



Staff Report

File #: LN-67

PLANNING AND ZONING BOARD MEETING/LOCAL PLANNING AGENCY

Meeting Date: APRIL 28, 2021

SABBIA BEACH PARCEL B REZONING

Request: Planned Development Rezoning
P&Z# 20-13000007
Owner: Fernbrook Florida, LLLP
Project Location: 730 N Ocean Blvd
Folio Number: 484331DE0010
Land Use Designation: MH (Medium High 25-46 DU/AC)
Zoning District: RM-20 (Multiple Family Residence 20)
Commission District: 1
Agent: Paola A. West (954-529-9417)
Project Planner: James Hickey, Consultant, with Scott Reale(954-786-4667) /
scott.reale@copbfl.com

Summary:

The applicant is requesting to rezone a property from RM-20 Multiple-Family Residence (RM-20) to Residential Planned Unit Development (RPUD). This property is 0.72 gross acres and consists of one parcel. The general location is the southwest corner of N Ocean Boulevard (A1A) and NE 7th Court. The request is to demolish the existing structure on site which was used for a sales office for the Sabbia Beach Condominium and construct a 12-unit, 3-story residential development with a proposed density of 17 units per gross acre.

The RPUD district is intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space. The project aims to provide additional redevelopment and value to the north beach area.

RPUD's are required to have a minimum of 5 acres; however, this requirement may be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas or promote a community goal when more conventional development would result in more difficult or undesirable development. The Commission would need to consider waiving this requirement if the RPUD application is approved.

Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:

1. City staff and its planning consultant (Calvin Giordano & Associates) reviewed the DRC submittal for this rezoning. A DRC meeting was scheduled for January 20, 2021 and comments were provided to the applicant the week prior to the meeting. The applicant declined to attend the DRC meeting to discuss comments. Attached to this application is the response of the applicant based on staff's comments.
2. The property is platted on the Pompano Beach Residences Plat (Plat Book 176, Page 166) and as part of the plat, a portion of the east side of the property was dedicated as right-of-way.
3. The site is 0.47 net acres and 0.72 gross acres.
4. The Zoning and uses of adjacent properties are:

Property	Adjacent Property	Zoning District	Existing Use
Southeast corner of N Ocean Blvd (A1A) and NE 7 th Court	North	RM-20	Church
	South	RM-20	Parking lot
	East	RM-45HR	Condominium
	West	RM-20	Condominium

5. The RPUD application requests a maximum of 3 stories not to exceed 35 feet. This property is located within the Airpark Overlay District and the proposed height is not considered an obstruction to the air space or the approach path for the Airpark.
6. The height of neighboring buildings is:

Direction	Building / Height	Maximum height allowed by Zoning
North neighbor	St. Gabriel Church (1-2 stories)	35 feet
South neighbor	Parking Lot	35 feet
East neighbor	A1A, and Sabbia Beach (19 stories)	105 feet*
West neighbor	Oceanside Apartments Co-op (3 stories)	35 feet

**This property is located within the High-Rise Overlay District. Properties within the overlay district may exceed 105 feet, subject to certain conditions.*

7. The Land Use Designation is MH (Medium High) which allows a maximum of 25 dwelling units per acre, the zoning district (RM-20) limits the property to 20 units per acre and is based off the "net acreage." The formula for calculating density in the zoning code is based off the total land area within the property lines, which limit the number of units allowed on the property to 9 units. The current RPUD proposal requests 12 units which is a density of 17 units to the "gross acre," which includes a portion of the right-of-way abutting the property.

8. The proposed RPUD is not proposing an increase in height.

	RM-20	Proposed RPUD
Maximum Number of Units	9	12
Density	20 units/ net acre	17 units/ gross acre 26 units/ net acre
Building Height	35	35
Front Yard Setback	25	20

9. Site History: The parcel has most recently been used as a sales office for the Sabbia Beach Condominium while the building was under construction. Now that the building is complete, the Condominium association sold the property to the current owner. The parcel was annexed into the City of Pompano Beach in 1971 and has always had a multiple-family zoning designation according to records provided by the applicant.

PLANNED DEVELOPMENT REVIEW STANDARDS

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and the PD Plan with the review standards in Section 155.2402.C, Site-Specific Zoning Map Amendment Review Standards and the standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.

§155.2404.C. Site-Specific Zoning Map Amendment Review Standards

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

- 1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans;

Staff Analysis: The rezoning is consistent with the following Goals, Objectives & Policies (GOPs) in the Future Land Use Element of the City’s Comprehensive Plan.

01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

01.03.02 Require residential densities of zoning districts to be consistent with the densities on the Future Land Use Map.

01.03.11 Consider the compatibility of adjacent land uses in all Land Use Pl

rezonings.

01.03.05 All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

01.03.12 The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

01.06.01 Consider the impacts that land use amendments, rezonings or site plan approvals have on natural resources and historic properties.

01.16.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

B. Use Standards

Principal uses allowed in a RPUD district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city-adopted plans, and the purpose of the RPUD district, and shall comply with Appendix A : Consolidated Use Table, and the use-specific standards in Article 4: Use Standards.

Staff Analysis: The RPUD district is intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, while at the same time providing and efficient use of open space. The project aims to provide additional redevelopment and value to the north beach area and be constructed to be consistent with the RM-20 zoning to the north, south and west of the site as well as the RM-45H east of the proposed site.

C. Intensity and Dimensional Standards	
District area, minimum (acres)	5 ¹
Density, maximum (du/ac) ²	To be established in PD Plan—see Section 155.3602.A, PD Plan
Floor area ratio (FAR), maximum	
Lot area, minimum (sq ft)	
Lot width, minimum (sq ft)	
Impervious surfaces, maximum (% of district area)	
Individual building size, maximum (sq ft)	To be established in PD Plan—see Section 155.3602.A, PD Plan
Building height, maximum (ft) ^{3,4}	
Setbacks, minimum (ft)	
Setback from abutting RS zoning district or existing single-family dwelling use, minimum (ft)	
<p>NOTES:</p> <p>1. May be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development would result in more difficult or undesirable development.</p> <p>2. Residential development may not exceed the maximum gross density established by the Land Use Plan for the Residential land use classification.</p> <p>3. Except for RPUD development whose prior zoning district was RM45-HR, the maximum building height shall not exceed 65 feet.</p> <p>4. For developments who are restricted to a maximum 65 feet height, the height may be increased to 85 feet provided after 60 feet in height the front façade is stepped back 20 feet. The resulting 20 foot space must be usable plaza or patio space.</p>	

Staff Analysis: Applicant has provided the intensity and dimensional standards for the proposed RPUD district. The majority of the standards (minimum lot area, minimum lot width, impervious surfaces, building height, pervious area, and street, interior side, side and rear setbacks) are all consistent with the existing RM-20 district. The applicant is requesting an increase to the number of units on the site from 9 to 12 units. Below is a table depicting the number of units, density and front yard setback requirements for the proposed RPUD which are explained in detail under the Deviations section below.

	RM-20	Proposed RPUD
Maximum Number of Units	9	12
Density	20 units/ net acre	17 units/ gross acre 26 units/ net acre
Front Yard Setback	25	20

Proposed Deviations from RPUD zoning

- **Front Yard Setback.** Request reduction from 25 feet to 20 feet.
Staff Analysis: Applicant states that the loss of the area in the front of the parcel for right-of-way dedication has reduced the parcel greatly making it difficult to develop the proposed development in the existing footprint. The reduction in the front setback will assist in maintaining the rear setback directly adjacent to an existing residential development.
- **Density.** Applicant is requesting a total of 12 units versus a maximum of 9 within RM-20 zoning.
Staff Analysis: The existing RM-20 zoning district calculates the density of a parcel based on the parcel size (also known as net density) multiplied by the density of the zoning district (20 units to the acre) which would equal 9 units (0.47 acres x 20 units/acre = 9 units). All planned developments within the City of Pompano Beach calculate residential density using gross acreage, which is the total parcel area and 1/2 of any public right-of-way that is adjacent to the property. Based on that calculation, the net acreage (parcel size) of the site is 0.72 making the allowable density 17 units to the acre (0.72 x 17 units/acre = 12 units).
- **Pool Location.** Applicant requesting location within front setback.
Staff Analysis: The request to move the pool is based on the rear yard not having sufficient space to provide the pool area and the necessary landscaping for the parcel to the east. Also, the pool location would not impact the existing neighbors and provide for more air and circulation as it is located on the southeast corner of the site.
- **5- Acre Minimum.** Applicant requesting approval by City Commission for reduction in size.
Staff Analysis: RPUD request is based on large area of site (2,426 square feet) dedicated for right-of-way purposes.

Development Standards

D. Development Standards	
The development standards in Article 5: Development Standards, shall apply to all development in RPUD but some development standards may be modified as part of the PD Plan if consistent with the general purpose of the RPUD district and the comprehensive plan, and in accordance with the means of modification noted below.	
Development Standards	Means of Modifying
Access and circulation	Specify in PD Plan
Off-street parking & loading	Specify in Master Parking Plan
Landscaping ¹	Specify in Alternative Landscaping Plan
Tree preservation	
Screening	Specify in Alternative Screening Plan
Fences and walls	Specify in Master Fencing Plan
Exterior lighting	Specify in Master Lighting Plan

Multifamily residential design	Modifications prohibited
Commercial and mixed-use design	
Industrial design	
Residential compatibility	
Sustainable design	Specify in PD Plan
Signage (Ch. 156, Sign Code)	Specify in Master Sign Plan
NOTES: 1. Internal uses shall not be required to provide perimeter buffers.	

Staff Recommendation: All requirements of a PD Plan are graphically demonstrated in the RPUD application package which includes exhibits, plans and a survey unless stated below.

Access and circulation - Access from the site will be from an ingress/egress from NE 7th Court on the northwest corner of the site.

Off-street parking and loading - Off-street parking and loading will be located within the first floor of the proposed building. According to the submittal, the proposed development includes 22 parking spaces on the groundlevel and 18 are required by code. Therefore, there are 4 additional spaces above the required number for this development to allow for additional owner and/or visitor parking.

Landscaping - Applicant has provided a landscape plan with the rezoning application. Applicant must follow requirements of Article 5, Development Standards of the City's Code.

Screening, fences, and walls - Applicant plans on installing fencing on the east and south side of the development around the pool area and will follow requirements of Article 5, Development Standards of the City's Code.

Lighting - Not identified in RPUD application. Applicant will follow requirements of Article 5, Development Standards of the City's Code.

Design and compatibility - Not identified in RPUD application. Applicant will follow requirements of Article 5, Development Standards of the City's Code.

Sustainable design - Not identified in RPUD application. Applicant will follow requirements of Article 5, Development Standards of the City's Code.

Staff Conditions:

P&Z REVIEW AND RECOMMENDATION

The development as currently proposed is consistent with the City’s Comprehensive Plan. The RPUD seeks to allow more units on the property than the existing RM-20 zoning district would permit. The density adopted for the majority of zoning district’s “Intensity and Dimensional Standards” in Article 3 are calculated using the net density, which is described earlier in this report under “Proposed Deviations from RPUD zoning.” Through the Planned Development approval, the calculated density is assessed using gross density, resulting in the actual units per acre in the proposed RPUD to be 17 units to the acre (12 units proposed in the RPUD versus 9 in the RM-20). The requested Deviations will reduce the front setback from 25 feet to 20 feet due to the larger right-of-way dedication required by the plat and the intent of the development to maximize the setbacks and landscape areas to the west of the property. In addition, the request to relocate the pool area to the front (east) of the property will reduce noise impact from adjacent neighbors and also help to maintain a landscape buffer to the west property line. The density requested is in keeping with the adjacent residential properties. Although below the 5-acre minimum size requirement, the proposed development is in keeping with PD requirements within the City’s Chapter 155 - Zoning Code.

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 modification of the RPUD rezoning request as the Board finds that rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies and the purpose of the Residential Planned Unit Development (RPUD) district purpose.

Alternative Motion II

Table this application for additional information as requested by the Board

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the goals, objectives, and policies of the Comprehensive Plan.

STAFF RECOMMENDS ALTERNATIVE MOTION I

Staff finds that there is sufficient information to support this rezoning request. The applicant has worked with City staff to provide the necessary information to show that the rezoning meets the intent of the Future Land Use goals, objectives, and policies, the purpose of the Planned Development and the RPUD district purposes.

