



**COMMENT RESPONSE MEMORANDUM**

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

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

Re: Pompano Fire Station  
Rezoning Application Comments

Date: November 9, 2020

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**REVIEWING DEPARTMENT: Planning**  
**Plan Reviewer: Jean E. Dolan, AICP, CFM**  
**Status: Review Complete pending Development Order**

1. The request has been changed to rezoning to B-1.  
**Response: Acknowledged.**
2. Because the rezoning is made possible by the application of Commercial Flex, the conceptual site plan for the commercial flex will "fix" the entitlements allowed on the property rather than allowing the maximum intensity under the zoning category.  
**Response: Acknowledged.**
3. The flex allocation and rezoning will be done as one ordinance and the conceptual site plan for the flex will be attached to the rezoning ordinance. It is important, therefore, that considerable thought be put into the conceptual plan to ensure the future configuration of the site is allowed by the conceptual plan.  
**Response: Acknowledged.**
4. See zoning comments regarding issues related to the conceptual plan for the commercial flex/rezoning request.  
**Response: Acknowledged.**

**REVIEWING DEPARTMENT: Landscape**  
**Plan Reviewer: Wade Collum, wade.collum@copbfl.com**  
**Status: Review complete, pending Development Order.**

1. Provide Type B Buffer as per residential compatibility requirements.  
**Response: Type B Buffer has been provided as requested.**

**REVIEWING DEPARTMENT: Zoning**

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

**Status: Review Complete Pending Development Order**

1. Application addresses the Site Specific Review Standards.

**Response: Acknowledged. Thank you.**

[Be advised of the following:]

2. Residential Land Use will require the use of Commercial Flex for non-residential uses. Site Development will be limited to Conceptual Plan per Flex Ordinance.

**Response: Acknowledged. Thank you.**

3. For commercial developments, the number of vehicular access points along a street shall be minimized as necessary to protect the function, safety, and efficiency of travel on the street and any associated bikeways and sidewalks. (Section 155.5101.G.3.b)

**Response: Acknowledged; access points along a street shall be minimized as required. Thank you.**

4. Staff requests limiting access to the greatest extent possible. If the site cannot be unified with the adjacent site, a shared access agreement will be required. This will allow the access to NE 16th Terrace to be permanently closed, if feasible.

**Response: Access has been limited as required.**

5. Commercial development abutting residential uses must comply with Residential Compatibility Standards (Section 155.5604), intended to:

- a. Provide effective transitions between single-family residential uses and more intense uses;
- b. Protect the character of existing single-family residential development from negative impacts resulting from more intense adjacent forms of development;
- c. Limit the excessive consumption of available land through the utilization of large vegetated buffers in favor of development form and design treatments;
- d. Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; and
- e. Establish or maintain vibrant pedestrian-oriented areas where differing uses can operate in close proximity to one another.

**Response: Acknowledged and complied.**

6. Commercial development abutting residential uses must provide a Type B Buffer (Section 155.5203.F.3) that is a minimum 10' wide containing a wall or fence, trees and hedges.

**Response: Acknowledged. Type B Buffer has been provided.**