

June 21, 2023

City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**RE: 2050 MLK Plat, #22-14000014**

Dear City of Pompano Beach Reviewers:

Based on your Development Review Committee comments dated November 8, 2022, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: Maggie Barszewski**

**maggie.barszewski@copbfl.com**

Status: Authorized With Conditions

1) Change the name of the Mayor to Rex Hardin.

**RESPONSE: The name of the Mayor has been changed to Rex Hardin.**

2) Must submit a Title Opinion less than 6 months old and must be addressed to the City (the one submitted was only to the County).

**RESPONSE: An updated Title Certificate is included with this submittal.**

3) Must submit County's Development Review Report before going to P&Z.

**RESPONSE: The County DRR is included with this submittal.**

4) All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.

**RESPONSE: Acknowledged. A copy of the plat will be sent to Maggie Barszewski prior to City Commission agenda.**

5) The proposed use is consistent with the Land Use Designation and the Zoning.

**RESPONSE: Acknowledged.**

9) Add the square footage and use note to page 3.

**RESPONSE: The plat has been revised to include the note restriction and square footage.**

10) In the narrative please provide net & gross acreages.

**RESPONSE: The narrative has been revised to include the acreage.**

11) In the narrative's second paragraph, reword the second sentence to state correctly the surrounding properties. (multi-family does not abut the property on the east and south.

**RESPONSE: The narrative has been revised per your recommendation.**

12) Inquire with the County if the 28-foot Road Reservation Easement is no longer needed since it has been taken away from the roadway north of MLK Blvd. Remove it from this Plat if it is to be released.

**RESPONSE: The Applicant is currently working on a partial easement vacation and the recorded document will be provided prior to permit approval.**

13) Since Powerline Road width is variable, please verify the County (& State) required width along the frontage of this property.

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**P&Z**

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**PZ22-14000014**

**07/26/2023**

**RESPONSE: Broward County Highway, Construction, and Engineering has confirmed the Powerline Road width to be 82 feet.**

14) A Flex Application will have to be approved either prior to or concurrently with this request being considered by the City Commission.

**RESPONSE: The Applicant has received flex allocation for the 261 units. Resolution 2023-130 has been included with this submittal.**

15) The billboard signs must be removed, which is what I believe is proposed in the narrative.

**RESPONSE: The applicant has agreed to remove all billboards from the site subject to final site plan approval and subject to obtaining all required legal releases from any affected party.**

16) Please submit DRC Comment reply to Maggie Barszewski via email prior to attempting to upload to P&Z.

**RESPONSE: Acknowledged.**

#### **LANDSCAPE DEPARTMENT COMMENTS: Wade Collum**

Status: Authorized With Conditions

1. Are hatched as Powerline Setback must be populated with landscaping (trees, shrubs, sod, irrigation etc.)

**RESPONSE: The site plan has been revised to show landscaping in the Powerline Road setback.**

#### **WASTE MANAGEMENT DEPARTMENT COMMENTS: Beth Dubow**

Status: Authorized

#### **ENGINEERING DEPARTMENT COMMENTS: David McGirr**

Status: Pending Resubmit

1. Per Chapter 100.01 Minimum Right-of-Way under (C), Property owners required to dedicate required right-of-way in accordance with Zoning Code § 155.5704 shall only be required to dedicate half of the applicable right-of-way width to the center line of the street.

The exiting R/W along Powerline Rd is shown as 110' however, our Code requires 144'. Please determine from FDOT whether they will require this additional R/W along Powerline Rd.

**RESPONSE: Broward County Highway, Construction, and Engineering has confirmed the Powerline Road width to be 82 feet.**

2. Chapter 155.5509. UTILITY LINES LOCATION: In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

Are overhead utilities adjacent to site planned to be undergrounded?

**RESPONSE: Coordination with FPL is underway and at this point it is believed that they will prefer not to underground the overhead wires. Documentation will be provided once received.**

#### **BSO DEPARTMENT COMMENTS: PATRICK NOBLE**

[Patrick.Noble@sheriff.org](mailto:Patrick.Noble@sheriff.org)

Status: Authorized

P&Z

**UTILITIES DEPARTMENT COMMENTS: Nathaniel Watson**

nathaniel.watson@copbfl.com

Status: Authorized With Conditions

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

**RESPONSE: Acknowledged.**

2. The City of Pompano Beach Utilities Dept. has no comment with regard to the requested PLAT approval for the subject lots.

**RESPONSE: Acknowledged.**

**BUILDING DIVISION COMMENTS: JAMES DEMARS**

james.demars@copbfl.com

Status: Authorized; No comments.

**FIRE DEPARTMENT COMMENTS: Jim Galloway**

[jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Status: Authorized

This P&Z application is able to meet all of the Fire Department requirements at this time for REQUEST FOR FLEX UNITS 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 follow All NFPA Standards prior to receiving Fire Department approval.