CITY OF POMPANO BEACH AERIAL MAP



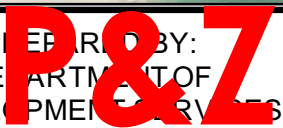
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4/22/2021

KeeDan

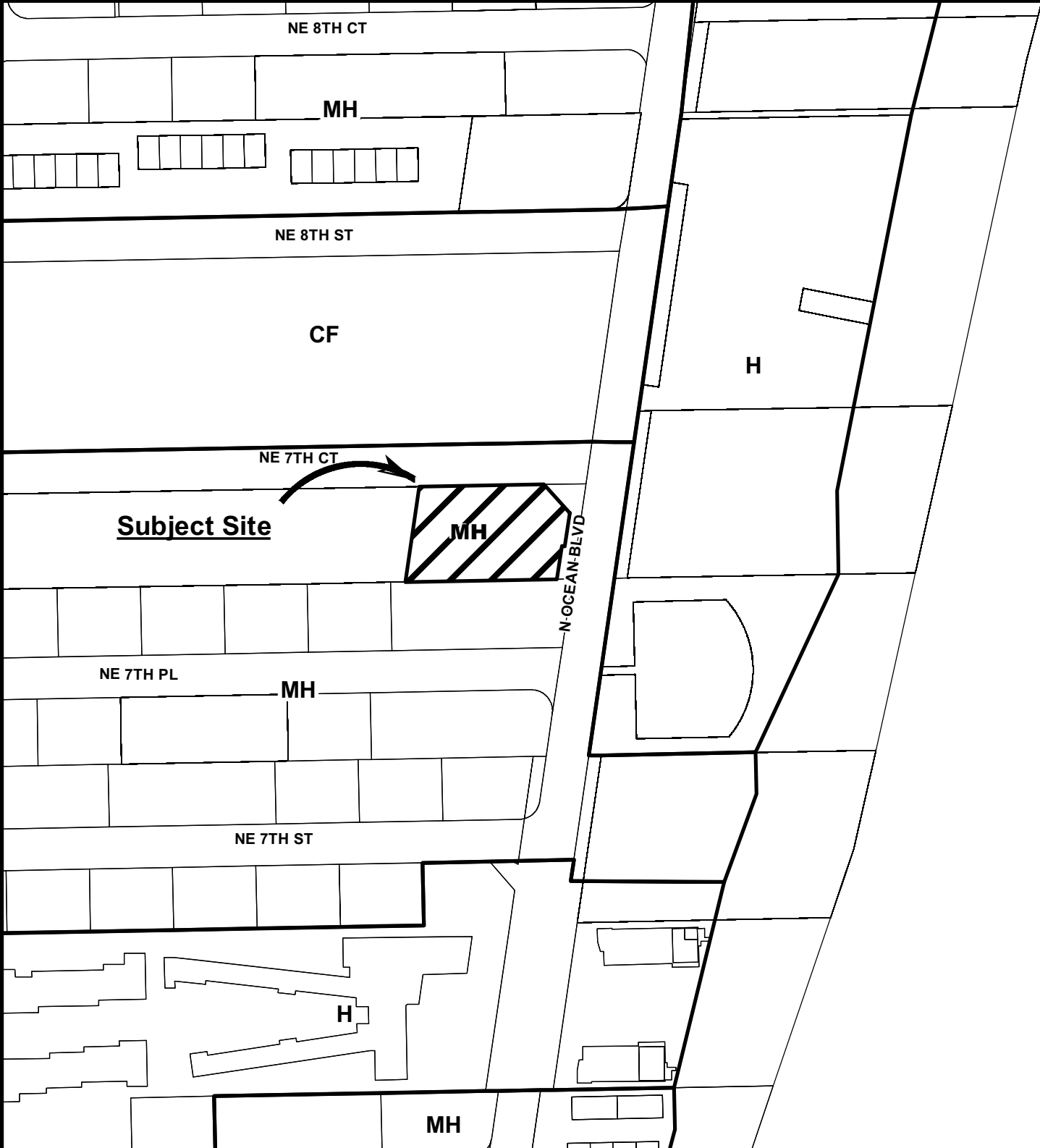
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES



PZ20-1300007
4/28/21

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



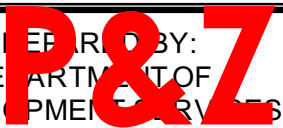
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4/22/2021

KeeDan

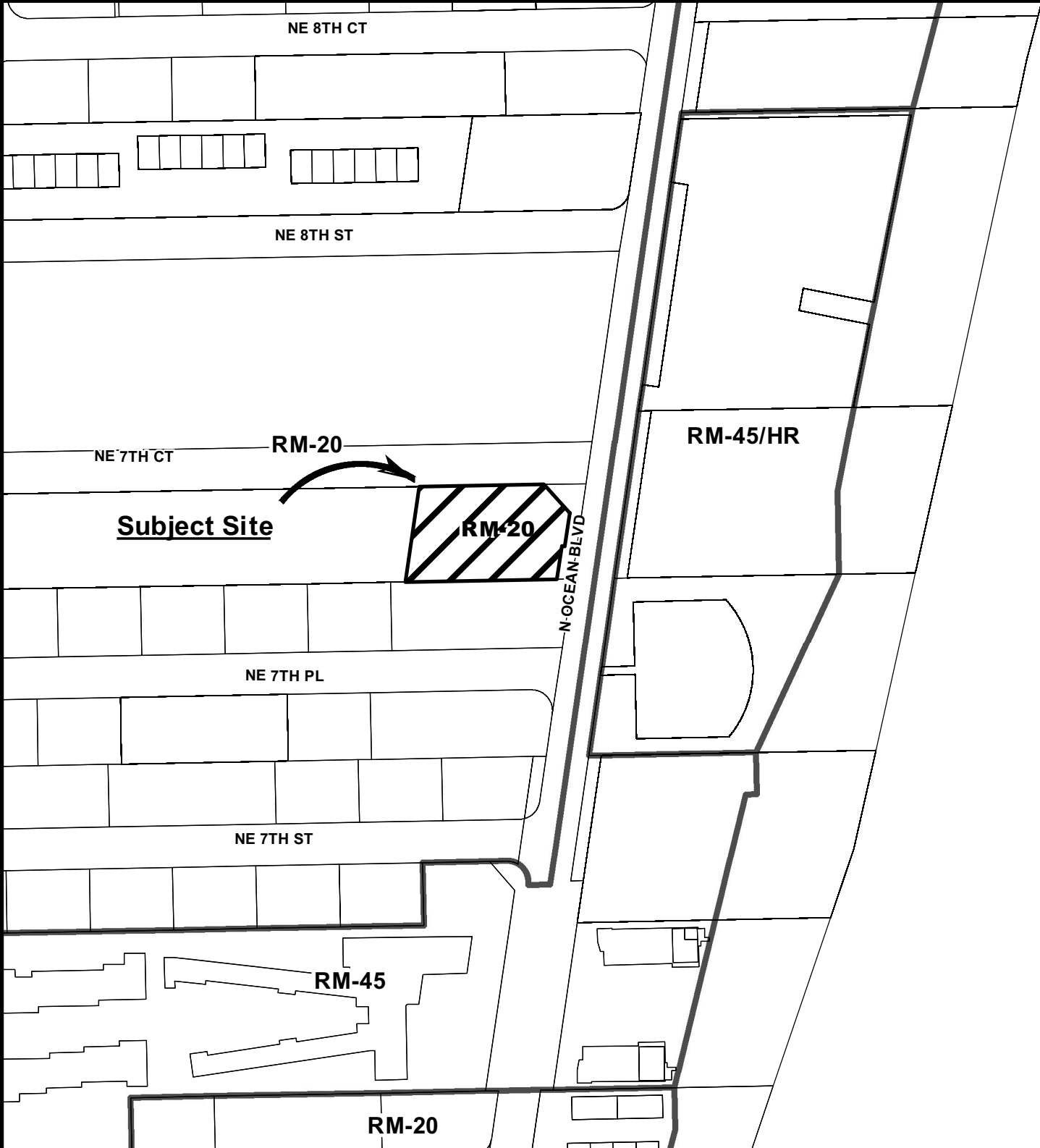
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES



PZ20-1300007
4/28/21

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



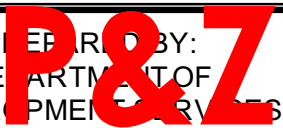
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4/22/2021

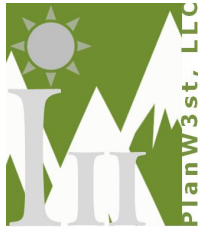
KeeDan

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES



PZ20-1300007
4/28/21



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

Legal Description

POMPANO BEACH RESIDENCES PLAT, PARCEL B

Folio Number

484331490020

Owner

FERNBROOK FLORIDA LLLP

Site Address

723 N OCEAN BLVD POMPANO BEACH FL 33062



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

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723 N OCEAN BLVD POMPANO BEACH FL 33062

P&Z

PZ20-1300007

4/28/21



Rezoning Review

Rezoning		
Site Specific	4	Planned Development

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Rezoning	Pre-Application Meeting (Required)	DRC Review	P&Z Review	City Commission Review (2 Readings)	Ordinance from the City Commission

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

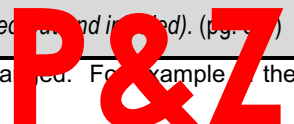
PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input type="checkbox"/>	One (1) completed application with original signatures. (pg. 3)*
	<input type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 4)*
	<input type="checkbox"/>	Electronic Signature Affidavit (unless a 3 rd party digital signature is utilized). See P&Z webpage for instructions .
	<input type="checkbox"/>	Application Fee as established by resolution of the City Commission. See Appendix C - Fee Schedule in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	Site Specific	Planned Development	
	<input type="checkbox"/>	Current survey (with flood information)	<input type="checkbox"/>
<input type="checkbox"/>	Legal Description (Digital copy in WORD)	<input type="checkbox"/>	Legal Description (Digital copy in WORD)
<input type="checkbox"/>	Location map indicating land use and zoning districts of all abutting properties	<input type="checkbox"/>	Location map indicating land use and zoning districts of all abutting properties
<input type="checkbox"/>	Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in PDF)*	<input type="checkbox"/>	Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in PDF)*
<input type="checkbox"/>	Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 1)	<input type="checkbox"/>	Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 1)

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed. For example, if the property ownership changes, the owner's certificate and application will need to be revised with the city file.





Rezoning Review

Rezoning	
<input type="checkbox"/> Site Specific	<input checked="" type="checkbox"/> 4 Planned Development

155.2404. SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING)

(Below is a summary of Section 155.2404. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

- I. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

PROCEDURE

1. Pre-Application Meeting with a Planner.
2. Review and comment by the Development Review Committee.
3. Recommendation by the Development Service Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing
5. Final decision by the City Commission, following a quasi-judicial public hearing.

155.2405. PLANNED DEVELOPMENT

(Below is a summary of Section 155.2405. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

Applications to rezone to a PD District shall be reviewed based on the following standards:

1. Standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.
2. Section 155.2404.C - Site-Specific Zoning Map Amendment Review Standards

PROCEDURE

1. Pre-Application Meeting with a Planner.
2. Review by the Development Review Committee
3. Recommendation by the Development Service Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing
5. Final decision by the City Commission, following two quasi-judicial public hearings





100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4679 Fax: 954.786.4666

Rezoning Application

Rezoning Review

Rezoning			
<input type="checkbox"/> Site Specific		<input checked="" type="checkbox"/> Planned Development	
Street Address: 730 N Ocean Boulevard		Folio Number: 484331DE0010	Current Zoning: RM-20
Subdivision: Pompano Beach Residences	Block: NA	Lot: Parcel B	Proposed Zoning: RM-20
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		If Yes, give date of hearing and finding: 20-17000007, no hearing	
Date of Pre-Application Meeting: 12/14/2020			

Site Data		
Project Name: Sabbia Beach Parcel B		
Acres: 0.47	Number of units (Residential): 12	Total square feet of the building (Non-Residential):

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): PlanW3st, LLC	Business Name (if applicable): Fernbrook Florida, LLLP
Print Name and Title: Paola A. West	Print Name and Title: Nazareno B. Salvatore, President/Secretary
Signature:	Signature:
Date: 10/26/2020	Date: December 16, 2020
Street Address: 10152 Indiantown Road, Unit 159	Street Address: 723 N Ocean Boulevard
Mailing Address City/ State/ Zip: Jupiter, FL 33478	Mailing Address City/ State/ Zip: Pompano Beach, FL 33062
Phone Number: 954-529-9417	Phone Number: 954.781.9700
Email: pwest@planw3st.com	Email: dsalvatore@fernbrookhomes.com
Email of ePlan agent (if different): pwest@planw3st.com	



OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application for rezoning.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: Fernbrook Florida, LLLP
(Print or Type)

Address: 723 N Ocean Boulevard
Pompano Beach, FL 33062
(Zip Code)

Phone: 954.781.9700

Email address: dsalvatore@fernbrookhomes.com

[Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 16th day of December, 2020 by means of
 physical presence or online notarization.

Fitret Mucollari
NOTARY PUBLIC, STATE OF FLORIDA



Fitret Mucollari
(Name of Notary Public: Print, stamp, or Type as Commissioned.)

Personally know to me, or
 Produced identification: _____
(Type of Identification Produced)



PD PLANS CHECKLIST

*****THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER.*****

PD PLAN DRAWN TO ONE (1) INCH EQUALS TWENTY (20) FEET WHERE PRACTICAL AND INCLUDE THE FOLLOWING:

General Information:	
<input type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers.
<input type="checkbox"/>	A statement of planning objectives for the district.
<input type="checkbox"/>	Legal description of property.
<input type="checkbox"/>	Property lines clearly shown
<input type="checkbox"/>	Computation - Gross acreage
<input type="checkbox"/>	Computation – Net acreage

Master Plan showing the general location of the following:	
<input type="checkbox"/>	Individual development areas, identified by land use(s) and/or development density or intensity
<input type="checkbox"/>	Open space (whether designated for active or passive recreation), including amount, and type of
<input type="checkbox"/>	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
<input type="checkbox"/>	Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains
<input type="checkbox"/>	On-site potable water and wastewater facilities, and how they will connect to city systems
<input type="checkbox"/>	On-site stormwater management facilities, and how they will connect to city systems
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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

Dimensional Information (may be shown on Master Plan or in a separate document):	
<input type="checkbox"/>	Land area
<input type="checkbox"/>	Types and mix of land uses
<input type="checkbox"/>	Maximum number of residential units (by use type)
<input type="checkbox"/>	Maximum nonresidential floor area (by use type)
<input type="checkbox"/>	Proposed Principal Use(s) from Appendix A: Consolidated Use Table



100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4679 Fax: 954.786.4666

Rezoning Application

<input type="checkbox"/>	Proposed Accessory Use(s) from Appendix A: Consolidated Use Table)
<input type="checkbox"/>	Proposed Temporary Use(s) from Appendix A: Consolidated Use Table)
<input type="checkbox"/>	Minimum lot area
<input type="checkbox"/>	Minimum lot width
<input type="checkbox"/>	Maximum impervious surface area
<input type="checkbox"/>	Maximum building height
<input type="checkbox"/>	Maximum individual building size
<input type="checkbox"/>	Minimum and maximum setbacks
<input type="checkbox"/>	Minimum setbacks from adjoining residential development or residential zoning districts

Additional Information:	
<input type="checkbox"/>	Modifications of Development Standards
<input type="checkbox"/>	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development
<input type="checkbox"/>	Provisions related to environmental protection and monitoring
<input type="checkbox"/>	Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district
<input type="checkbox"/>	Development Phasing Plan
<input type="checkbox"/>	Conversion Schedule
<input type="checkbox"/>	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

DEVELOPMENT STANDARDS PLANS shall include the following (if standards are different than standard Code requirements):	
<input type="checkbox"/>	Master Parking Plan*
<input type="checkbox"/>	Alternative Landscaping Plan*
<input type="checkbox"/>	Alternative Screening Plan*
<input type="checkbox"/>	Master Fencing Plan*
<input type="checkbox"/>	Master Lighting Plan*
<input type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points*

*Mark checklist n/a if not applicable.

Submissions to the City Commission may require additional sets of drawings and documents.

