

August 30, 2022

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

**RE: Gateway Luxury Apartments  
Application #: PZ22-05000005  
KEITH Project No. 12697.00**

Dear City of Pompano Beach Reviewers:

Based on your DRC comments dated June 15, 2022, KEITH and the project team offer the following responses to your comments/questions:

**LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM**

Review Status: Review Complete pending Development Order

Comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203 for the entire site at that time.

**Response: Acknowledged.**

**ZONING DEPARTMENT COMMENTS: LAUREN GRATZER**

Review Status: Review Complete pending Development Order

The applicant has concurrently submitted for site plan approval via PZ22-12000008. See this project number for all site plan comments.

**Response: Acknowledged.**

**CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ**

Review Status: Review Complete pending Development Order

Land use for this parcel is Commercial (C) and zoned B-3 (General Business).

"The plans submitted are for 128 unrestricted multifamily residential units. This application for Flex units adheres to the recently adopted Mixed-Income Housing Policy.

It is recommended that applicant present the plan to the NWCRA Advisory Committee & Collier City Civic Association.

**Response: The proposed project was present before the Collier City Civic Center on June 29, 2022. Please refer to the agenda that is included with this submittal.**

CRA is in general support of residential on this site. The CRA encourages the use of County Policy 2.16.3 which offers a generous density bonus of 6 units for every 1 moderate income housing unit deed restricted for 30-years. This would result in the need for only 19 flex units (compared to 128) and is consistent with the City's Mixed Income Housing Policy.

**Response: Applicant is agreeing to use County Policy 2.16.3 and acknowledges that 19 units will be moderate income restricted.**

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PZ22-05000005

10/26/2022

**PLANNING DEPARTMENT COMMENTS: JEAN E. DOLAN**

Status: Review Complete pending Development Order

1. The Applicant is requesting 128 flex/redevelopment units. Though the City has this many units at this moment, our supply is dwindling to the point where the City recently requested and was awarded 500 redevelopment units by Broward County to supplement our nearly empty pool of flex units. These 128 units represent over 25% of that 500 unit allocation. There is a way for the Applicant to generate the residential entitlements while only using 19 of the City's flex / redevelopment units through the use of County Policy 2.16.3. This policy provides for 6 bonus units for every moderate income unit (80-120% of Broward's median income) deed restricted for 30-years. The City would provide 19 flex/redevelopment units that would be moderate income restricted and each of those would result in 6 unrestricted units resulting in 5 more units than the 128 being requested. A voluntary commitment to use Policy 2.16.3 (policy is provided below) would be highly supported by City Staff and the modest dedication of 19 moderate income housing units would be considered a City Staff and the modest dedication of 19 moderate income housing units would be considered a favorable action to address the current affordable housing crisis in South Florida.

**Response: Applicant is agreeing to use County Policy 2.16.3 and acknowledges that 19 units will be moderate income restricted.**

2. Please change the name of the "sheet title" from Overall Site Plan to Conceptual Site Plan.

**Response: Please refer to revised Sheet SP-100 for Conceptual Site Plan title.**

3. Please add the number of units by bedroom size to the Site Data Table and remove the service providers and the ROW dedication (this has not been determined to be 0 as yet); and make sure all the numbers on the Site Data Table match the numbers on the Site Plan which is being reviewed concurrently.

**Response: Please refer to revised Sheet SP-100 for breakdown of bedroom units.**

**BUILDING DEPARTMENT COMMENTS**

Plan Reviewer: Review Status: Review Complete pending Development Order

No comments.

**FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

Review Status: Review Complete pending Development Order

Fire Prevention has no comments at this time.

Additional comments will be provided on the site plan submittal.

**Response: Acknowledged.**

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**UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON**

Review Status: Review Complete pending Development Order

Please note that additional comments may be forthcoming based on the site plan review process.

The site is within the City of Pompano Beach utility service area.

**Response: Acknowledged.**

**SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW**

Review Status: Review Complete pending Development Order

Environmental Services Comments

REVIEW COMPLETE; NO OBJECTIONS TO THIS FLEX APPLICATION

NOTE: Recycling collection is not required, but it is highly encouraged. If this is a rental property, recycling collection service may be obtained from a recovered materials hauler. Rental communities are considered commercial properties for purposes of recycling or garbage collection.

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. or the current City franchise collector.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12 (D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in

Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

**Response: Acknowledged.**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Review Status: Review Complete pending Development Order

No Comments. 5-25-22

**BSO DEPARTMENT COMMENTS: SCOTT LONGO**

Review Status: Review Complete pending Development Order

No Comments

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/

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CPTED Consultant are highly recommended for objective and credible security review integrity. This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

**Response: Acknowledged.**