



May 29, 2024

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

RE: Major Site Plan (Patagonia @NW 7th Avenue Pompano Beach FL 33060, folios 484235210250; 484235210260; 484235210240; 484235210230; 484235210200; 484235210210; 484235210030)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY in pursuit of Major Site Plan approval for the above-referenced property. The subject property is 55,010 sq. ft. (1.26 acres) and is located within TO (Transit Oriented) Zoning and Downtown Pompano Beach Overlay District (DPOP), as well as within the TO Transit Oriented Land Use designation of the City's adopted Future Land Use Map. The property is located within the MM-2 Mixed-Use Main Street-2 Use Area, as well as the Edge Sub-Area of the overlay. The property will be developed as a mixed-use project with 32 apartment dwelling units and 4,800 sq. ft. of commercial retail space. The project is estimated to cost \$10-50 million with a construction start date in 2024. The subject properties are located on the west and east sides of NW 7th Avenue, north of Martin Luther King Boulevard (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 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 currently lies within the TO Land Use designation. According to the City's adopted Comprehensive Plan, residential and retail uses are permitted in the TO Land Use, and within the Downtown Pompano Transit Oriented Corridor (DPTOC).

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

The proposed project includes multifamily residential dwelling uses as well as retail uses. The proposed residential use is permitted in the TO/DPOD zoning district and overlay, as well as the MM-2 Use Area. The project is permitted up to 18 dwelling units per net acre, which allows 22 units by right. The remaining additional units are being requested as density bonuses related to public art and other methods as permitted by code. 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 bisected by NW 7th Avenue, a street not identified on the Broward County Trafficways Plan or in section 100.01 of the City of Pompano Beach Code of Ordinances, but is also partially abutting Martin Luther King Boulevard, which is identified on the plan. The survey of this property shows 57 feet to the centerline of Martin Luther King Boulevard, which meets the intended width of 40 feet for this portion as well as meets code section 100.01, Table 100.01(B). The Trafficways Plan indicates the section between I-95 and Dixie Highway is subject to specific plans (more specifically, Map 1 Amendment/PCTW 12-1 for Martin Luther King Jr./Hammondville Road), though the right-of way-width remains a minimum of 80 feet. 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.
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 Corridor Study Transformation Plan.

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"



Parcel Id: 484235210250; 484235210260;
484235210240; 484235210230;
484235210200; 484235210210;
484235210030

Owner: POMPANO BEACH
COMMUNITY
REDEVELOPMENT AGENCY

Situs Address: NW 7 AVE POMPANO BEACH
FL 33060

Legal: NELSON PARK, LOTS 3, 4, 22,
24, 26, 27, 28