OCEAN 723

PD Document



Paola A. West, PlanW3st LLC | Gustavo J. Carbonell, Architect/Planner P.A.



I. INTRODUCTION & HISTORY

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The parcel of land located at 723 North Ocean Boulevard is currently known as Sabbia Beach Parcel "B" ("Subject Property"), to be named "OCEAN 723". The Subject Property is owned by Fernbrook Florida LLLP ("Applicant"). This parcel of land consists of a total of 0.47 net acres. The Subject Property is generally located east of the Intracoastal Waterway and West of N Ocean Boulevard (A1A), between NE 7th CT and NE 7th Place in Pompano Beach. A survey of the Subject Property has been provided in **Exhibit I**. The property is located in the Beach neighborhood. The Subject Property is currently unified with the parcel to the east, located at 730 N Ocean Boulevard, which is known as Sabbia Beach Parcel "A". The Subject Property was temporarily serving as a construction office and now serves as a sales office to the Sabbia Beach Parcel "A" Multi-family development. As that development is now completed, the Applicant wishes to reunify the parcels and develop the Subject Property as a separate, lower scale multi-family development. In order to provide a superior development than the minimum code would allow, the Applicant is seeking Rezoning approval from the Multiple Family Residence 20 (RM-20) Zoning District to a Residential Planned Unit Development (RPUD) Zoning District. Additionally, in order to provide for a superior development, Applicant is requesting a waiver of the 5-acre minimum as required by code section 155.3603(C).

The property was annexed into the City in 1971 via Ordinance 71-28. The Subject Property was zoned RC-1L (Multiple Family Residential) after annexation as shown in the City's historic 1975 zoning map (refer to **MAP A**). The site is currently used as a sales office with accessory parking for the Sabbia Beach Parcel "A" development to the east. The Applicant successfully developed the property to the east as a 69-unit multifamily high-rise development and now seeks to develop this parcel as well. The Applicant is not requesting to include noncompatible uses in this Rezoning application.

Map A.- City of Pompano Beach Official Zoning Map, dated 1975.



This property has been zoned multifamily since its annexation in 1971. At the time of annexation, there was no maximum or minimum density cap. The property was rezoned from RC1 (designation prior to annexation) to RC-1L (after annexation) between 1957 and 1975, and then rezoned again to RM-20 sometime between

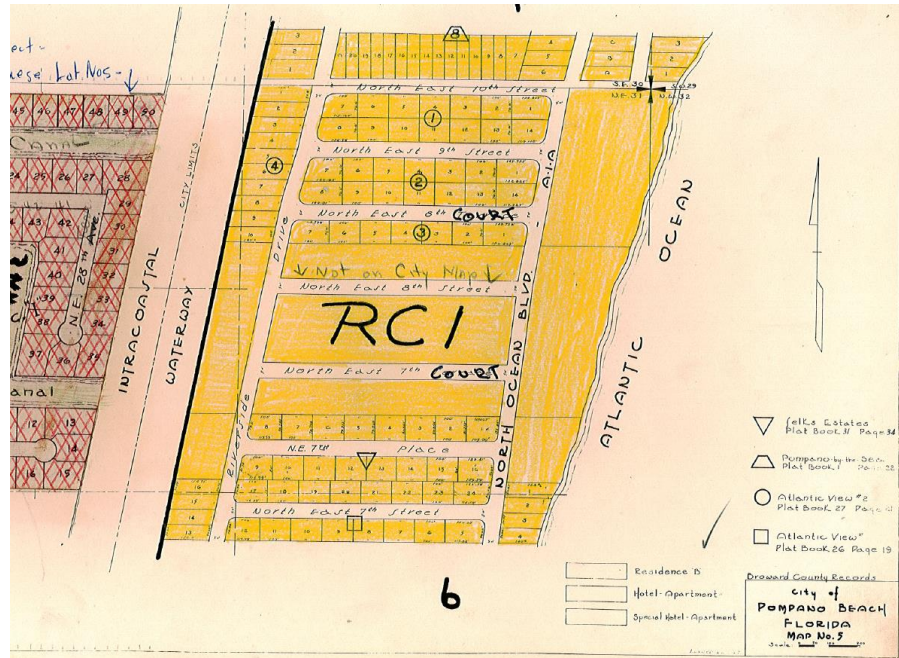
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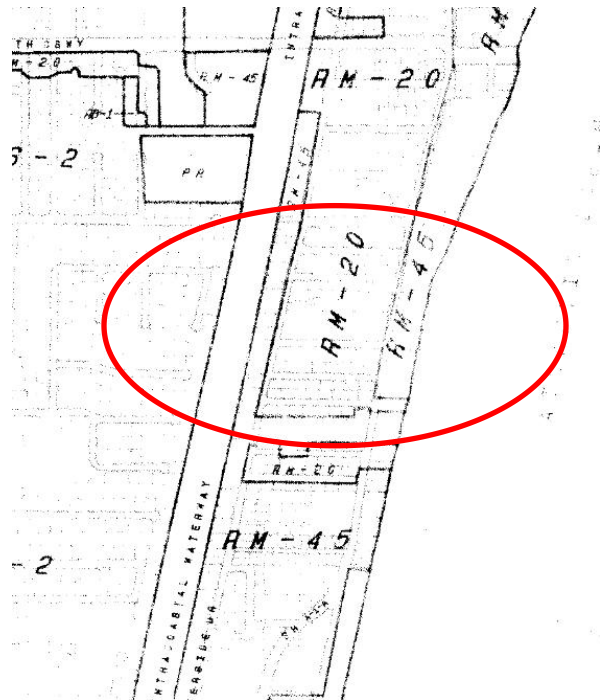
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1975 and 1994 (see **Maps A, B, & C**). Multiple family was always intended in this area, though the density was not planned as density caps did not exist when the lots were created.

Map B.- City of Pompano Beach Historic Zoning Map, dated 1957.



Map C.- City of Pompano Beach Historic Zoning Map, dated 1994.



The master site and master landscape plans, which combined make up the PD Plan, are included in this

II. GENERAL PURPOSES OF PLANNED DEVELOPMENT ZONING DISTRICTS

A. General Purpose

1. The request reduces or diminishes the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots. While designing the project to meet the RM-20 by-right zoning density of 9 dwelling units would not require rezoning, the proposed building design would look like every other project in the area. The site would propose the minimal landscape permitted by the code and would propose the most basic parking lot layout that would not completely screen it or buffer it from adjacent views. The proposed project not only provides a superior architectural design of the building, but also goes above and beyond landscape minimums (in quality, quantity, and in installation size), as well as provides for the maximum buffering and screening of the project's parking areas.
2. The request allows greater freedom in the use of the site. The proposed development provides vehicular access from the northwest side of the lot (from NE 7th Court) into a screened parking garage. Since the plat restricts vehicular access to the northwest corner of the site, (49 lineal feet maximum, going from west to east), there is no additional freedom in providing additional access into the site. Although the lot is only slightly over the 100' minimum required width, the proposed development is providing the full 10-foot buffers on the north, west, and south sides. The buffers are proposed to be robust with landscape material of superior quantity and quality. The pool is proposed to be located on the southeast corner of the site, also buffered from adjacent views. This location was chosen as the west side (rear) is too noisy for the adjacent neighbors and it is also too small of an area for a pool. The building would need to shift east causing a greater principal structure setback encroachment into the front yard, rather than a minor encroachment for an accessory structure or use. Additionally, the proposed location takes advantage of the breeze coming in from the southeast since the sun in the afternoon is too hot to use the pool or deck without proper ventilation. Finally, on the west side (rear) the pool would be in the shadow during most of the morning and mid-day hours, rendering it practically useless as an amenity.
3. The request allows greater freedom in providing a well-integrated mix of land uses in the same development. No mixed-use development is being proposed with this rezoning request. The proposed development provides 12 apartment dwelling units with accessory parking and site amenities. 12 units are being proposed rather than the 9 that are permitted by right under the RM-20 zoning district. The 12 dwelling units being proposed are less than the 14 that would be permitted by utilizing the MH (Medium-High) land use density. To make the site and parking work, 12 dwelling units would be the maximum for the property. All 12 apartment units are proposed to be 2-bedroom units, ranging from 1,433 sq. ft. to 1,645 sq. ft in unit floor area.
4. The request allows more efficient use of land. No additional streets or alteration of streets is being proposed with this rezoning request. The current use is a sales office with parking and the proposed use is a multi-family development, consistent with the current zoning and land uses. Additionally, the property as it exists, has the benefit of being located along a state road, yet providing access into the property from a local road.

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5. The request promotes environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features. The existing development currently includes landscaping that was installed with the development of the sales office for the development to the east. The proposed development will relocate and reuse the landscaping that is existing on the site currently. The property is located in an AE Special Flood Hazard Area and all construction will follow FEMA and City Floodplain regulations. The site is bordered on the south by a parking lot, and along the west side by a multi-family building. NE 7th Court is located along the north and N Ocean Boulevard (SR A1A) is located along the east side. Across NE 7th Court on the north side, the property faces a house of worship, and across SR A1A to the east, the property faces Sabbia Beach, Parcel "A", a high-rise development and sister to this development. There are no other wetlands, historic features, or natural features within or near the subject site.

B. Classification of Planned Development Zoning Districts

It is the intent of the Applicants to obtain approval of the rezoning from RM-20 to RPUD in accordance with the procedures and requirements of 155.2404 [Site Specific Zoning Map Amendment (Rezoning)], 155.2405 [Planned Development], and 155.3603 [Residential Planned Unit Development (RPUD)] of the City of Pompano Beach Zoning Code.

1. In accordance with section 155.2404 [Site Specific Zoning Map Amendment (Rezoning)], this request is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans as further justified in Section III(B) of this PD Document.
2. In accordance with section 155.2405 [Planned Development], this request is in compliance of the proposed zoning reclassification and the PD Plan with the review standards identified under subsection 1 above and further justified in Section II of this PD Document.
3. In accordance with section 155.3603 [Residential Planned Unit Development (RPUD)] this request is in compliance with the standards for the proposed type of RPUD Zoning District as further justified in Section IV of this PD Document.

C. City of Pompano Beach Transportation Corridor Studies

The Subject Property is not addressed or located within a corridor or area identified in the City of Pompano Beach Transportation Corridor Studies Transformation Plan.

D. Organization of Planned Development Zoning District Regulations

This document will list and address each of the requirements of section 155.2404 [Site Specific Zoning Map Amendment (Rezoning)], 155.2405 [Planned Development], 155.3602 [General Standards for all Planned Development Districts], and 155.3603 [Residential Planned Unit Development (RPUD)] of the City of Pompano Beach Zoning Code. The exhibits attached to this document provide the required plans and other documentation in order to implement the zoning regulations outlined here.

III. 155.3602 GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS

A. PD Plan

1. Planning Objective

The purpose for seeking the RPUD zoning district is to 1) provide a superior development in an effort to increase area and property values, 2) to create compatibility between the existing and adjacent uses; and 3) allow for more efficient use of land.

Objective 1: Superior Development

Designing the proposed development to the letter of the code would result in a very generic project with a basic look. The proposed building design would look like every other project in the area. To the letter of the code, the site would propose the minimal landscape required and would propose the most basic parking lot layout without adequate screening or buffers from adjacent views. The pool, if it fits, would be required to be located at the rear (west) of the building. This location would render it as a useless amenity as it would sit in the shade for a major part of the day and the location does not provide for any breeze or natural ventilation under direct sunlight. Additionally, the congregation of people in the pool area would make this area a noise nuisance for the neighbors to the west. Since the rear of the property is almost triangular due to the angle of the property line, there may not be any space for the pool, thereby promoting a project without any amenities.

The proposed development provides vehicular access from the northwest side of the lot (from NE 7th Court) into a screened parking garage. This preserves the views from A1A (designated Scenic Highway) from looking into the parking garage. Since the plat restricts vehicular access to where it currently enters the site (49 lineal feet maximum), there is no additional access proposed into the site. Although the lot is only slightly over the 100' minimum required width, the proposed development is providing the full 10-foot buffers on the north, west, and south sides. The buffers are proposed to be robust with landscape material of superior quantity and quality. The proposed project not only provides a superior architectural design of the building, but also goes above and beyond landscape minimums (in quality, quantity, and in installation size), as well as provides for the maximum buffering and screening of the project's parking areas (refer to **Exhibits II and III**, PD Plan). The plan provides accent, specimen, and native palms, FPL compatible trees where there are conflicts with overhead powerlines, buffer hedges for proper screening, and ornamentals for additional accent.

The Master Site Plan (**Exhibit II**) is superior and can be described as follows:

- All parking stalls are concealed within a parking garage thus screening the vehicles and protecting them from the weather and vandalism. It allows residents to access the vehicles internally.
- The garage contains a decorative gate for added security.
- The zoning code requires 18 parking stalls; 22 stalls are provided to guarantee enough parking for residents and guests.
- The garage is naturally ventilated. Ventilation provided thru strategically located decorative louvers.
- The resident's active area, the site amenity consisting of a swimming pool and deck, is located along the east, or the front yard, very distant from the sidewalk (A1A) and the front

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property line.

- The amenity area fencing has a design that matches the balcony railings.
- A prominent lobby welcoming entrance is located at the corner where two rights-of-way intersect. The lobby provides direct access to the public sidewalks.
- The parking garage structure and ground floor contain multiple offsets and undulation that add interest and reduce the perception of massing as opposed to a very rectangular building with minimum undulation.
- Bicycle racks are provided for residents and visitors at a very accessible location.
- Dumpster located near the right of way for easy pickup, completely concealed, large enough to accommodate recycling containers and a separate pedestrian entrance.
- The structure located on a city block that does not contain any recent redevelopment, is very compatible in height, scale, and mass. It provides a design concept that will set higher standards for future redevelopment of the area. It will become a catalyst for future redevelopment to occur. It is a good transition to the much higher density and taller structures on the east side of A1A.

The Master Landscape Plan (**Exhibit III**) is superior and can be described as follows:

- Buffer of canopy trees and hedges along the adjacent properties that employs the use of lush landscape plant material throughout the building foundation area.
- Tall accent palms and sabal palms that relate to the height of the building provide a softening effect.
- Street trees separate the building from the roadways.
- Matched specimen palms frame and enhance the entry area as you enter from the street.
- The plant selection is both elegant and appropriate for the seaside location, and is designed to enhance the building architecture.
- The site landscaping is proposed on all 4 sides interrupted only by a single driveway.
- Neighboring properties protected with wide buffer yards with superior landscaping.
- Landscaping provides privacy and areas shaded for those looking for such areas and still enjoying the outdoors.

