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May 3, 2021

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

Via Electronic Mail: Pamela.McCleod@copbfl.com

RE: Sabbia Beach, Parcel "B" Major Site Plan (723 N Ocean Boulevard; 484331490020)

Dear members of the Development Review Committee (DRC),

The PlanW3st LLC is representing Fernbrook, Florida LLLP ("Applicant") in requesting a Major Site Plan of the above-referenced property. The property is comprised of one parcel, on the west side of North Ocean Boulevard. The subject parcel is currently used as a sales office for the Sabbia Beach Parcel "A" high rise development on the east side of North Ocean Boulevard. The property is currently zoned RM-20 (Multiple Family Residence 20 District) and is proposed to be zoned RPUD (Residential Planned Unit Development). The Applicant proposes to develop the subject property as a 12-unit multi-family development of superior design with parking and substantial landscaping. Included is a snapshot of the BCPA aerial to this narrative (see Exhibit "A").

The property is bounded by RM-20 (Multiple Family Residence 20) zoning to the west, N Ocean Boulevard to the east, NE 7th Court to the north, and RM-20 (Multiple Family Residence 20) zoning to the south. Across N Ocean Boulevard to the east is RM-45/HR (Multiple Family Residence 45/ High-Rise Overlay District) zoning and across NE 7th Court to the north is RM-20 (Multiple Family Residence 20) zoning. The Applicant is requested RPUD Rezoning approval under application 20-13000007, which received approval recommendation by the Planning & Zoning Board on April 28, 2021.

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 an MH- (Medium-High 16-25 DU/AC) Land Use category. The proposed use, multiple-family residential as defined in the City's Comprehensive Plan, is permitted in the MH land use category.

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

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The proposed development complies with all RM-20 zoning and development standards, except for those requested to be modified under the RPUD rezoning application (density, front setback, and pool location).

3. Complies with all other applicable standards in this Code;

The site plan complies with all other standards of the zoning code.

4. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

There are no prior applicable development orders. The development will be consistent with the RPUD rezoning Masterplan currently in progress.

5. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

This site plan intends to comply with all concurrency requirements of Chapter 154 (Planning) and is designed to do so.

6. 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 property is designed to provide safe, adequate, paved vehicular access.

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

The subject property is not located in or near a Wellfield Protection Zone.

8. 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

9. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

The property will comply with adopted Fire Codes and Standards. Additionally, Fire Prevention has previously reviewed the Master Site Plan under the rezoning request.

10. 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.

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

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The subject property is not located in an area identified by the City's approved Transportation Corridor Study.

We respectfully request you review and recommend approval of the Major Site Plan as justified above.

Thank you for your consideration. Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM
Land Planner

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