

June 2, 2021

City of Pompano Beach  
Planning and Zoning Board  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: Rezoning Application #21-13000002**  
**KEITH Project No. 11963.00**

Dear City of Pompano Beach Reviewers:

Based on comments for April 21, 2021 KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: CALVIN, GIORDANO AND ASSOCIATES**

Major Comments:

1. Provide setback to residential building to the south.

**Response: The setback to residential building to the south is 15' ft.**

2. Verify location of access ingress/egress has been reviewed by FDOT.

**Response: A copy of the FDOT pre-application letter is attached.**

3. Consider moving building north to provide a full 10-foot buffer property to the South.

**Response: The building has been shifted to the north to accommodate 10-buffer on the south side.  
Refer to Sheet Site Plan and Landscape Plans.**

4. Calculate all dimensions on south side to determine what the landscape buffer is proposed to be.

**Response: The landscape buffer is 9' ft. The applicant is requesting a deviation.**

5. Provide information on FAA review (requires planning and zoning board approval)

**Response: The information on FAA review will be provided in the Air Park Obstruction Permit Application.**

A. Consistency with the City's Zoning code and PD-I  
155.2405 Planned Development

1. Provide date/time of neighborhood meeting to City staff and planning consultant.

**Response: Applicant's Attorney will provide date/time for neighborhood meeting to City staff.**

2. Provide title to all land for district to ensure unified control.

**Response: The title will be submitted with DRC resubmittal of rezoning application.**

3. Verify that Mr. James Dugan can sign on behalf of the Condo Association. On BCPA, property shows individual ownership per unit.

**Response: The City's Attorney and the Applicant's Attorney have accepted proper forms of signatures.**

155.3602. General Standards for All Planned Development Districts

a. **Dimensional Standards**

- i. Site area -  
Gross acreage is 3.190 (PD-I)  
Net acreage is 1.815 which equals 45 units/acre (81 units)  
Existing zoning would allow for 143 units = 45 (RM-45)
- ii. Uses: Use proposed mixed-use development
- iii. Number of units proposed: 119 which is 37 units/acre (gross acreage)
- iv. Maximum non-residential floor areas proposed: 3
- v. Minimum lot area is 1.815 acre net; 3.190 acre gross.
- vi. Minimum lot width: 253'
- vii. Maximum impervious surface area: 85%
- viii. Maximum building height: 232', 251' (FAA) vs 105' in RM-45
- ix. Maximum building size: 500,000 GSF
- x. Minimum and maximum setbacks:  
Front: Podium 25' Tower 150' (same as RM-45)  
Street Side: Podium 10' Tower 13' (same as RM-45)  
Interior Side: Podium 10' Tower 16' (same as RM-45)  
Rear: from dune vegetation line 25' (same as RM-45)
- xi. Minimum setbacks from adjoining residential development or residential zoning districts: Not provided
- xii. Identify the general location of the following:  
Individual development areas, identified by land use(s) and/or development density or intensity.

**P&Z**



- Mixed-use high-rise development is being proposed.
- Open space (whether designated for active or passive recreation), including amount, and type of;
- All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems.
- xiii. Improvements proposed within existing rights-of-way for bicycles and pedestrians.

**Response: Acknowledged**

**b. Graphics demonstrating the following:**

- i. Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.

- Main impacts are to properties on the west side of A1A 2 hours after sunrise. Impact to Golden Shores condo to south during summer solstice in the AM.

**Response: A shadow diagram is provided in the application package.**

- ii. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.

- The proposed development does impact view corridors to properties on the eastside of A1A, however, those views are currently impacted by the existing development.

**Response: A view corridor diagram is provided in the application package.**

**c. Modification of development standards -**

- i. Requesting 2 deviations
  - Landscape Buffer
  - Allowable encroachments
  - Providing less pervious area 15% vs 25% in Rm-45, 43% with dune area.
  - Vehicular Use Area landscaping 5% vs 15% in RM-45

**Response: Acknowledged**

- ii. Increased lot coverage 70% vs 60 % in RM-45

**Response: Acknowledged**

- iii. Site is below the maximum of 5 acres. Applicant will be required to request approval by City Commission for reduction in size.

**Response: Comment Acknowledged**

**P&Z**



**d. Provisions addressing how transportation, potable water, wastewater, stormwater management and other public facilities will be provided to accommodate the proposed development**

- i. Proposed development is located in an existing developed area with all the necessary public facilities. Applicant will need to develop new drainage facilities onsite.

