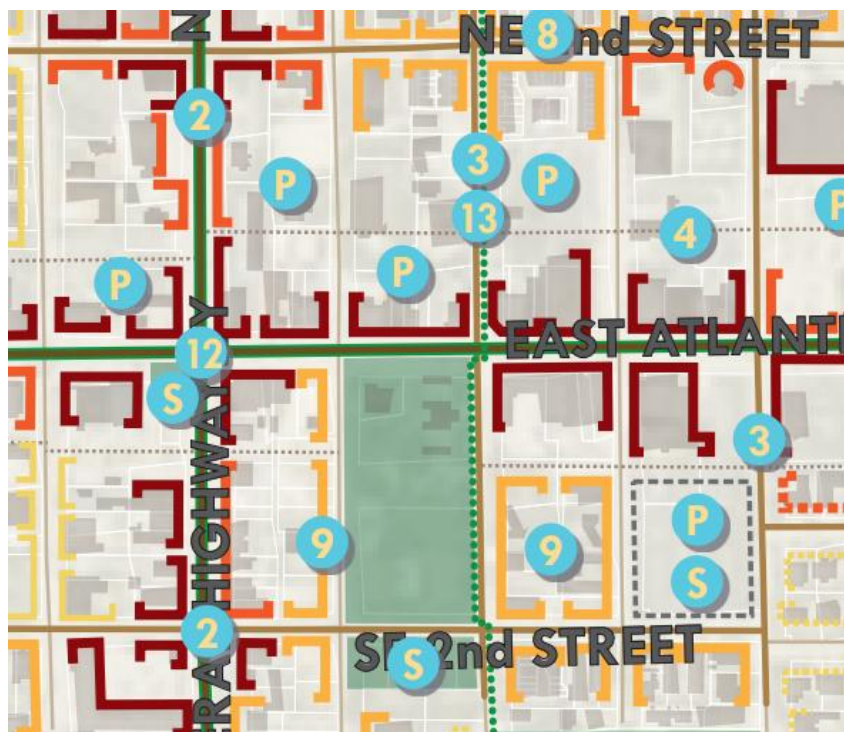
11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

The subject property is not located in or near an Environmentally Sensitive Land identified by Broward County or the city.

(Source: <https://www.broward.org/PlanningCouncil/Pages/Maps.aspx>)

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

The subject property is located in the Atlantic | Ocean section that is identified by the City's approved Transportation Corridor Study for Atlantic Boulevard. The vision identified in the Study calls for "retail frontage" at the southern portion of the site, which this proposal is consistent with. Rear surface or structured parking is part of the vision of this area, another element that this proposal is consistent with.



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
President, Land Planner



EXHIBIT A

Location Map



Parcel Id:	484236012070
Owner:	ATLANTIC AVE PROPERTY OWNER LLC
Situs Address:	2233 E ATLANTIC BLVD POMPANO BEACH FL 33062
Parcel Id:	484236012061
Situs Address:	2219 E ATLANTIC BLVD POMPANO BEACH FL 33062
Parcel Id:	484236012060
Situs Address:	2217 E ATLANTIC BLVD POMPANO BEACH FL 33062