The architecture is superior and can be described as follows:

- An ample lobby provides a place to meet with an enclosed exercise space that allows natural light in. The lobby adjacent to the rights-of-way provides active uses that enhance the pedestrian experience. The lobby also contains a restroom readily accessible to the amenity area for guests without the need to access the individual apartments.
- The lobby contains large expanses of custom floor to ceiling glazing and an elegant double door entrance. A similar but smaller feature provides access to the amenity area.
- Undulation of the façade on all sides, especially along the street frontages.
- Second and third floors contain 6 two-bedroom apartments per floor. Apartments are ample in area. Each apartment contains two usable roofed balconies, large enough for outdoor living. The balconies provide interesting design with undulation every few feet that add interest and reduce massing. Additionally, the unit breakdown serves the current market demand for 2-bedroom units as shown below (listed from lesser to greater unit area):
 - Apt 1 and 7: 1,484 square feet
 - Apt 2, 3, 5, 8, 9, & 11: 1,433 square feet
 - Apt 4 & 10: 1,645 square feet
 - Apt 6 & 12: 1,552 square feet

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- Master bedrooms contain their own balconies separated from the living area balconies. Balconies contain modern horizontal piping railings.
- Large expanses of fenestration, sliding doors recessed to shield them from the sun, and large floor to ceiling windows at living rooms. Full height windows naturally illuminate the interior of the stairways that will be used often by residents of the low-rise building.
- Varied parapet heights, including taller volumes at stair and elevator that add interest to the elevation.
- Variation of colors, textures, reveal lines, and banding on the exterior of the building.
- All mechanical equipment located on the roof and fully screened by parapet walls extended to the top of the equipment.
- East stair tower as a prominent architectural feature with added cantilevered eyebrows that are used as part of a historic element widely utilized in South Florida architecture that blends well with the modern design.

Objective 2: Compatibility

The proposed RPUD seeks to develop an underutilized property with a consistent project that not only compliments the area but also provides a transition between the high-rises east of A1A and the lower density residential west of the Subject Property. The existing land use designation of HM is consistent with the proposed use of the Subject Property and the surrounding properties. Medium to high density residential developments surround the Subject Property to the south, west, and across the north property. To the west, the parcel sizes reduce in area, thereby providing smaller density projects. In this manner, the Subject Property acts as a transition between the high-rises to the east across A1A, and the lower dense residential to the west.

The uses surrounding the Subject Property include a house of worship across NE 7th Court to the north, multi-family residences to the west, parking lot to the south that is accessory to multi-family, and high-rise multi-family residential across A1A to the east. This area and the associated neighborhood contain primarily multi-family residential uses, as shown in **MAP E**. With the proposed PD Plan (**Exhibits II and III**) the Subject Property will not only be consistent with the existing pattern, but will also transition the area from lower to higher densities.

Objective 3: Efficient Use of the Property

The proposed use of the Subject Property is an efficient use of the land. The Subject Property contains more pervious and open space area than most of the surrounding multi-family developments in the area. The height of the proposed structure has been designed not to exceed the height of the multi-family development to the west (also a 3-story building), and also does not exceed the height limitations of the RM-20 zoning district. The density and height of the building will provide a needed transition between the multi-family development on the west side of A1A and the high-rise developments on the east side of A1a. The site will be developed to encourage pedestrian connectivity and walkability from both abutting public rights-of-way, as no pedestrian walkway exists along NE 7th Court today. Nether this block nor the blocks to the north or south include continuous sidewalks, which this project will promote for future development. The provision of medium to high density residential use, accessory amenities, the required parking, open spaces and superior architecture and landscaping are being proposed without the need or request for any deviations from the code. Other uses permitted within the existing RM-20 zoning would alternatively require potential developments to provide substantial surface parking area or other impervious areas. Additionally,

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developments would provide subpar or minimal design that would not benefit the community, and instead would only provide the required minimums to get built.

2. Detailed Description of the Entire PD Plan

The OCEAN 723 project is a multi-family residential development consisting of 0.47 acres. The significance of the project design is that it is consistent with the proposed uses of the site and surrounding area. As mentioned previously, the high-rise to the east was approved and built within the last few years. The Subject Property, owned by the same entity, was included in the platting and developed as a sales office to support the high-rise development for occupancy after construction. The Master Site Plan (**Exhibit II**), Master Landscape Plan (**Exhibit III**), and the building architecture are all superior and are described in full detail in Section III(A)(1) of this PD Document. The Master Site and Landscape Plans, **Exhibits II and III** under this request, will be the combined PD Plan.

a. Dimensional Standards

The Dimensional Standards are provided in **TABLE 2**. The Dimensional Standards are the standards proposed for this PD Plan. As a basis of comparison, **TABLE 1** below is a summary of the existing zoning designation of RM-20 versus the proposed RPUD zoning designation. The proposed RPUD only deviates or exceeds the dwelling unit density of the RM-20 zone but does not exceed the dwelling unit density of the MH land use designation.

TABLE 1- Comparison of Dimensional Standards.

Comparison of Dimensional Standards ¹			
Standard	Current RM-20 Zone	Proposed RPUD	PD Surplus
District Area, minimum (acres)	NA	0.47	-4.54
Lot area, minimum (sq ft)	8,800 ²	20,341	11,541
Lot width, minimum (ft)	75 ²	114	39
Density, maximum (du/ac)	20 ^{2,3}	26 ²	-6
Floor area per dwelling unit, minimum (sq ft)	650 + 100 per BR>1 (850 for 2 BR)	1,000	150
Lot coverage, maximum (% of lot area)	60 ²	60 ²	0
Pervious area, minimum (% of lot area)	25 ²	25 ²	0
Building Height, maximum (ft)	35	34	1
Front yard setback, minimum (ft)	25	20	



Street side yard setback, minimum (ft)	10 ^{2,4}	10 ³	0
Setback from a waterway or canal, minimum (ft)	25	n/a	n/a
Setback from the historic dune vegetation line, minimum (ft)	25	n/a	n/a
Interior side yard setback, minimum (ft)	10 ^{2,4,5}	10 ³	0
Rear yard setback, minimum (ft)	10 ⁴	10 ³	0
Spacing between principal structures, minimum (ft)	25	25	0
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.	See Accessory Use - Specific standards in Article 4: Part 3.	None
<p>NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre; SF = single-family dwelling; 2F = two-family dwelling; MF = multifamily dwelling; BR = bedroom]</p> <p>1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.</p> <p>2. For townhouse development, applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.</p> <p>3. On land classified Residential by the Land Use Plan, maximum gross residential density may not exceed that established for the particular land use classification.</p> <p>4. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.</p> <p>5. For developments with zero-lot-line single-family dwellings, 0 ft along the zero-lot line and 15 ft for the opposite interior side lot line.</p>		<p>NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]</p> <p>1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.</p> <p>2. Residential development on land classified as Commercial by the Land Use Plan is subject to allocation of flex or reserve units in accordance with Chapter 154, Planning.</p> <p>3. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.</p>	

b. Modifications of Standards

The proposed RPUD requires a waiver by the City Commission for the 5-acre minimum as per code section 155.3603(A), Note 1. The site proposes a superiorly-designed multi-family residential development, which acts as a transition between the lower density development pattern to the west and the high-density development pattern to the east. The site does not require 5 acres to offer this transition or level of design. The proposed RPUD deviates or increases the density by 6 dwelling units per net acre, though this only equates to an additional 3 units total for the development. Additionally, this increase is well within the allowances of the land use density (16-25 DU/AC), which utilize the gross area to the centerline of adjacent roadways. The proposed RPUD also deviates from the 25-foot front setback required in the RM-20 zoning district. The deviation is only for 5 feet, making the front setback 20 feet. The need to deviate in the front comes from the angle of the rear and front property lines that forces the building to be shifted toward the center of the lot. Lastly, the proposed RPUD deviates from the required location for the pool. The pool is located in the front, rather than to the rear of the building, also due to the angular aspect of the rear property line. Additionally, the proposed location benefits the neighboring development to the west and allows the pool to be more usable. Additional information on the Modifications and Deviations of the RPUD are discussed in section IV(F).

c. Provisions addressing transportation, potable water, wastewater, stormwater management, and other public facilities.

The Subject Property is currently developed and is located within a developed area of Pompano Beach. All water, wastewater and stormwater management facilities have been in place since the area was established in the mid-1960s. Enhancements will be made to the site to support the RPUD development as shown on **Exhibit IV**, Drainage Plan.

d. Provisions related to environmental protection and monitoring

There are no identified environmentally sensitive lands, wildlife habitats, or wetlands on the Subject Property. The subject property is located within Special Flood Hazard Area (SFHA) AE with a Base Flood Elevation of 7 and will be developed in accordance with both FEMA and the City of Pompano Beach minimums floodplain regulations.

e. Identification of community benefits provided for flexibility afforded by the PD Plan.

There are several community-serving components that make this project unique as identified in Section II (A), **TABLES 1-3, and Exhibit VI** of this PD Document. The development will be consistent with the area and will provide a beneficial density transition between the high-rises on the east side of A1A and the lower dense multi-family to the west. The development is designed to respect the neighboring property to the west in that the setback deviation is not putting the building closer to the adjacent property but rather farther away. Placing the pool away from this area further respects the adjacent neighbor in that it keeps the more active and noisy areas of the site far from the perimeter. The pool makes more sense to be closer to the street as A1A is an active corridor and this location would not be impacting any adjacent properties. The proposed development provides pedestrian access from the adjacent public sidewalks and

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screens all unwanted uses, such as the parking garage and the pool area. The design and landscaping are also of superior quality that will enhance the area and the neighborhood.

f. Development Phasing Plan

The project will be developed in one (1) phase.

g. Conversion Schedule

The are no use conversions as part of this request.

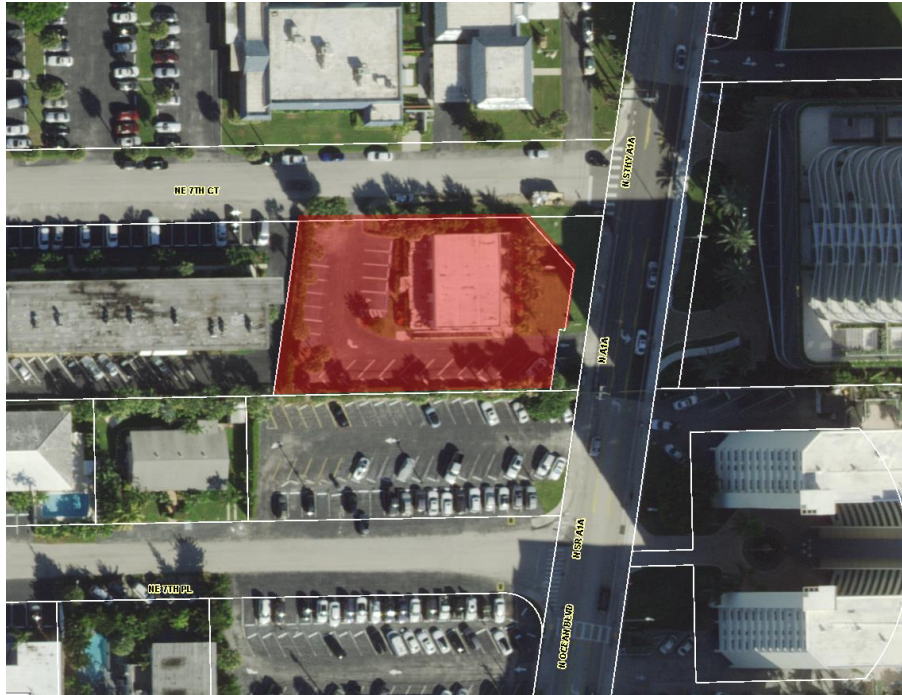
h. Any other provisions deemed by the City Commission

At the City Commission's discretion, the Applicants are open to discuss ideas and suggestions for the Subject Property.

3. General Location

The property is comprised of one parcel, currently unified with the parcel to the east, across Ocean Boulevard (730 N Ocean Boulevard, Sabbia Beach, Parcel "A"). The subject parcel is currently used as a sales office for the Sabbia Beach Parcel "A" high rise development, and has the physical address of 723 N Ocean Boulevard. This parcel will be extracted from the Parcel to the east so that it stands on its own. The property is currently zoned RM-20 (Multiple Family Residence 20 District). 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.

MAP D- Aerial Map of the Subject Property.



a. Individual Intensities and Densities

As shown in **MAP D**, the Subject Property is on one (1) parcel of land. The existing zoning of the Subject Property is Multiple Family Residence 20 (RM-20). A comparison of the proposed development in relation to the existing RM-20 zoning designation has been provided in **TABLE 1**. Most importantly, the impact and level of service under the proposed development plan will not be exceeding as the multiple family residential use is being maintained and no additional uses are being proposed.

b. Open Space

There are several opportunities for pervious area under the proposed development plan. The pervious area and buffers are not only beneficial for the existing residents west of the project, but are also help buffer and reduce heat index and pavement glare for residents and guests in the Subject Property. The landscape plan provides robust landscaped buffers, high quality landscape material, and larger installation sizes. Landscaping on the RPU D Master Landscape Plan is superior in landscape substance and proves a surplus of 28% of pervious area. The Master Landscape Plan (**Exhibit III**) is described in detail in Section III(A)(2) of this PD Document.

c. All public and private streets, existing or projected transmit corridors, pedestrian and bicycle paths and how they will connect with existing and planned city systems.

