



COMMENT RESPONSE MEMORANDUM

To: Jean Dolan, AICP, CFM
City of Pompano Beach

From: Scott Backman, Esq.
Christina Bilenki, Esq.

Re: Pompano Fire Station
Commercial Flex Allocation Request Application Comments

Date: November 9, 2020

REVIEWING DEPARTMENT: Planning

Plan Reviewer: Jean E. Dolan, AICP, CFM

Status: Review Complete pending Development Order

1. The Overall Conceptual Site Plan still appears to just be a survey. Please add the buffer details and make this a conceptual site plan with your P&Z submittal as previously requested. This would involve a combination of your landscape plans and the site survey to show how the property will look once the improvements and access from the east and required compatibility buffer on the west are in place. Include a note on the conceptual plan that states "uses in the building will be limited to uses allowed in the B-1 Zoning District".

Response: Overall Site Plan has been revised as requested.

2. As included in the first set of comments, remember to address how garbage pickup will be accommodated in the conceptual site plan.

Response: Garbage pick-up details have been added to the site plan.

REVIEWING DEPARTMENT: Landscape

Plan Reviewer: Wade Collum, wade.collum@copbfl.com

Status: Review complete, pending Development Order.

1. Please provide a conceptual site plan which shows the landscaping proposed.

Response: Landscaping has been added to the conceptual site plan.

2. Provide a Type B buffer per the Residential Compatibility Requirements.

Response: Type B buffer has been added to the site plan.

3. Close off the west entrance into the residential neighborhood and provide irrigation, sod, trees and landscaping along NE 16th.

Response: Conceptual site plan has been revised as requested.

REVIEWING DEPARTMENT: Zoning

Plan Reviewer: Max Wemyss | max.wemyss@copbfl.com

Status: Review Complete, pending Development Order

1. Site Development will be limited to Conceptual Plan per Flex Ordinance.
Response: Acknowledged.
2. For commercial developments, the number of vehicular access points along a street shall be minimized as necessary to protect the function, safety, and efficiency of travel on the street and any associated bikeways and sidewalks. (Section 155.5101.G.3.b)
Response: Acknowledged; access points along a street shall be minimized as required.
3. Commercial development abutting residential uses must comply with Residential Compatibility Standards (Section 155.5604), intended to:
 - a. Provide effective transitions between single-family residential uses and more intense uses;
 - b. Protect the character of existing single-family residential development from negative impacts resulting from more intense adjacent forms of development;
 - c. Limit the excessive consumption of available land through the utilization of large vegetated buffers in favor of development form and design treatments;
 - d. Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; and
 - e. Establish or maintain vibrant pedestrian-oriented areas where differing uses can operate in close proximity to one another.

Response: Acknowledged and complied.