**RESPONSE: Acknowledged.**

**CRA DEPARTMENT COMMENTS: Kimberly Vasquez**

No comments.

**ZONING DEPARTMENT COMMENTS: LAUREN GRATZER**

Lauren.Gratzer@copbfl.com

Status: Pending Resubmit

1. The applicant is concurrently submitting a Flex application, PZ 22-05000008.

**RESPONSE: Flex allocation has been approved for the 261 units. Refer to Resolution 2023-130 that is included with this submittal.**

2. The project narrative is for a major site plan submittal. Revise the narrative to reflect that this is a Plat application submittal. Clarify what is being proposed for this plat.

**RESPONSE: A separate Plat Narrative has been submitted.**

3. The narrative states there are two billboards on site and that all structures will be demoed. Will these be demolished as part of this project? Revise the narratives to specifically include this information.

**RESPONSE: The applicant has agreed to remove all billboards from the site subject to final site plan approval and subject to obtaining all required legal releases from any affected party. The Plat Narrative has been revised to reflect this.**

4. The plat states "This plat is restricted to..." and does not list anything. Clarify the intent of this plat.

**RESPONSE: The plat has been revised to show the note restriction.**

**P&Z**

5. Verify if this property needs to maintain the 28' roadway easement as shown on the plat. It appears that Powerline Road already has the minimum number of required ROW and that this would be in excess. The site can produce a better design if this easement is abandoned.

**RESPONSE: Comment acknowledged. The Applicant is processing a partial easement vacation with the City and the recoded document will be provided prior to permit approval.**

Preliminary site plan comments:

6. The property to the south of the subject property (950 N Powerline Rd) was developed to include a shared access connection point to the north. Revise the proposed site plan to include a connection to the south property to limit direct vehicular access along major streets and allow for better access for the residences.

**RESPONSE: Comment acknowledged. The project has been designed as a contained separate secure site and the cross-access easement is not consistent with the design considerations. The applicant achieves access via Dr. Martin Luther King Jr. Boulevard and respectfully declines connecting to the access easement.**

7. All parking garages must meet the requirements of Code Section 155.5605. Parking Deck or Design Standards by time of site plan submittal.

**RESPONSE: Comment acknowledged. The parking garage to comply with Code Section 155.5605:**

8. 155.5601. Multifamily Residential Design Standards:

- o Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (See Figure 155.5601.C.1.b: Multi-building orientation.). The current proposal has the buildings facing an internal drive aisle, not a street. Revise the building orientations to face both Powerline Rd and Hammondville Rd.

- o Repetitive "look-alike" multi-building developments shall be prohibited. Multi-building developments subject to these standards shall ensure that each structure is distinguished from others through the use of two or more of the following features:

- a. A variation in structure length of 30 percent or more;
- b. A variation in the structure footprint size of 30 percent or more;
- c. A distinct variation in color and use of materials;
- d. A variation in the type of dwelling unit contained in the structure that results in a significantly different scale and mass (e.g., garden apartments vs. townhomes);
- e. A variation in structure height by at least ten percent; or
- f. A variation in roof form.

- o Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.

- b. Wall offsets shall have a minimum depth of two feet.

- c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch ;
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or
- viii. Integrated planters that incorporate landscaped areas or places for sitting.

**RESPONSE: Offsets to be provided along with In addition to wall offsets, front facades will comply by providing:**

- 1. A recessed entrance
- 2. A covered porch
- 3. Multiple windows with a minimum four-inch-wide trim

**P&Z**

9. Additionally, the project shall meet the design and development standards for Flex requests, per Code section 155.4202.A.

**RESPONSE: Acknowledged. The project will follow all applicable standards of the Code, including Sec. 155.4202.**

10. A full site plan review will be conducted at time of site plan submittal. A zoning information table was not included with this preliminary site plan. Note that for the formal submittal, the "front setback" shall be from Powerline Road, the "rear setback" shall be from the opposite parcel line measuring 27.61', the "street side yard setback" is along Hammondville Rd/MLK Blvd, and the "interior side yard setback" is the parcel line opposite of Hammondville Rd.

**RESPONSE: A data table has been included with the revised site plan. Please refer to sheet SP-101.**

11. Bike racks shall be provided by time of site plan submittal.

**RESPONSE: Bicycle racks have been added to sheet SP-101.**

12. There shall be an internal pedestrian circulation system designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development. The internal sidewalks shall be at least 5-7' wide.

**RESPONSE: Acknowledged. All sidewalks are a minimum of 5-7 feet wide and connect to each building entry point and parking garage. Please refer to sheet SP-101.**

13. New multifamily dwellings within the Northwest Community Redevelopment shall provide a minimum of one off-street parking space per 1,000 square feet of gross floor area or provide the minimum number of off-street parking spaces required for multifamily dwellings in Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, whichever is less. This information shall be provided by time of site plan submittal.

**RESPONSE: Acknowledged. The parking calculations have been included in the revised site plan, sheet SP-101.**