

May 1, 2023

City of Pompano Beach
Planning and Zoning Department
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: Pompano Townhomes Flex
Project #: 23-05000001
KEITH Project No. 12411.00

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments dated April 5th, 2023, KEITH and the project team offer the following responses to your comments/questions:

Planning Review Comments:

Jean.dolan@copbfl.com

1. The subject property is within a flex receiving area and is eligible to apply for flex units per City Comprehensive Plan.

RESPONSE: Acknowledged.

2. The Land Use designation is commercial (no commerce) and the Zoning is B-3. Please upload a narrative for the Flex only. The upload is the site plan narrative which erroneously states the land use designation is commerce which is the county's designation, not the city's) you only need to list the Comp Plan GOP directly related to and supportive of the flex request. The review standard is subsection 154.61(D) should be addressed in the narrative. No affordable housing units or buy-out is required in the Dixie Highway Corridor as market rate units are encouraged.

RESPONSE: The Flex narrative is included in the submittal package.

3. When you upload for P&Z, we only need the site plan and survey and revised narrative. All other site plan sheets are unnecessary.

RESPONSE: Acknowledged.

Zoning Review Comments:

Saul.Umana@copbfl.com

1. The applicants have concurrently submitted for site plan approval VIA PZ23-12000005 – see this project number for all site plan comments.

RESPONSE: Acknowledged.

2. The narrative submitted for this project is for the site plan. Include a narrative for the flex application request.

RESPONSE: The Flex Application narrative is include in the submittal package.

3. The proposed easement abandonment will need to be filed with the city concurrently with the site plan review. In addition, a

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P&Z

PZ23-05000001

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public access agreement will need to be provided to the City Attorney's office.

RESPONSE: Acknowledged.

4. Variance approval is required to obtain relief from the residential compatibility standards.

RESPONSE: Acknowledged.

Building Division Comments:

Todd.stricker@copbfl.com

Status: Review complete, pending development order

Landscape Comments:

Wade.collum@copbfl.com

Status: Review complete, pending development order

Engineering Department Comments:

David.mcgirr@copbfl.com

Status: Review complete, pending development order

Waste Management Comments:

Beth.dubow@copbfl.com

Status: Review complete, pending development order

CRA Comments:

Kimberly.vazquez@copbfl.com

Status: Review complete, pending development order

Fire Department Comments:

Jim.galloway@copbfl.com

Status: Review complete, pending development order

BSO Department Comments:

Scott.Longo@copbfl.com

Status: Review complete, pending development order