

July 6, 2023

Maggie Barszewski
Development Services Department
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: DRC Response Letter
McClinton 25 Plat - 1207 E Atlantic
PZ23 – 14000003

Dear Ms. Barszewski:

Below are the responses to the DRC comments dated July 6, 2023, for the above referenced project.

UTILITIES-Comments:

Plan Reviewer:

Status:

Comments:

BSO-Comments:

Plan Reviewer: Patrick_Noble@sheriff.org <mailto:Patrick_Noble@sheriff.org>

Status: Authorized

Comments:

Development Review Committee Date Reviewed: 06-29-2023
Subject: CPTED and Security Strengthening Report: PZ: 23-14000003
Project Name and Address: 1207 E Atlantic Blvd
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

PLEASE THOROUGHLY READ ALL THE FOLLOWING IMPORTANT STATEMENTS

*** MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE." NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS, NEW AND RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET WHICH MAY RESULT IN MUCH MORE ADDITIONAL COSTLY AND DISRUPTIVE RETROFIT CONSTRUCTION ALTERATIONS, ETC.

LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO ____

SIGN FULL NAME: _____

www.KEITHteam.com

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

***** CPTED & SECURITY STRENGTHENING CONDITIONS** required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. *******

Initials _____

***** 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.

Initials _____

***** 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.

Initials _____

***** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: *****

Note: if these SECURITY STRENGTHENING AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses onto both the actual drawing and narrative plans.

Initials _____

FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM):

*****Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. *****

Initials _____

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

155.2407.E SITE PLAN REVIEW STANDARDS

COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.

Initials _____

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

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Initials _____

***** ATTENTION VERY IMPORTANT *****

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE.

Initials _____

P&Z

PLANNING-Comments:

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Authorized With Conditions

Comments:

- 1) The proposed use, density and intensity is consistent with the Land Use of ETOC and the Zoning of TO-EOD.

Response: Comment Acknowledged

- 2) The submitted Plat Narrative does not match the stated restriction on the submitted Plat. The narrative states that restrictions will be 47 multi-family units & 5,200 sq. ft. of retail/commercial space. On page 3 of the submitted Plat it states the restrictions will be 47 residential units & 26,500 sq. ft. of commercial. Since the Narrative reflects consistency with the Site Plan that was approved June 28, 2023, please revise the Plat to be consistent with these restrictions.

Response: Plat restriction note based on Broward County comment and reads as follows: THIS PLAT IS RESTRICTED TO 41 MID-RISE UNITS, 6 TOWNHOUSE UNITS AND 5,200 SQUARE FEET OF COMMERCIAL USE.

- 3) The Application has an acreage of 1.77, which is inconsistent with the legal description, the Plat and the approved Site Plan acreage. Please revise.

Response: The application, legal description and plat have updated with the correct acreage. PLANNING

- 4) The Plat needs to be revised to reflect a dedication of 5 feet on Atlantic rather than 10 feet per the Broward County Trafficways Plan.

Response: Parcel "B" on the plat has been revised to 5' in width instead of 10' expect at bus shelter area where an additional 5 feet x 40 feet long area is being requested.

- 5) The Right-of-way for the corner chord at the intersection of Atlantic Boulevard and NE 13th Avenue is based on a 30-foot radius, which is not warranted and, in fact is inconsistent with the approved Site Plan. This must be revised to be consistent with the approved Site Plan.

Response: Broward County comment is requiring the corner chord based on a 30' radius.

- 6) Must submit a Title Opinion less than 6 months old and must be addressed to the City.

Response: The Title Opinion has been updated to add the City of Pompano Beach. PLANNING

- 7) The County's Development Review Report states requirements for the corner cord on the intersection of Atlantic Boulevard and NE 13th Avenue which are inconsistent with the City's requirements (and the approved Site Plan). The Applicant's Notice of Objection to the County in this regard must be reconciled prior to being placed on a City Commission agenda. This will be a condition recommended to the P&Z Board

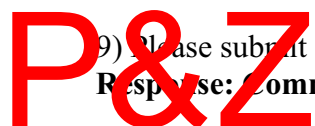
Response: Comment Acknowledged

- 8) 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: Comment Acknowledged.