**Response: Proposed on-site drainage in the form of two drainage wells, one located north of the north driveway and one located east of the south driveway, is shown on sheet CP-101. Pool deck drainage will be designed by the Landscape Architect and connect to the proposed drainage wells. Roof drains will be designed by the Mechanical Engineer and connect to the proposed drainage wells.**

**e. Provisions related to environmental protection and monitoring;**

- i. The rear of the proposed property is the Atlantic Ocean, the proposed project will comply with lighting requirements for Marine turtle Protection per the City's regulations.

**Response: Proposed development will comply with all lighting requirements for marine turtle protection.**

- ii. The proposed project will include enhanced dune plantings to protect the dune vegetation line.

**Response: Proposed project will include enhanced dune plantings to protect the dune vegetation line.**

**f. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district;**

- i. Superior architectural design

**Response: The proposed development would feature 119 multi-family residential units ranging between 1-4 bedrooms, multiple amenity areas, indoor fitness facilities, lobby and lounge spaces, reception area, a two-story parking garage fronting A1A and full access to the private beachfront.**

- iii. Enhanced pedestrian and bicycle facilities

**Response: A public sculpture garden and plaza with a distinct native landscaping solution connected to a publicly accessible commercial space is being proposed on the corner of A1A and 10<sup>th</sup>. In addition, the development proposes a bicycle storage solution complete with a resident bike shop amenity.**

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**g. Development Phasing Plan:**

- i. Developed in one phase

**h. Conversion Schedule: N/A**

- i. **Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.**
  - Improve public experiences and benefit pedestrians and bicyclists.

**Response: A public sculpture garden and plaza with a distinct native landscaping solution connected to a publicly accessible commercial space is being proposed on the corner of A1A and 10<sup>th</sup>. In addition, the development proposes a bicycle storage solution complete with a resident bike shop amenity.**

- j. **Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;**
  - Native dune shrubs and groundcover are proposed to enhance the existing dune vegetative line.

**Response: Comment Acknowledged**

- k. **On-site potable water and wastewater facilities, and how they will connect to city systems;**

**Response: Proposed water, fire and sewer services are shown on sheet CU-101.**

- l. **On-site stormwater management facilities, and how they will connect to city systems; and**

**Response: Proposed on-site drainage in the form of two drainage wells, one located north of the north driveway and one located east of the south driveway, is shown on sheet CP-101. Pool deck drainage will be designed by the Landscape Architect and connect to the proposed drainage wells. Roof drains will be designed by the Mechanical Engineer and connect to the proposed drainage wells. No connection to the City's drainage system is proposed.**

- m. **All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.**
  - Will provide needed infrastructure for all facilities.

**Response: Comment Acknowledged**

**B. Consistency with City Plans**

- Goals, Objectives and Policies provide consistency with proposed development.

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**Response:** The applicant has provided a narrative with the rezoning application demonstrating the consistency and compatibility with the surround area including all other PD-I development. The application is also consistent with the goals, objective and policies of the comprehensive plan.

**C. Compatibility with Surrounding Areas**

- Proposed development is adjacent to a 1- story condo (Golden Shores) to the south. Maximum buffering and landscaping should be provided. Properties across A1A are 2- stories and will be impacted by shadow of building during AM hours.

**Response:** Acknowledged.

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Engineering has no objections for re-zoning at this time, subject site plan changes from other departments.

**FIRE DEPARTMENT: JIM GALLOWAY**

Status: Review Complete Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. \*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

**BUILDING DEPARTMENT: CARPELO JEBOAM**

Status: In Progress. Comments not available as of 4/12/2021.

**BSO DEPARTMENT: SCOTT LONGO**

Status: In Progress. Comments not available as of 4/12/2021.

**CRA DEPARTMENT: KIMBERLY VASQUEZ**

Status: In Progress. Comments not available as of 4/12/2021.  
Note: this property is not located within the East CRA District.

**UTILITIES DEPARTMENT: NATHANIEL WATSON**

Status Pending Development Order

**P&Z**



1. Please note that additional review and further comments may be forthcoming contingent upon future submittals.
2. The City of Pompano Beach Utilities Dept has no comment at this time with regard to the requested rezoning approval.

**LANDSCAPE DEPARTMENT: WADE COLLUM**

1. Shift location of the building north to edge of setback to alleviate relief and provide the required 10' south landscape perimeter buffer. Suspended pavement will be required if not to provide the maximum soil volume requirements for tree to be installed along that south perimeter.

**Response: Comment Acknowledged**

2. The west parking lot will be required to be shown and meet the minimum code standards as part of the submittal.

**Response: Comment Acknowledged**

3. Comments will be rendered at time of site plan submittal.

**Response: Comment Acknowledged**

4. Provide landscape plans in accordance with 155.5203 for the entire site.

**Response: Comment Acknowledged**

**SOLID WASTE AND RECYCLING: BETH DUBOW**

No comments for this application at this time.

