



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

February 21, 2023

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

Via Electronic Mail: Frank.Manusky@copbfl.com

RE: Major Site Plan (1350 NW 31 AV, Folios 484233680020, 484233680030)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing AVIARA CORPORATE PARK LLC in pursuit of Major Site Plan approval for the above-referenced property. The subject property is located within the B-3 (General Business) and B-4 (Heavy Business) Zoning Districts, and both are within the C Commercial Land Use designation of the City's adopted Future Land Use Map (refer to **Exhibit "A"** Zoning and Land Use excerpts included with this narrative).

The owner is also concurrently requesting to rezone the southern property from B-4 (Heavy Business District) to B-3 (General Business) as well as seeking Residential Flex allocation for the construction of 245 apartment units with 6,910 sq. ft. of commercial office space. Rezoning the property to B-3 will allow the residential component of the project within commercial land use, subject to a Residential Flex allocation. The subject 5.35-acre property is located just east of NW 31st Avenue and south of Dr. Martin Luther King Jr. Boulevard (refer to **Exhibit "B"** 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 C Commercial Land Use designation. According to the City's adopted Comprehensive Plan, office and business uses are permitted in the C Commercial Land Use, as well as residential uses, subject to City Commission allocation of "flexibility units" and/or "redevelopment 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 both multifamily residential use as well as office/business use. The proposed residential use is permitted in the B-3 zoning, which the combined properties will be zoned. The use is subject to several design standards that will be met.

The project is permitted up to 46 dwelling units per acre, which permits 246 units by right. 245 are being proposed, all as flexibility and redevelopment units. 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 existing uses and structures on this property have been demolished and the site is being developed as new, the improvements proposed will be compliant with Article 5 of the Code of Ordinances.

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 located abutting NW 31st Avenue, a street that is identified on the Broward County Trafficways Plan. In accordance with the Broward County Trafficways Plan, NW 31st Avenue is required to measure an overall 106 feet. The survey of this property shows 53' minimum to the centerline, which meets and, in some places, exceeds the 60' required for this portion. No dedications are required or 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 located inside of Wellfield Zone 3. Per Eduardo J Koenig, Environmental Program Supervisor with the Resilient Environment Department Environmental Permitting Division, if a facility is going to be using, storing, handling or manufacturing any hazardous material or waste, Federal, State, County and City rules exist for the specific materials. Otherwise, no additional requirements apply for being inside the wellfield. The proposal is a mixed-use development with residential and office/business uses that do not include the storing, handling, or manufacturing of

hazardous material or waste; therefore, no requirements apply for being located within Wellfield Zone 3.

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 Transportation Corridor Study, nor is it located in any node or hub identified in this study.

Thank you for your consideration. We respectfully request you grant the property a 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"

ZONING MAP



LAND USE MAP



EXHIBIT "B"



Parcel Id: [484233680020](#)

Owner: AVIARA CORPORATE PARK
LLC

Situs Address: 1350 NW 31 AVE POMPANO
BEACH FL 33069

Parcel Id: [484233680030](#)

Owner: AVIARA CORPORATE PARK
LLC

Situs Address: NW 31 AVE POMPANO
BEACH FL 33069