The only pedestrian designated areas are an existing 5-foot sidewalk located within the A1A right-of-way and a connecting proposed 5-foot sidewalk along NE 7th Ct. There will be 5 connecting walkways from the public sidewalk into the development—2 of which will be directly perpendicular to the public sidewalk (refer to **Exhibit II** Master Site Plan). Bicyclists will be able

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to turn into NE 7th Court and use the bike rack proposed adjacent to the building on the north side. Additionally, cyclists will be able to access the building from the garage entrance on NE 7th Court.

d. Environmentally sensitive lands, wildlife habitats, wetlands and floodplains

The property is located in an AE Special Flood Hazard Area and all construction will follow FEMA and City Floodplain regulations. There are no other known sensitive lands, wildlife habitats, wetlands within or near the subject site.

e. On-site water and wastewater facilities and how they connect to city systems

The Subject Property has contained office uses on the site including the existing sales office. Due to the prior use of the land for these purposes, the water and wastewater connections are already in place to service the proposed development and will be improved after site plan approval is granted and with the construction of the proposed development (refer to **Exhibit V** Water and Sewer Plan).

f. On-site stormwater management facilities and how connect to city systems

The Subject Property has contained office uses on the site including the existing sales office. Due to the prior use of the land for these purposes, the stormwater management and drainage connections are already in place to service the proposed development and will be improved after site plan approval is granted and with the construction of the proposed development (refer to **Exhibit V** Water and Sewer Plan).

g. All other public facilities serving the development

The only public facilities proposed are connections to the existing 5-foot sidewalk located within the A1A right-of-way a new proposed 5-foot sidewalk along NE 7th Court.

4. Graphic Demonstration

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

The proposed project's building is less than 35 feet in height; therefore, a shadow study is not required.

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

The Subject Property is not located in an area that will obstruct view corridors of any of natural resources, beaches, shores, recreation spaces, or conservation spaces. The building is proposed to maintain the same height as the building to the west (3 stories) and does not exceed the RM-20 minimum height requirements of 35 feet. The perimeters will include enhanced landscaping to further buffer the development from the surrounding area. The parking garage is enclosed and located on the first floor with its entrance facing NE 7th Street. This protects the

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Scenic Highway (SR A1A) views as well.

B. Consistency with City Plans

The RPUD zoning designation and proposed use contained within the PD Plan are consistent with the existing land use designation of MH Medium-High and consistent with the Goals, Objectives and Policies of the City of Pompano Beach Comprehensive Plan. The following Policies and Objectives are provided which demonstrate the project's compatibility with the goals of the City of Pompano Beach through

Goal 01.00.00

The attainment of a living environment which provides the maximum physical economic and social well-being for the City and its residents through thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces green gas emissions.

Policy 01.01.06

All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer).

Policy 01.01.08

Those facilities which are subject to concurrency requirements include: traffic circulation/transit, parks and recreation, drainage and flood protection, potable water, solid waste, sanitary sewer facilities and public schools.

Objective Right of Way Protection and Accessibility, Policy 01.02.00

Protect the existing and future right of way from building encroachments and ensure proper accessibility with the roadway and transit network.

Policy 01.02.03

Approve site plans, plats and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and Master Arterial Street Plan.

Policy 01.03.01

Eliminate or reduce nonconforming uses which are inconsistent with the land development regulations and the designations of the Future Land Use Plan map.

Policy 01.03.02

Require residential densities of zoning districts to be consistent with the densities on the Future Land Use Map.

Policy 01.03.03

Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.

Policy 01.03.06

Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single-family areas.

Policy 01.03.07

Require the provision of decorative structural or vegetative buffers between different density residential land

uses, and residential and non-residential land uses unless the applicant can demonstrate by evidence that the proper buffer is provided.

Policy 01.03.11

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12

The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

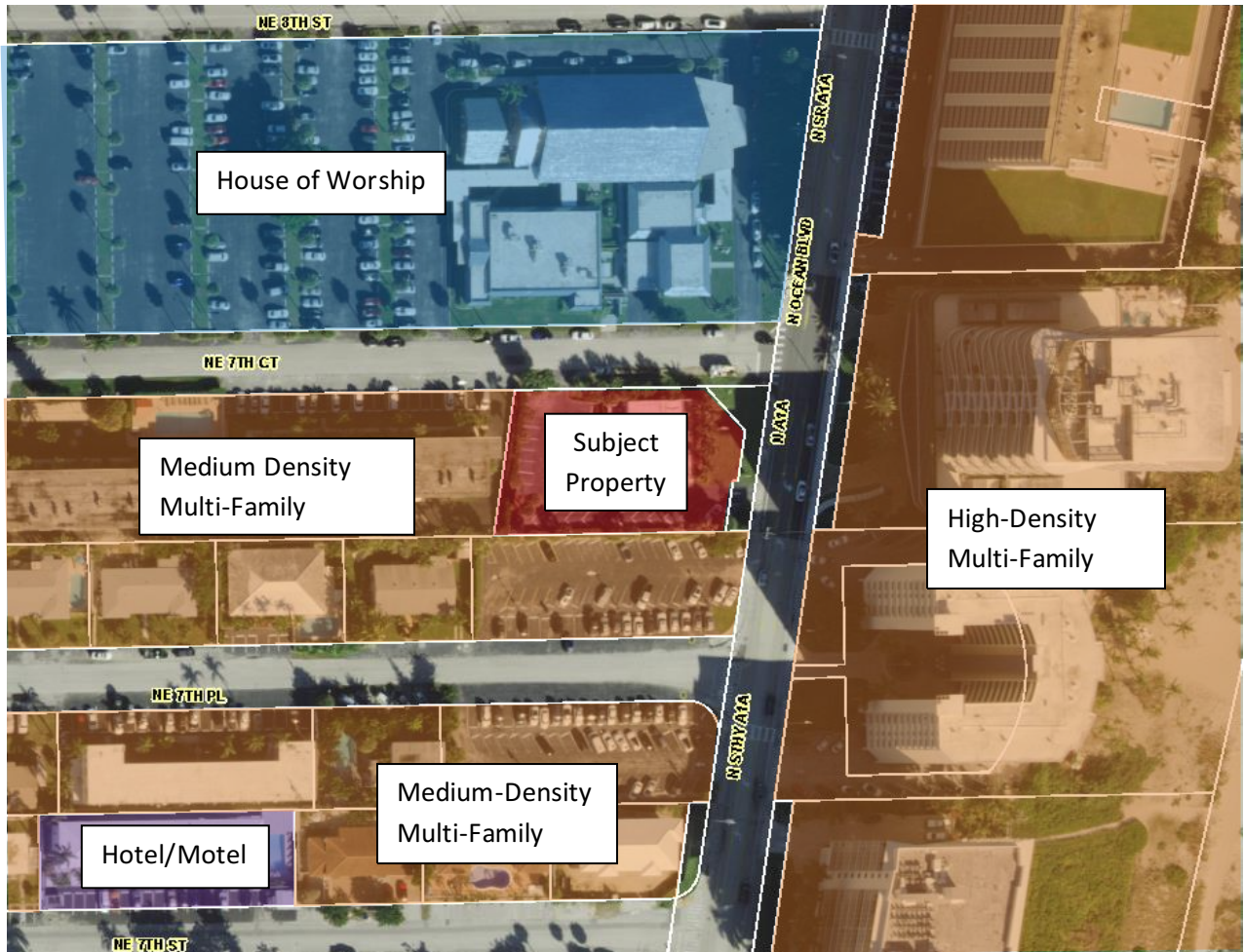
Objective Flood Protection, 01.05.00

Require all new development and redevelopment to be consistent with Federal Emergency Management Administration's Flood Elevation Maps.

C. Compatibility with Surrounding Areas

The existing zoning designation of RM-20 is consistent with the Subject Property and several adjoining properties to the Subject Property. The uses surrounding the Subject Property include a house of worship across NE 7th Court to the north, multi-family residences to the west, parking lot to the south that is accessory to multi-family, and high-rise multi-family residential across A1A to the east. The use of the Subject Property is being replaced as the existing use of the property is a sales office to the high-rise development to the east (Sabbia Beach, Parcel "A"). This sales office was always intended as temporary and is now being removed for permanent development. This area and the associated neighborhood contain primarily multi-family residential uses, as shown in **MAP E**. With the proposed PD Plan (**Exhibits II and III**) the Subject Property will not only be consistent with the existing pattern, but will also improve the site and beautify the area. Compatibility with the surrounding areas is further detailed in Section III(A)(1) of this PD Document.

MAP E- Aerial showing adjacent uses.



D. Development Phasing Plan

This project will be developed in one (1) phase.

E. Conversion Schedule

There are no proposed use conversions with this request.

F. On-Site Public Facilities

1. *Design and Construction*

Due to the proposed residential use that is the primary use intended for the site, the only public facilities provided are access from the public sidewalks into the development and the guest parking spaces. The pool and landscaped open spaces of the project are proposed to be for the residents and guests.

2. *Dedication*

There are no dedications proposed with this request as they have been previously done

through platting.

3. *Modification to Street Standards*

There are no modifications to the street standards proposed with this request.

G. Uses

This RPUD request does not propose to deviate or modify any of the permitted uses for the RM-20 zoning district.

H. Densities and Intensities

Densities and Intensities are established by **TABLE 2-** Density and Intensity Standards.

TABLE 2- Density and Intensity Standards.

Density and Intensity Standards	
Overall Development Area	Residential, Parking Garage, Residential Pool Amenity
Density/Intensity	12 Dwelling Units

I. Dimensional Standards

Dimensional standards are established by **TABLE 3-** Dimensional Standards.

J. Development Standards

The development standards set forth in Article 5 Development Standards of the City of Pompano Beach Zoning Code will be followed as established.

K. Amendments to Approved PD Plan

Amendments to the approved PD Plan shall be considered in accordance with the standards in section 155.2405.I. [Minor Deviations from Approved PD Plan, and section 155.2405.J, Amendment.]

IV . 155.3603 RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)

A. Purpose

The Residential Planned Unit Development (RPUD) district is established and intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, as well as community residences and recovery communities, while at the same time providing an efficient use of open space. Limited, small-scale institutional and commercial uses (e.g., child care facilities, elementary schools, recreational/entertainment uses, dry cleaning or laundry drop-off establishments, restaurants, convenience stores, grocery stores) may be allowed in the RPUD district, when of a type and scale that primarily serves the needs of residents in the development. RPUD districts are appropriate in areas designated on the comprehensive plan's future land use map as Residential.

The proposed development will be incorporating innovative and creative architectural and landscape to provide a superior project. As shown in **Map E**, this development provides a medium-density multi-family residential project between high-density multi-family residential and lower scale medium density multi-family. Many of the lots to the west are smaller in area and provide less units (10 or less). The proposed RPUD is located within the MH (Medium-High) land use area, which is designated on the comprehensive plan's future land use map as Residential and therefore appropriate for the area it is proposed. The site had been vacant for a few years before it was developed into a sales office supporting the development to the east. The infrastructure and utilities are already in place for the development currently on the site and will need to be strengthened for the proposed use that is consistent throughout the area.

B. Use Standards

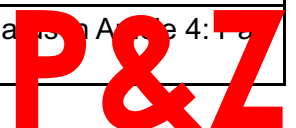
The primary use proposed within the RPUD consists of multiple-family residential and associated site amenities. No additional uses or use modifications are being proposed with this rezoning.

C. Dimensional Standards

Dimensional Standards for the RPUD are established by **TABLE 3**.

TABLE 3- Dimensional Standards.

RPUD Dimensional Standards		
District area, minimum (acres)	0.47 ⁴	
Density, maximum (du/ac)	26 ^{1,2}	
Floor area per dwelling unit, minimum (sq ft)	SF	950
	2F	750
	MF	Efficiency units: 500 Other units: 650 + 100 per BR>1
Lot area, minimum (sq ft)	MF: 8,800 ²	
Lot width, minimum (ft)	MF: 75 ²	
Lot coverage, maximum (% of lot area)	60 ¹	
Impervious surfaces, maximum (% of district area)	75	
Individual building size, maximum (sq ft)	35,500	
Building height, maximum (ft)	34	
Pervious area, minimum (% of lot area)	25 ¹	
Front yard setback, minimum (ft)	20	
Street side yard setback, minimum (ft)	10 ^{1,3}	
Interior side yard setback, minimum (ft)	10 ^{1,3}	
Rear yard setback, minimum (ft)	10 ³	
Spacing between principal structures, minimum (ft)	25	
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.	



Landscaping ¹	Specified in Master Landscape Plan, Exhibit III
<p>NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre; MF = multifamily dwelling; BR =bedroom] Bolded items are proposed; non-bolded items remain as per underlying RM-20 zoning district.</p>	
<p>1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.</p>	
<p>2. On land classified Residential by the Land Use Plan, maximum gross residential density may not exceed that established for the particular land use classification.</p>	
<p>3. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.</p>	
<p>4. 5 Acre-minimum requested to be waived by City Commission (total includes areas to the centerline of the roadway).</p>	

D. Development Standards

The development standards established in the City of Pompano Beach Zoning Code Chapter 155: Article 5 will be adhered to.

E. Master Parking Requirements

There are no parking changes proposed with this request.

F. Deviations and Justifications

The proposed development meets all of the RM-20 minimum regulations except for three: the density, the front setback, and the location of the pool amenity. Additionally, the site is 4.54 acres short of the 5-acre minimum required for any RPUD zoning district.

5-Acre Minimum: Code section 155.3603(A), Note 1 states 5-acre minimum “May be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development would result in more difficult or undesirable development.” The site lost about 2,426 sq. ft.—a significant amount of land— for-right-of-way purposes for both North Ocean Boulevard and NE 7th Place. The remaining site area of 20,341 sq. ft. leaves little land to build a multi-family project, which is what the site is zoned for. On the east side of North Ocean Boulevard, the development pattern is high-density residential (mostly high-rises). On the west side of the subject property, west of North Ocean Boulevard, is medium density residential zone with many low-density housing developments. The site proposes a superiorly-designed multi-family residential development, which acts as a transition between the lower density development pattern to the west and the high-density development pattern to the east. The site does not require 5 acres to offer this transition to the neighborhood or superior level of design.

Density: The development and platting for the high-rise development to the east (Sabbia Beach, Parcel “A”), included the subject property. The subject property lost about 2,459 sq. ft.—a significant amount of land— for-right-of-way purposes for both North Ocean Boulevard and NE 7th Place. This amount, coupled with the site area of 20,341 sq. ft. would a

10 dwelling units utilizing the maximum gross zoning density calculation (20 dwelling units per acre); that is, using the land area lost to the right-of-way dedication. The RM-20 zoning district allows a maximum of 9 dwelling units in accordance to the current net lot area by zoning (20 dwelling units per acre); that is, using the lot area to the property line, excluding right of way dedications.

