



10368 W STATE ROAD 84 #101-B
DAVIE, FL 33324

450 E ATLANTIC BLVD
POMPANO BEACH FL 33060

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INTEGRITY. INNOVATION. INVESCA

August 31st, 2016
Robin Bird, Development Services Director
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: KOI – RPUD Amendment – P&Z Responses
PZ 15-13000010
Location: 450 East Atlantic Boulevard
K&A Project Number: 07428.01

Dear Mr. Bird;

Below are our responses to the comments made the Planning and Zoning board on July 18, 2016. The comments address the conditions as per Alternative Motion I.

F. Recommendation:

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the RPUD Amendment request with the following conditions that must be addressed prior to placement on the City Commission hearing agenda:

A) Correct the following errors within the RPUD amendment documents and plans:

1. *The minimum setback of POD B to be 10 feet*

**INVESCA RESPONSE (8.31.16): Minimum perimeter setback for POD-B has been revised to be 10'.
(Please refer to Exhibit PD-1 Conceptual Master Plan and Deviations Tables and RPUD Document)**

2. *Remove references to PD-I*

INVESCA RESPONSE (8.31.16): References to the PD-I submittal have been removed as per the board's request.

3. *The site area stated in General Purpose on the RPUD amendment document*



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INVESCA RESPONSE (8. 31.16): Site area in General Purpose on the RPUD amendment document has been revised to show 8.8 net acres and 9.4 gross acres (Please refer to the RPUD Document)

4. *Delete the Townhouses with 1 - 2 Bedrooms from the Required Parking Table*

INVESCA RESPONSE (8. 31.16): Townhouse with 1-2 bedrooms label in the parking table has been removed. (Please refer to Exhibit PD-4)

5. *List the correct parking requirements for the community building per Ordinance 2013-57*

INVESCA RESPONSE (8. 31.16): Parking requirement for the community center to be 1 space per 400 S.F of office(leasing) and 1 space per 4max. occ (Restaurant). Use for the community center to be dedicated to the residents as amenity space and restaurant. (Refer to PD-4 Master Parking Plan and RPUD document)

6. *Revise Exhibit 'B-4' to reflect POD B proposed with this amendment request on LD-1 plan*

INVESCA RESPONSE (8. 31.16): Exhibit B-4 has been combined with Exhibit PD-1 Master site plan. PD-1 Sheet reflects POD-B proposed with this amendment.

7. *Illustrate the proposed Upper Level Pedestrian Circulation legibly on PD-2*

INVESCA RESPONSE (8. 31.16): Exhibit PD-2 shows the proper illustration for the upper level pedestrian circulation. Fitness path in the upper level to be 7'-0" wide. (Refer to Pd-2 Pedestrian Circulation, Recreation, Open Space)

B) *In order to achieve the intent and purpose of the RPUD District, the project shall demonstrate innovative and creative design to provide a mix of different residential uses, while providing an efficient use of open space. Revise the RPUD amendment documents and plans as follows:*

1. *Increase the required parking space for Loft to be 1.5 spaces per unit.*

INVESCA RESPONSE (8. 31.16): Required parking for Loft units to be 1.5 spaces per unit. (PD-4 Refer to Master Parking Plan)

2. *Provide Guest Parking spaces for POD B and identify them on the Master Parking Plan on PD-4 plan and the RPUD amendment document.*

INVESCA RESPONSE (8. 31.16): Guest parking will be provided on or near POD-B. The applicant believes there will be adequate parking for guest throughout the project either by non-peak hour parking



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for the commercial space, community center or shared guest spaces project-wide. (Please refer to PD-4 Master Parking Plan)

3. *Increase the minimum setback and perimeter landscape width for POD B to be 10 feet*

INVESCA RESPONSE (8. 31.16): Minimum perimeter setback and perimeter landscape width for POD-B has been revised to be 10'. (Please refer to Exhibit PD-1 Conceptual Master Plan and Deviations Tables and RPUD document)