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

Response: Comment Acknowledged. PLANNING



CRA

Plan Reviewer: Kimberly.Vazquez@copbfl.com

Status: Authorized

Comments:

This project is not within the CRA District. The CRA supports a mixed -use project for this site as per the Land Use of ETOC and Zoning of TO-EOD of 47 multi-family residential units and 5,000 sq ft of commercial space.

LANDSCAPE REVIEW

Plan Reviewer: Wade.Collum@copbfl.com

Status: Authorized with Conditions

Comments:

1. Comments will be rendered at time of site plan submittal.

Response:

2. Provide landscape plans in accordance with 155.5203, 155.3501, 155.3709 for the site.

Response:

ZONING-Comments:

Plan Reviewer: diego.guevara@copbfl.com

Status: Pending Resubmit

Comments:

1. Plat Sheet 3 depicts a 10-foot right-of-way dedication along East Atlantic Blvd as a result of a Broward County Plat review comment that recommends the 10-foot dedication, not requiring the 10-foot dedication. The ultimate right-of-way width at this location of Atlantic Blvd is 110 feet, requiring a 5-foot dedication and can accommodate the City's desired elements and element widths at 110 feet.

Response: Parcel "B" on the plat has been revised to 5' in width instead of 10' expect at bus shelter area where an additional 5 feet x 40 feet long area is being requested.

2. Plat Sheet 3 depicts a right-of-way dedication with a corner chord based on a 30-foot radius at the corner of East Atlantic Blvd and NE 13 Ave. This location does not warrant such a dedication, based on a review of the corner location, design speed of the road, and anticipated traffic movement.

Response: Broward County comment is requiring the corner chord based on a 30' radius.

ENGINEERING DEPARTMENT

Plan Reviewer: David.McGirr@copbfl.com

Status: Pending Resubmit

Comments:

P&Z

1. Atlantic Blvd requires 110' R/W. Property owner required to dedicate required right-of-way in accordance with Zoning Code § 155.5704 shall only be required to dedicate half (55') of the applicable right-of-way width to the center line of the street. NE 1st St and NE 13th Ave do not require dedication.

Response: Parcel "B" on the plat has been revised to 5' in width instead of 10' expect at bus shelter area where an additional 5 feet x 40 feet long area is being requested.

2. The attached "Plat Narrative" doesn't reference NE 1st St under Item No. 4.

Response: The narrative has been revised. PLANNING

3. NE 13th Ave currently has 55' R/W however, attached site plan is showing it as 50' R/W.

Response: Site plan is incorrect NE 13th Ave is 55' wide. 25' Dedicated via plat book 5, page 21 and 30' dedicated via deed book 185, page 305 both of the Broward County records.

WASTE MANAGEMENT

Plan Reviewer: beth.dubow@copbfl.com

Status: Authorized with Conditions

Comments:

Environmental Services Comments

Project Name: 1207 E Atlantic Blvd.

Address: 1207 E Atlantic Blvd.

P&Z#: 23-14000003

Reviewed: 06/29/2023

DRC Meeting: 07/19/2023

REVIEW COMPLETE; NO OBJECTIONS TO THE PLAT

1. There are several issues relating to garbage collection as shown on the site plan accompanying this plat application. Those issues will need to be worked out prior to approval and construction of this project.

Response:

NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste & Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

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

P&Z
BUILDING DIVISION

Plan Reviewer: Todd.Stricker@copbfl.com

Status: Authorized
Comments:

BLDG 6-27-23 NRN

FIRE DEPARTMENT

Plan Reviewer: Jim.Galloway@copbfl.com

Status: Authorized with Conditions

Comments:

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL 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.

This P&Z application is able to meet all of the Fire Department requirements at this time for FLEX REQUEST APPROVAL 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.

P&Z