Land use density is calculated utilizing areas to the centerline of adjacent roadway. These measure about 8,501 sq. ft. for the subject property, for a total of 31,301 sq. ft. A total of 14 dwelling units are permitted in the LM Land Use, utilizing the minimum gross land use density calculation (20 dwelling units per acre) and a total of 17 dwelling units are permitted in the LM Land Use utilizing the maximum gross land use density calculation (25 dwelling units per acre). The applicant is not proposing to do a significantly intensive use that is not permitted on the site today—multi-family residential is a permitted use. The RPUD will only be providing 3 additional units from what is allowed by right in the RM-20 zoning district today (for a total of 12), utilizing the net zoning density calculation. As previously mentioned, the project by right would look like every other project in the area. It may need a reduction in parking or would need to be designed taller to incorporate the parking it needs for the 14-17 dwelling units. The proposed project not only provides a superior architectural design of the building, but also goes above and beyond landscape minimums as well as provides for the maximum buffering and screening of the project's parking areas. *The Applicant is aware that a Plat Note Amendment is required for the Subject Property, as the plat is currently restricted to 9 townhome units for Parcel "B".*

Front Setback: The proposed RPUD deviates from the 25-foot front setback required in the RM-20 zoning district. This deviation is only for 5 feet, making the proposed front setback 20 feet minimum. The purpose for needing this deviation is due to the 8-degree angle of the rear and front property lines. This angle discourages a building to be located close to any of property line, especially if there are buffer or perimeter landscaping requirements. The angle further forces the building to be shifted toward the center of the lot to maintain the setback requirements. Because the Applicant wants to respect the neighbor to the rear and provide the required buffers and green space, this deviation is necessary.

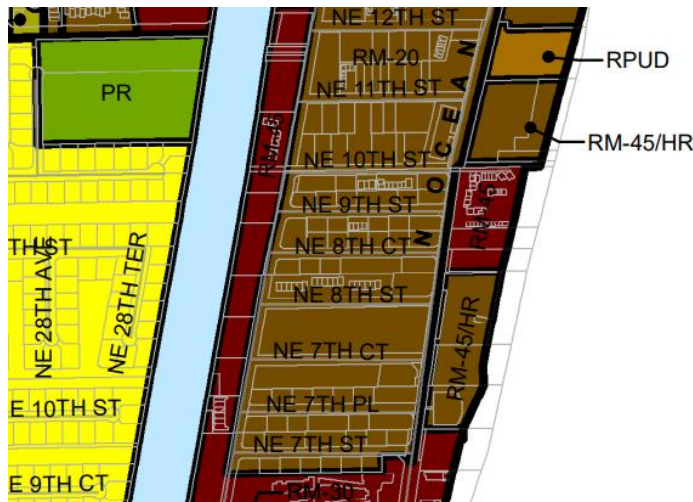
Pool Location: The pool is proposed to be located on the southeast corner of the site (front) rather than in the west side (rear). This location was chosen for several reasons. First, locating the pool to the rear would make this area noisy for the adjacent neighbors and accessing it would prove challenging since the parking garage is located on the first and second levels of the building. There is about 20-25 feet between the angled rear property line and the proposed building, which becomes narrower as the property line moves closer to the building at an angle, to the 10-foot setback minimum. This does not provide enough room for the pool. The building would need to shift east causing a greater principal structure setback encroachment into the front yard, rather than a minor encroachment for an accessory structure or use. Additionally, the sun in the afternoon is too hot to use the pool or deck without proper ventilation. The proposed location takes advantage of the breeze coming in from the southeast to offset the heat. Lastly, the pool would be in the shadow during most of the morning and mid-day hours if it is located on the west side (rear), rendering it practically useless as an amenity. Utilizing superior landscape design, the pool will be significantly buffered from all adjacent views in the front and will not be a noise issue for the neighbors here.



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

723 N OCEAN BL POMPANO BEACH FL 33062

Zoning Map Location- RM-20 (Multiple-Family Residence 20)



Land Use Map Location- MH- MEDIUM-HIGH 16-25 DU/AC



P&Z

PZ20-1300007

4/28/21



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

November 16, 2020

Scott Reale, Senior Planner
City of Pompano Beach- Development Services
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: scott.reale@copbfl.com

RE: Sabbia Beach, Parcel "B" RPUD Rezoning (723 N Ocean Boulevard; 484331490020)

Mr. Reale,

The PlanW3st LLC is representing Fernbrook, Florida LLLP ("Applicant") in requesting a rezoning of the above-referenced property. The property is comprised of one parcel, currently unified with the parcel to the east, across Ocean Boulevard (730 N Ocean Boulevard, Sabbia Beach, Parcel "A"). The subject parcel is currently used as a sales office for the Sabbia Beach Parcel "A" high rise development but will be extracted from the Parcel to the east so that it stands on its own. 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 requesting RPUD Rezoning approval at this time and meet all review standards as specified in code sections 155.3601.A [GENERAL PURPOSES OF PLANNED DEVELOPMENT ZONING DISTRICTS] as identified below:

1. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;

While designing the project to meet the RM-20 regulations (zoning density of 9 dwelling units, the pool location, and 25-foot front setback) would not require rezoning, the proposed building design would look like every other project in the area. The site would propose the minimal landscape permitted by the code and would propose the most basic parking lot layout that would not completely screen it or buffer it from adjacent views. Additionally, the pool location and setback would cause a noise issue for the adjacent neighbor to the west. The proposed project not only provides a superior architectural design of the building, but also goes above and beyond landscape minimums (in quality,

quantity, and in installation size), as well as provides for the maximum buffering and screening of the project's parking areas.

2. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;

The proposed development provides vehicular access from the northwest side of the lot (from NE 7th Court) into a screened parking garage. Since the plat restricts vehicular access to where it currently enters the site (49 lineal feet maximum), there is no additional freedom with providing access into the site. Although the lot is only slightly over the 100' minimum required width, the proposed development is providing the full 10-foot buffers on the north, west, and south sides. The buffers are proposed to be robust with landscape material of superior quantity and quality. The pool is proposed to be located on the southeast corner of the site, also buffered from adjacent views. This location was chosen as the west side (rear) is too noisy for the adjacent neighbors and it is also too small of an area for a pool. The building would need to shift east causing a greater principal structure setback encroachment into the front yard, rather than a minor encroachment for an accessory structure or use. Additionally, the proposed location takes advantage of the breeze coming in from the southeast since the sun in the afternoon is too hot to use the pool or deck without proper ventilation. Finally, on the west side (rear) the pool would be in the shadow during most of the morning and mid-day hours, rendering it practically useless as an amenity.

3. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

No mixed-use development is being proposed with this rezoning request. The proposed development provides 12 apartment dwelling units with accessory parking and site amenities. 12 units are being proposed rather than the 9 that are permitted by right under the RM-20 zoning district. The 12 dwelling units being proposed are less than the 14 that would be permitted by utilizing the MH (Medium-High) land use density. To make the site and parking work, 12 dwelling units would be the maximum for the property. All 12 apartment units are proposed to be 2-bedroom units, ranging from 1,433 sq. ft. to 1,645 sq. ft in unit floor area.

4. Allowing more efficient use of land, with smaller networks of streets and utilities, and thereby lowering development and housing costs;

No additional streets or alteration of streets is being proposed with this rezoning request. The current use is a sales office with parking and the proposed use is a multi-family development, consistent with the current zoning and land uses. Additionally, the property as it exists, has the benefit of being located along a state road, yet provides access into the property from a local road.

5. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, floodplains, and historic features.

The existing development currently includes landscaping that was installed with the development of the sales office for the development to the east. The proposed development will relocate and reuse the landscaping that is existing on the site currently. The property is located in an AE Special Flood Hazard Area and all construction will follow FEMA and City Floodplain regulations. The site is bordered on the south by a parking lot, and along the west side by a multi-family building. NE 7th Court is located along the north and N Ocean Boulevard (SR A1A) is located along the east side. Across NE 7th Court on the north side, the property faces a house of worship, and across SR A1A to the east, the property faces Sabbia Beach, Parcel "A", a high-rise development and sister to this development. There are no other wetlands, historic features, or natural features within or near the subject site.

The PD Document included in this submittal will indicate that the application meets sections 155.3603 [RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)] and 155.3602 [GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS]. We are making this request in accordance to the purpose of section 155.2405. [PLANNED DEVELOPMENT], which states that planned developments that are planned and developed under unified control and in accordance with flexible standards and procedures are in fact conducive to creating more mixed-use, pedestrian-oriented, and otherwise higher quality development, as well as community benefits and amenities, than could be achieved through base zoning district regulations.

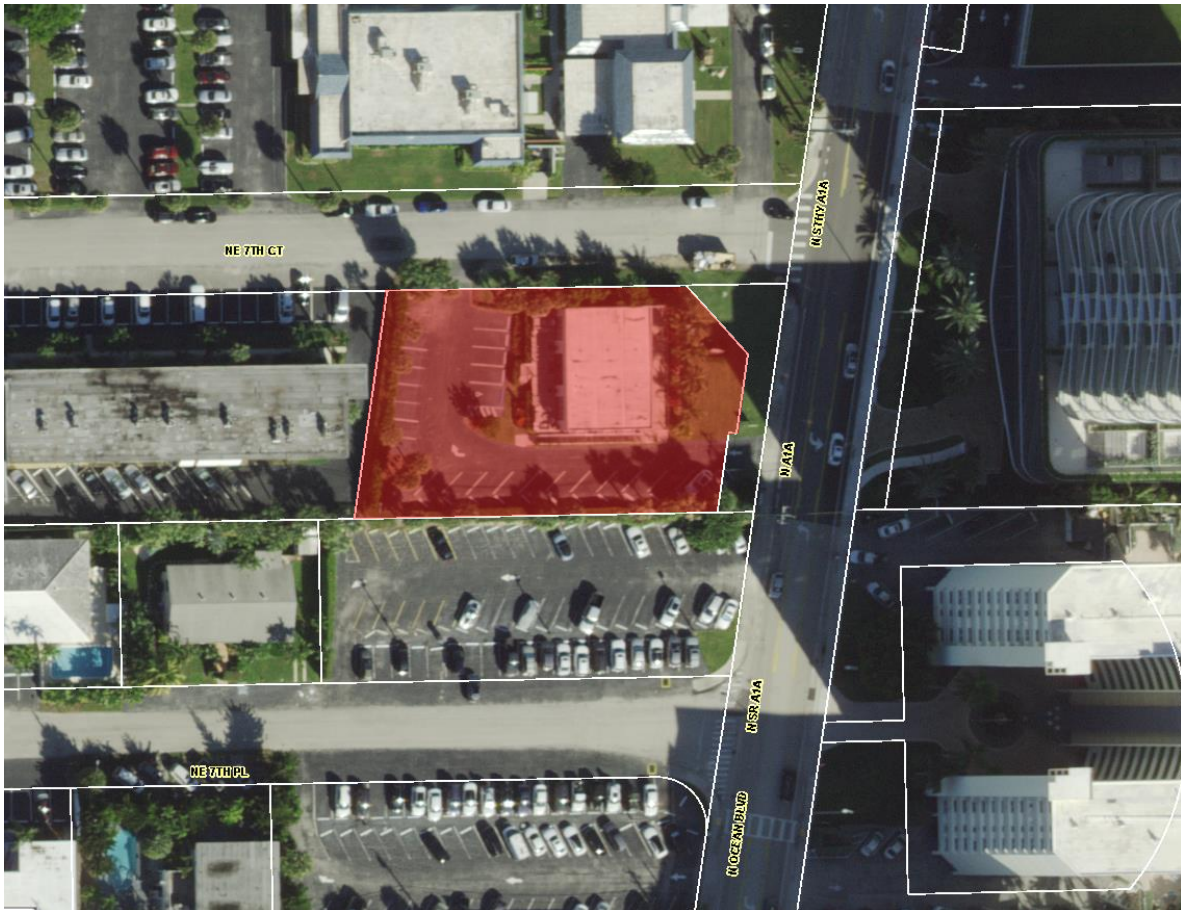
Additionally, we are seeking this zoning classification in accordance with the purpose of section 155.3603 [RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)], which states that the Residential Planned Unit Development (RPUD) district is intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, as well as community residences and recovery communities, while at the same time providing an efficient use of open space. RPUD districts are appropriate in areas designated on the comprehensive plan's future land use map as Residential. We are submitting our PD Document, which justifies the development meeting all of these standards and respectfully request your approval recommendation for City Commission.

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



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

Exhibit "A"



Legal Description

POMPANO BEACH RESIDENCES 176-166 B, PARCEL B

Owner

FERNBROOK FLORIDA LLLP

Site Address

723 N OCEAN BLVD POMPANO BEACH FL 33062



City of Pompano Beach
Department of Development Services
Building Inspections Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4670 Fax: 954.786.4677

Electronic Signature Affidavit

Governing Law. The Undersigned understands that the electronic signing and sealing of documents is governed by Florida law, specifically but not limited to Florida Statute Section 481.221 and 472.025, The Electronic Signature Act of 1996 (F.S. 668.01-668.006) and Florida Administrative Code sections 61G1-16.005 and 61G15-23.003. Pompano Beach has attempted to create an electronic signature process in compliance with Florida law but shall not be liable in any manner for any violations of professional licensure regulations. It is the Undersigned's responsibility to ensure compliance with all laws, regulations, and ordinances that govern his/her professional license.

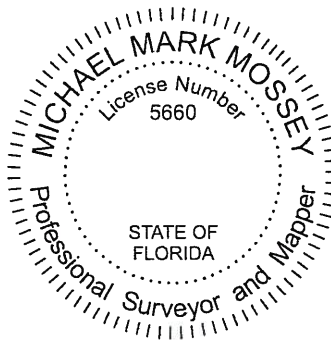
By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

Michael M. Mossey, PSM

Keith & Associates

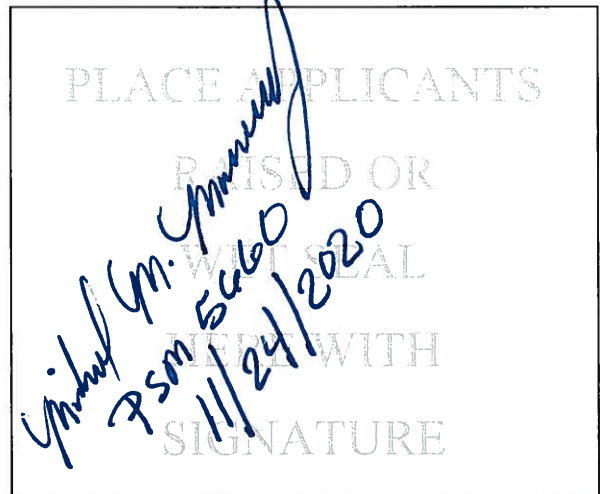
APPLICANT NAME (Please print)

NAME OF COMPANY



Digitally signed by Michael M Mossey

Date: 2020.11.24 11:48:53 -05'00'



ELECTRONIC SIGNATURE WITH CERTIFICATION NUMBER VISABLE (PE / AA ect.)