4. *Increase the landscape area width to be 10 feet on the Buffer Detail and Landscape Deviation Table for POD B on LD-1 plan*

INVESCA RESPONSE (8. 31.16): Perimeter landscape buffer POD-B has been revised to be 10'. LD-1 plan information has been incorporated into the PD-1 Plan (Please refer to Exhibit PD-1 Conceptual Master Plan and Deviations Tables)

5. *Increase the width of the walkways and sidewalk to be a minimum of five feet and the fitness trail to be a minimum of seven feet wide*

INVESCA RESPONSE (8. 31.16): The applicant has received waivers from the sidewalk widths as part of the original rezoning application; However, POD B will provide a 5' sidewalk, and a 7' elevated fitness trail. POD B will comply with the pedestrian walkways request. (Please refer to Exhibit PD-1 Conceptual Master Plan and Deviations Tables)

C) *The following notes shall be added to the RPUD amendment documents and plans:*

1. *Landscape deviations illustrated and described on LD-1 plan, relevant to POD B, require new approval as part of the Major Site Plan*

INVESCA RESPONSE (8. 31.16): Sheet LD-1 information was incorporated into the PD-1 Master sheet. The landscape deviations were approved as part of the original rezoning. There are no additional deviations being requested with this rezoning application. The applicant is now also providing the 10 foot perimeter as required by code instead of the previously approved shared buffer and fitness trail.

2. *POD B's landscape design shall be innovative and sustainable to meet the intent and purpose of the PD District.*

INVESCA RESPONSE (8. 31.16): The applicant will provide proof of sustainability at the time of permitting. (Please refer to RPUD Document)



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3. The proposed POD B shall demonstrate innovative solutions for storm water management.

INVESCA RESPONSE (8. 31.16): Innovative strategies for storm water management for POD B will be presented at the time of site plan approval. (Please refer to RPUD Document)

4. The vehicular access clearance height for the proposed pedestrian bridge shall be approved as part of the Major Site Plan.

INVESCA RESPONSE (8. 31.16): Vehicular access clearance height will be part of the site plan approval to comply with vehicular fire access. (Please refer to RPUD Document)

D) Provide the following documents to the Development Services Department:

1. Revised Plans per A, B, and C above

INVESCA RESPONSE (8. 31.16): Plans have been revised as per A, B, C above.

2. Modified HOA documents (language must be consistent with the proposed development)

INVESCA RESPONSE (8. 31.16): Governing documentation (HOA) for Ethos will be prepared and submitted for review after acceptance of proposed site plan due to the inherently specific nature of the documents and exhibits that reference design specific characteristics i.e. site plans and floor plans of the development. HOA documentation for the initial phase of KOI (phase 1) were prepared in the same chronological order. Once the governing documents are completed the developer will submit them to the City of Pompano Beach for record.

3. Exhibits listed in the PRUD amendment document

INVESCA RESPONSE (8. 31.16): Exhibits will be provided to the development services department.

E) Clarify the proposed uses for the Community Center Building. Prior plans have shown a restaurant while other plans have shown a fitness room.

INVESCA RESPONSE (8. 31.16): Community center building first level will have resident amenities such as lounge area, billiards, and TV area. Second level will be a fitness room and spa room, and third level will be open space for gatherings and a restaurant/cafe. (Please refer to Maximum non-residential use table in Exhibit PD-1 Conceptual Master Plan and Deviations Tables and RPUD document)

F) The applicant will take the necessary steps to achieve the stepping, to preserve the privacy of the neighbors as well as improve Atlantic Blvd as much as possible with this project.



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INVESCA RESPONSE (8.31.16): Invesca will comply with the request. The design shows the stepping in south of the building to preserve the privacy of the neighbors. The buildings on Atlantic Blvd will have a commercial component enhancing the pedestrian activity along the Blvd.