40 01 67 2D 82 E6 9F 82 DB AF 23 4A 72 44 F0 C8

ELECTRONIC SIGNATURE SERIAL NUMBER

POMPANO BEACH APPLICATION NUMBER



100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4670 Fax: 954.786.4677

Electronic Signature Affidavit

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By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

Thomas F. Donahue, P.E.

Keith and Associates, Inc.

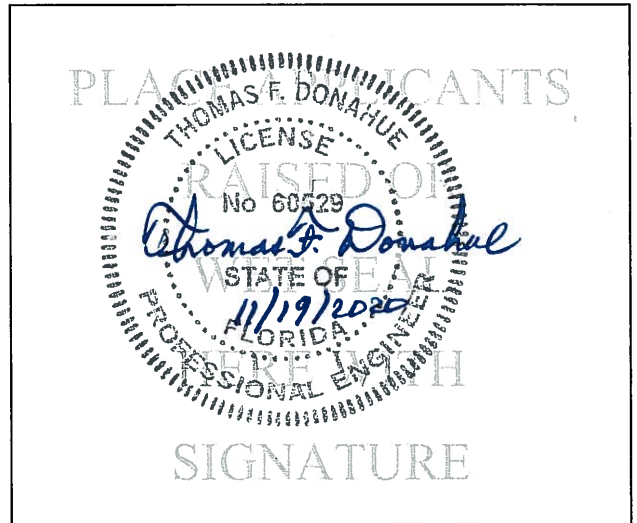
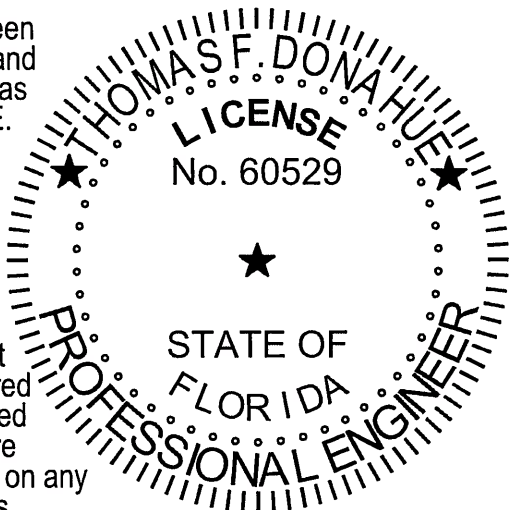
APPLICANT NAME (Please print)

NAME OF COMPANY

This item has been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: 2020.11.19 11:59:07-05'00'



ELECTRONIC SIGNATURE WITH CERTIFICATION NUMBER VISABLE (PE / AA ect.)

40016C85DACFFDBAF90E0E9BC51332EB

ELECTRONIC SIGNATURE SERIAL NUMBER

POMPANO BEACH APPLICATION NUMBER



City of Pompano Beach
Department of Development Services
Building Inspections Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4670 Fax: 954.786.4677

Electronic Signature Affidavit

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By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

Michael J Phillips
APPLICANT NAME (Please print)

Keith and Associates, Inc.
NAME OF COMPANY

Digitally signed by Michael J Phillips
Date: 2020.11.19 18:37:22 -05'00'



ELECTRONIC SIGNATURE WITH CERTIFICATION NUMBER VISABLE (PE / AA ect.)

B9 A0 62 54 6E DA 51 B8 27 B4

ELECTRONIC SIGNATURE SERIAL NUMBER POMPANO BEACH APPLICATION NUMBER



Staff Report

File #: LN-67

Development Review Committee
Meeting Date: January 20, 2021

SABBIA BEACH PARCEL B

Request: Planned Development Rezoning
P&Z# 20-13000007
Owner: Fernbrook Florida, LLLP
Project Location: 730 N Ocean Blvd
Folio Number: 484331DE0010
Land Use Designation: MH
Zoning District: RM-20
Commission District: 1
Agent: Paola A. West (954-529-9417)
Project Planner: Scott Reale (954-786-4667) / Scott.Reale@copbfl.com

Summary:

The applicant is requesting to rezone a property from RM-20 to RPUD in order to capture the gross density for a 12-unit multi-family development.

Staff Conditions:

PLANNING

Scott Reale | scott.reale@copbfl.com <<mailto:scott.reale@copbfl.com>>

Review Complete Pending Development Order

RPUD Comments

Jim Hickey, AICP

Calvin, Giordano and Associates

1800 Eller Drive, Suite 600

Fort Lauderdale, FL 33316

(954) 766-2786

Jhickey@cgasolutions.com

In general, the proposed rezoning request is a rezoning of the property from RM-20 (Multiple-Family Residence 20) zoning to RPUD (Residential Planned Unit Development) to develop a 12-unit multi-family building.

Consistency with the City's Zoning code and RPUD

155.2405 Planned Development

1. Optional neighborhood meeting needed to explain changes to affected property owners especially residents directly to the west of the proposed development.
2. Provide Title to all land for district to ensure unified control.
3. Clarify ownership of parcel. On BCPA, property shows that the parcel is owned by all members of the Condominium association including Fembrook Florida, LLP as it is tied to Sabbia Beach Parcel A and not a separate parcel.

155.3602. General Standards for All Planned Development Districts

a. Dimensional Standards

i. Site area -

a. Gross acreage is .72 which equals 17 units/acre (based on 12 units)(RPUD)

b. Net acreage is .467 which equals 26 units/acre (based on 12 units)

c. Existing zoning would allow for units = 9 (RM-20)

ii. Uses: Use proposed multiple-family residential units

iii. Number of units proposed: 12

iv. Maximum non-residential floor area proposed

v. Minimum lot area is .467 acre net; .72 acre gross.

vi. Minimum lot width: 114'

vii. Maximum impervious surface area: 62%

viii. Maximum building height: 35'

ix. Maximum building size: Not provided on site plan or within Table 1 Comparison of development standards

x. Minimum and maximum setbacks:

a. Front: 20' (reduction of 5' from RM-20 requirement of 25')

- b. Street Side: 10' (same as RM-20)
- c. Side: 10' (same as RM-20)
- d. Rear: 10' (same as RM-20)
- xi. Minimum setbacks from adjoining residential development or residential zoning districts: 25'
- b. Modification of development standards -
 - Increase in 3 dwelling units as compared to RM-20. (9 units versus 12 units)
 - o Increase in density is reduced as RPUD is based on gross density while RM-20's density is measured by net density
 - o RPUD Proposed (0.72 acres x 16.7 units/acre = 12 units)
 - o RM-20 (.457 acres x 20 units/acre = 9 units)
 - Deviation in front setback from 25' to 20'. Front parcel line includes a large land dedication to public right of way.
 - Requesting to have pool amenity on the southeast corner of the property within the front of the property. Pool is proposed to be outside the front setback, but the pool deck/chairs are proposed to be within the 20' setback
 - Site is below the maximum of 5 acres. Applicant will be required to request approval by City Commission for reduction in size
- c. Provisions addressing how transportation, potable water, wastewater, stormwater management and other public facilities will be provided to accommodate the proposed development
 - Proposed development is being located in an existing developed area with all the necessary public facilities. They will need to develop new drainage facilities onsite.
- d. Provisions related to environmental protection and monitoring;
 - No environmental issues onsite. Will build according to FEMA regulations.
- e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district;
 - Provides for a buffer between high-rise development to the east with lower intensity development west of the property
 - Superior building design
 - Superior quality landscaping
- f. Development Phasing Plan: developed in one phase
- g. Conversion Schedule: N/A
- h. 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.
 - Willing to discuss ideas and suggestions for the Subject Property.

3. Identify the general location of the following:

- a. Individual development areas, identified by land use(s) and/or development density or intensity;
 - Multi-family 35' building being proposed
- b. Open space (whether designated for active or passive recreation), including amount, and type of;
 - Providing additional pervious area 28% vs 25% and planting lush landscaping.
- c. 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
 - No additional improvements proposed within existing rights-of-way. Will enhance entries into development
- d. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;
 - N/A. Will build based on FEMA guidelines
- e. On-site potable water and wastewater facilities, and how they will connect to city systems,

- Existing facilities exist onsite. Will utilize these facilities and make improvements if warranted through DRC/Building permit phase.
- f. On-site stormwater management facilities, and how they will connect to city systems; and
 - Will provide improvements during site plan and permit phases
- g. 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.
 - No public facilities are proposed onsite.

4. Graphics demonstrating the following:

- a. 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.
 - N/A
- b. 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.
 - Does not impact view corridors.

B. Consistency with City Plans

- Revise this section as it looks as if this section it is not talking about the proposed development. There is also a fragmented sentence at the end. References to the City's Comprehensive Plan's goals and policies are consistent with the proposed development.

C. Compatibility with Surrounding Areas

- Consistent with surrounding RM-20 zoning and will provide a residential use in this location versus the previous use as a sales center.

Other Comments:

- Provide setback of building from the northeast corner of the property on SP-1.
- Show dimension in parking areas for back out areas on north, east and west portions of the parking area to ensure vehicles can adequately back out of spaces within the dead end parking areas on SP-1
- Provide maximum building area on SP-1
- Provide gross and net acreage of site on SP-1. When calculating density, utilize the correct acreage measurement for each zoning district (RM-20= net density, RPUD=gross density)
- Provide graphic showing distance from buildings to the west and south of the proposed development

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com <<mailto:david.mcgirr@copbfl.com>>

Review Complete Pending Development Order

No comments 12-22-20

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>

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 at apply

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 DIVISION

James DeMars | james.demars@copbfl.com <<mailto:james.demars@copbfl.com>>

Review Complete Pending Development Order

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FB

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.
5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.
6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.
7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 13-1-105 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer.

(FBC_BCA 107.3.4.0.1).

11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

16. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

17. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

18. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

19. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

20. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

21. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

22. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

23. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

BSO

Patrick Noble | Patrick_Noble@sheriff.org <mailto:Patrick_Noble@sheriff.org>

Review Complete No Comments

Development Review Committee Reviewed: December 17th, 2020

Subject: CPTED and Security Strengthening Report: P&Z # 20-13000007

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

*** ATTENTION IMPORTANT ***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Disclaimer:

This safety and security 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, threats, breaches, or liabilities that might occur without any review.

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses.

Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.

*** ATTENTION IMPORTANT ***

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan. Initials _____
2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:
 - a. Landscaping type, placement & dimensions, Initials _____
 - b. Lighting types such as pole, motion-sensor, etc., Initials _____
 - c. Fencing type, placements & dimensions, Initials _____

- d. Signage type & placement, Initials _____
 - e. Camera type, location & scope of cameras, Initials _____
 - f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials _____
 - g. Pedestrian & vehicle circulation patterns, Initials _____
 - h. Dumpster/ enclosure type & design, Initials _____
 - i. Alarm types, locations, etc. Initials _____
 - j. Parking garage & lot types - include all security features & measures, Initials _____
 - k. Any other special considerations relevant to the specific type of development, etc. Initials _____
3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials _____
4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials _____

Attention:

Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Many of the recommendations are also only procedural that can be achieved at little or no cost. Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/ or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/ building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment. A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding.

A safe and secure development is a priceless and essential benefit to all members and guests of the community.

CRA

No comments entered as of 6:00 PM, 1/6/2021

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>>

Review Complete Pending Development Order

1-6-2021

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the rezoning approval request for the subject property.

LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com <<mailto:wade.collum@copbfl.com>>

Review Complete Pending Development Order

1. Submittal is lacking some information.
2. Provide evidence and note on plans and in narrative that all overhead utilities on the south side will be buried for this project as per 155.5509.
3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5
4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.
5. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.
6. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.
7. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.
8. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
9. Provide a plant list with species common and botanical names, sizes, heights, caliper etc.
10. Provide callouts and show outline of the building and please note on the plans.
11. Please propose some 'taller palms' along the south building face to create a sense of scale to match the other sides.
12. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan.
13. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.
14. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.
15. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas if necessary.
16. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
17. All tree work will require permitting by a registered Broward County Tree Trimmer.
18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
19. Additional comments may be rendered a time of resubmittal

ZONING

Jae Eun Kim | jaeun.kim@copbfl.com <<mailto:jaeun.kim@copbfl.com>>

Review Complete Pending Development Order
Zoning reviews for 20-13000007RPUD_12 units

- Revise the front setback on page 19 of the PD Document.
- Provide net and gross lot areas on the Master Plan.
- Obtain approval of a Plat note amendment or re-Platting if required.
- Provide details of uses of the roof deck.
- Revise balconies projecting into the front yard setback. Or Request an appropriate deviation and it must obtain approval.
- Revise the building height. The building height shall not exceed 35 feet. The building height shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof.

SOLID WASTE AND RECYCLING

Beth Dubow | beth.dubow@copbfl.com <<mailto:beth.dubow@copbfl.com>>

Review Complete No Comments

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

March 15, 2021

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

Via Electronic Mail: Scott.Reale@copbfl.com

RE: PZ# 20-13000007 Sabbia Beach Parcel "B" RPUD Rezoning (723 N Ocean Boulevard)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with DRC comments for the January 20, 2021 DRC meeting. We opted not to have a meeting with all of the DRC members as the comments issued were minor. While minor, we would like to take the opportunity to respond to those comments at this time. None of the reviewing disciplines required resubmittal to the DRC.

Thank you for your time and please refer to our responses below.

PLANNING

Plan Reviewer: Scott Reale | scott.reale@copbfl.com; Jim Hickey | JHickey@cgasolutions.com
Review Complete Pending Development Order

155.2405 Planned Development

1. Optional neighborhood meeting needed to explain changes to affected property owners especially residents directly to the west of the proposed development.

Response: Our neighborhood meeting was held on March 3, 2021 via ZoomWebinar, with a maximum allowance of 1,000 attendants. In accordance with code section 155.2302 [Neighborhood Meeting], the property was posted, a notice of the meeting was mailed to all residents within 500 feet (a total of 661 residents), and the meeting was recorded. The recording of the meeting is available at <https://planw3st.com/project-resources>.

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

Response: Parcels A & B are being legally separated and recording with Broward County is being processed.

3. Clarify ownership of parcel. On BCPA, property shows that the parcel is owned by all members of the Condominium association including Fembrook Florida, LLP as it is tied to Sabbia Beach Parcel A and not a separate parcel.

Response: The subject property is owned by Fernbrook Florida LLLP. Fernbrook Florida LLLP is also owner of several units within the Sabbia Beach Condominium building across the street and was the original developer of that property.

155.3602. General Standards for All Planned Development Districts

...

ix. Maximum building size: Not provided on site plan or within Table 1 Comparison of development standards

Response: Please refer to page 8, Table 1 of the PD Document. Maximum Height has been in the table but revised to state "Building Height" instead.

...

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

Response: Refer to page 8 Table 1, page 10, (Modifications of Standards), and page 18 (Deviations and Justifications) of the PD Document for references and justification of the 5-acre minimum requirement waiver.

B. Consistency with City Plans

• Revise this section as it looks as if this section it is not talking about the proposed development. There is also a fragmented sentence at the end. References to the City's Comprehensive Plan's goals and policies are consistent with the proposed development.

Response: Refer to page 13 of the PD Document where reference to the Dixie Highway Transportation Corridor has been removed.

...

Other Comments:

- Provide setback of building from the northeast corner of the property on SP-1.

Response: See revised Exhibit II Master Site Plan. The setback here is 15 feet.

- Show dimension in parking areas for back out areas on north, east and west portions of the parking area to ensure vehicles can adequately back out of spaces within the dead-end parking areas on SP-1

Response: See revised sheet A-1 Ground Floor Plan with dimensions.

- Provide maximum building area on SP-1

Response: See revised Exhibit II Master Site Plan showing building area.

- Provide gross and net acreage of site on SP-1. When calculating density, utilize the correct acreage

Response: See revised Exhibit II Master Site Plan.

- measurement for each zoning district (RM-20 = net density, RPUD=gross density)

Response: See revised Exhibit II Master Site Plan.

- Provide graphic showing distance from buildings to the west and south of the proposed development

Response: See revised Exhibit II Master Site Plan.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com
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.

Response: Thank you. All additional comments will be complied with during the Major Site Plan and permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.

BUILDING DIVISION

James DeMars | james.demars@copbfl.com
Review Complete Pending Development Order

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

...

Response: All advisory comments will be complied with during the Major Site Plan and permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.

BSO

Patrick Noble | Patrick_Noble@sheriff.org
Review Complete No Comments

***** ATTENTION IMPORTANT *****

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Disclaimer: This safety and security 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, threats, breaches, or liabilities that might occur without any review.

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding

Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses. Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.

Response: All CPTED comments will be addressed with during the Major Site Plan and permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD rezoning as the zoning district for the property. No CPTED plans are being reviewed or approved with this request but will be with the Major Site Plan that will be filed shortly.

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com

Review Complete Pending Development Order

1-6-2021

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the rezoning approval request for the subject property.

Response: Thank you. All additional comments will be complied with during the Major Site Plan and permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.

LANDSCAPE REVIEW

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

Review Complete Pending Development Order

1. Submittal is lacking some information.

Response: Please clarify if this comment refers to the following comments or if there is specific information missing in our submittal. All specific landscape comments will be addressed with the Major Site Plan submittal prior to the permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.

2. Provide evidence and note on plans and in narrative that all overhead utilities on the south side will be buried for this project as per 155.5509.

Response: Note is provided on Exhibit III Master Landscape Plan and on Exhibit II Master Site Plan.

3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5

Response: Tree Survey will be submitted with the Major Site Plan application shortly. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.

4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5.

Response: Tree Appraisal will be submitted with the Major Site Plan application shortly. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.

5. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.

Response: Tree values and DBH dimensions are included in the Tree Table on the Tree Disposition Plan.

6. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

Response: Refer to revised sheet LP-101, Exhibit III Master Landscape Plan.

7. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA , please adjust.

Response: Refer to revised sheet LP-101, Exhibit III Master Landscape Plan. Tall trees and palms exceeding the height requirements are provided on the Landscape Plan to provide a lush landscape.

8. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: Refer to revised sheet LP-101, Exhibit III Master Landscape Plan. Parking areas are located within the parking garage underneath the building. Base building plantings have been enhanced for superiority.

9. Provide a plant list with species common and botanical names, sizes, heights, caliper etc.

Response: Refer to revised sheet LP-101, Exhibit III Master Landscape Plan. The Plant List is included in sheet LP-101 for this rezoning request.

10. Provide callouts and show outline of the building and please note on the plans.

Response: Refer to revised sheet LP-101 for quantity and species callouts, Exhibit III Master Landscape Plan.

11. Please propose some 'taller palms' along the south building face to create a sense of scale to match the other sides.

Response: Tall Montgomery Palms have been added along the south side of the building. Refer to revised sheet LP-101, Exhibit III Master Landscape Plan.

12. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan.

Response: Refer to sheet LI-101 Irrigation Plan.

13. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

Response: Bubblers are identified in the landscape notes under the Plan List, sheet LP-101. Additionally, please refer to sheet LI-101 Irrigation Plan.

14. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: Sisal is specified for the tree planting details on Landscape Details sheet LP-501.

15. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas if necessary.

Response: Cross-section will be provided at DRC submittal for the site plan.

16. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response: No hedges are proposed abutting the right-of way. Shrubs are all proposed as foundation plantings to soften and accentuate the building.

17. All tree work will require permitting by a registered Broward County Tree Trimmer.

Response: Tree work will be done by a registered Broward County Tree Trimmer.

18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Comment response sheet is being provided by means of this letter. Please provide any additional concerns that remain.

19. Additional comments may be rendered a time of resubmittal

Response: Please provide any additional concerns that remain.

ZONING

Jae Eun Kim | jaeeun.kim@copbfl.com
Review Complete Pending Development Order

Zoning reviews for 20-13000007 RPUD_12 units

- Revise the front setback on page 19 of the PD Document.

Response: Refer to page 17 where this revision has been made.

- Provide net and gross lot areas on the Master Plan.

Response: See revised SP-1, Exhibit II Master Site Plan.

- Obtain approval of a Plat note amendment or re-Platting if required.

Response: A Minor Plat Note Amendment will be requested.

- Provide details of uses of the roof deck.

Response: Refer to sheet A-4 Roof Plan.

- Revise balconies projecting into the front yard setback. Or Request an appropriate deviation and it must obtain approval.

Response: Refer to revised Exhibit II Master Site Plan and floor plans. No additional deviations are being requested.

- Revise the building height. The building height shall not exceed 35 feet. The building height shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof.

Response: Refer to sheets A-7 and A-8 Elevations. The maximum height for the building will be 34 feet, one foot below the required maximum height for RM-20.

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



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



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

March 17, 2021

Scott Reale, Senior Planner
City of Pompano Beach- Development Services
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: scott.reale@copbfl.com

RE: Sabbia Beach, Parcel "B" RPUD Rezoning (723 N Ocean Boulevard; 484331490020)
Neighborhood Meeting Summary

Mr. Reale,

As you know, PlanW3st LLC is representing Fernbrook, Florida LLLP ("Applicant") in requesting a rezoning of the above-referenced property. The property is comprised of one parcel located at 723 N Ocean Boulevard, across the recently-built Sabbia Beach Condominium tower. The developer that built that project is also building this one.

Code section 155.2405, identifies a neighborhood meeting as optional for a Planned Development project. We felt it was necessary to have this meeting prior to submitting for the Planning & Zoning Board. As you know, the object of a neighborhood meeting is not only to explain a proposed project but also encourage opportunities for informal communication between prospective applicants and the owners and occupants of properties neighboring the proposed development site. Due to the ongoing pandemic, our neighborhood meeting was held on March 3, 2021, hosted via ZoomWebinar with a maximum allowance of up to 1,000 attendants. In accordance with code section 155.2302 [Neighborhood Meeting], the property was posted, a notice of the meeting was mailed to all residents within 500 feet (a total of 661 residents), and the meeting was recorded. The recording of the meeting is available at <https://planw3st.com/project-resources> and was mentioned at the meeting for anyone that could not attend or would like to learn more about the proposed development.

The meeting was hosted by myself, along with Gus Carbonell, project architect, and Joseph Falso, property owner. You attended the meeting as Project Planner, which helped answer any questions on behalf of the City. While we sent 661 notices of the meeting, there were 26 attendees in total. Attendees are listed below:

Elaine Fitzgerald	199523
Peter Forsthuber	Florida Love
David Swerdloff	Chris Apuzzo
Dawn Lanni	G5
Tony Carbon	Tom Vivenzio
Scott Reale	Michael Scaramuzzo
Jim Rudman	Ashton Tweed

Mila Roco	Susan Quaal
Debra Strauss	John
Sergio Valdes	Howard
B Woeller	Denise Charland
Barbara Komar	Michael Strauss

I am happy to report that the neighbors supported the project. They asked several questions about the development, mostly related to parking demand. The following are some of the topics and questions that were brought up by the residents that attended the meeting:

- The Sabbia Condominium property is not providing beach access to this development. *This was the intention of the developer, to keep them separate. The closest public beach access is to the north, 3 parcels up.*
- Will a crosswalk be provided in front of this site? *This responsibility falls under the county and FDOT as the state owns the right of way. The architect responded that if there is a need, the entities will provide the crosswalk.*
- Any overflow parking from this development may spill onto the parking lot to the south, which belongs to The Breakers. *We are providing 22 parking spaces where only 18 are required. The property owner stated he has an overflow parking agreement with the place of worship to the north, which will alleviate any potential parking issues. Additionally, many of the prospective owners will be seasonal as well.*
- Will short term rentals be permitted? *No short-term rentals will be permitted.*
- How will construction equipment be handled and where will construction crew park? *The property owner stated he has an overflow parking agreement with the place of worship to the north, which will alleviate any potential parking issues—including construction crew and equipment staging.*
- Is it possible for you to add more floors in the future? *No, we are limited by the underlying and proposed zoning to 35 feet maximum.*

Thank you for your consideration. Feel free to view the meeting, which is hosted on my website and will be until we finalize the rezoning request. Please do not hesitate to contact me with any questions.

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

OCEAN 723 NEIGHBORHOOD MEETING

Dear Neighbor,

We would like to invite you to attend a virtual meeting scheduled on March 3rd, 2021 at 5:30PM via Zoom Webinar, to discuss the proposed development of **OCEAN 723**. The project will be located at the southwest corner of North Ocean Blvd (A1A) and NE 7th Court, directly across North Ocean Blvd from the elegant and recently completed luxury **Sabbia Beach Condominium**. **OCEAN 723** is an exciting new multi-family Residential Building coming to Pompano Beach! It is said that "*A Picture is Worth a Thousand Words*" and the renderings posted on the link below show just how complimentary the proposed development of **OCEAN 723** will be to the surrounding area. **OCEAN 723** has been designed with the future in mind, a future which will ensure that property values increase as future developments and redevelopments take place.

We respectfully request your input at this meeting for full support of the development approval by the City of Pompano Beach. As the approval process will require a rezoning to increase the density by 3 units, you will be receiving a Notice from the City in the coming months. This increase in density will have no impact on existing traffic—in fact, the Sabbia Beach Condominium development was approved and built 3 units under the allowable density. **OCEAN 723** will be built with the utmost superior architectural and landscape design—all while meeting the city's building requirements, including the 35-foot maximum height. As you review the renderings, please take note of the colors and detailing of the façade which is an exciting display of intricacies and complements. We would like to review the proposed development with you, our neighbors, in good faith to make sure we answer any questions prior to the development being placed on the City's Planning & Zoning Board meeting Agenda. We ask that you attend our virtual meeting and hope you consider **OCEAN 723** as a big "plus" for the neighborhood and a future increase in property values for the surrounding areas.

Thank you.

Respectfully submitted,

Joseph Falso, PE, CGC, Partner

OCEAN 723 RENDERINGS:

<https://www.vertexpointcg.com/joefalso-12um>

MEETING LINK:

<https://zoom.us/j/91503378712?pwd=YUhwVFczMWFkOHlQNjhGZTg0L2NNUT09>

Meeting ID: 915 0337 8712

Meeting Passcode: 199523

Dial In: (888)788-0099 Toll Free

For questions related to this meeting, email pwest@planw3st.com or contact Paola West at 954-529-9417.

Scott Reale

From: Sophie Rhodes <sophierhodes26@yahoo.com>
Sent: Monday, April 26, 2021 9:35 PM
To: Scott Reale
Cc: sophierhodes26 @yahoo.com
Subject: The Planning and Zoning Board of the City of Pompano Beach ,Florida...

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's EMAIL ADDRESS as legitimate and know the contents are safe.

The Planning and Zoning Board of the City of Pompano Beach ,Florida

Broward County Tax Folio Identification Number;484331DE0010
AKA -723 N Ocean Blvd
From R M- 20. To. RPUD requests the REZONING

FROM SOPHIE RHODES.
710 N OCEAN BLVD. #. 1203

DEAR COUNCIL.

I am writing to express my strong opposition rezoning to R P U D. I completely opposed that will cause traffic and safety problems,create even more problems with never ending heavy dusty, loud noise,and potentially lower the property values.

Traffic and safety of pedestrians are major areas of concern.We have now heavy traffic, Jams, is routinely blocked by heavy traffic is already common at N. Ocean Blvd.

Development Sabbia Beach Condominiums 730 N Ocean Blvd. Pompano Beach Fl. WAS DISASTER — told us construction will be maximum 2 years——. Big lire- Disaster was over 5 years.No one want rent. condos, next door loud noise and heavy dust. My East side wall cracks. I complain to Breakers’s; never Sabbia. Repair.We lost money.

FEPNBROOK FLORIDA LLLP makes our lives DISASTER, MISERABLE .3 years I can not steps on my balcony , heavy dusty I can not breath.

I urge you to disapprove the proposed REZONING, WE WANT Get OUR LIVES BACK AND Enjoy Healthier Life. When Our Lives Be Normal Again?

Thank you for your continued service and support of our communities.

Best Regards.

Sophie Rhodes

710 N Ocean Blvd # 1203