

**APPLICATION RESPONSES**  
**DEVELOPMENT REVIEW COMMITTEE**  
DRC Meeting Scheduled for  
December 16, 2020  
**P&Z # 20-92000006**

**PLANNING**

Plan Reviewer: Jean E. Dolan, AICP, CFM

Status: Review Complete pending Development Order

Comments:

(1) Correct acreage in Application to 12.1 acres

**Response: Applicant concurs.**

(2) Total entitlements under the existing land use based on 60% lot coverage and 105' height (10 stories) is 3,612,456 SF (12.1 ac x 43,560 x 0.6x10 = 3,162,456 SF). The Applicant has chosen to reduce the current entitlements to 2.5 million square feet to be "conservative".

**Response: Applicant concurs.**

(3) Please specify what zoning district you will be requesting. The current PCD for the City Centre property will have to be revised to either include the residential area or to separate it for land use and zoning purposes. If separated, it will require two rezonings, one for the current PCD and one for the subject area.

**Response: The Applicant is evaluating the zoning options to determine the most appropriate zoning strategy for the development.**

(4) The Applicant has been provided the most recent 10-year Water Supply Facilities Work Plan which reduces the water LOS to 161 gpcpd. Since this figure is not used in any of the math in the Application, it is not necessary to update the Application to include this corrected figure.

**Response: The analysis was revised to reflect the most current level of service.**

(5) Exhibit E: Replace with actual service provider letter from Water Utilities. The County will require it both confirm the math done in the water section of the Application and that water treatment capacity and water withdrawal capacity are available to serve the project.

**Response: The Applicant requested a revised response letter and that response will be included in the analysis upon receipt.**

(6) Sanitary Sewer LOS in 5.B.1: 300 gpcpd is a generation rate, not a LOS. LOS per Comp plan available on website is:

Pompano Beach: 17 million gallons per day in Treatment Design Capacity  
14.68 million gallons used per day in 2018

**Response: The application was revised accordingly.**

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(7) Solid Waste Generation Rate is 8.9 lbs/unit/day not the 7 lbs/unit/day as shown in section 5.C.3. Also the footnote to this table is incorrect as Pompano does not have a "land development code section 16-61".

**Response: This section was revised accordingly.**

(8) 5.D.2 Drainage - The FFE of 8.5 NAVD is incorrect. The FEMA FIRM shows a BFE of 11 so the lowest the FFE can be is 12' NAVD. If either 18" above the crown of Copans Road or the new Broward 100-year flood map requires something higher than 12', that measure will apply. FFE is not typically determined at this stage in the process, however, it is recommended you determine the highest point of Copans Road adjacent to the site and consult with the County and the Pompano building department before you start engineering design to determine actual FFE.

**Response: This section was revised to reflect a FFE of 12' NAVD. The text reflects that the required elevation is the highest of the 3 standards that are listed.**

(9) The newly adopted Comprehensive Plan simplified the LOS for Parks to 5 acres/1,000 without differentiating by park type. The project will increase demand for parks by 3.5 acres (762 people @5 acres per 1,000). The City has adequate supply of park land to serve the additional population, however, it is recommended that the project include on-site recreational amenities and open, green spaces to serve the new residents on-site. The City has added recreational land since the 2013 Parks Master Plan was adopted. The most up-to-date Parks Inventory which shows the total of 927.73 acres is attached to the DRC comments. Staff will provide you with an updated Exhibit I which includes recent adopted Plan Amendments that have not yet been recertified by the BCPC.

**Response: This section was revised to reflect the updated level of service. The amount of required open space is calculated to be 3.8 acres ( $356 \times 2.14 / 1000 \times 5$ ).**

(10) Public Outreach (#12) – please consult with Commission Eaton of District 2 to determine if she recommends you attend a Cresthaven/Highlands association meeting to present your project to the neighborhood north of Copans Road.

**Response: The Applicant will contact Commissioner Eaton regarding community outreach meetings.**

(11) Exhibit F does not appear to acknowledge that capacity is available to serve the project. The City has available capacity but the Exhibit is not going to pass muster with the County reviewers.

**Response: The Applicant will obtain a revised letter if requested by Broward County Planning Council.**

(12) Exhibit N is blank. Please provide a draft of the DRC for affordable housing for review by the City Attorney. This will be approved via attachment to the LUPA Adoption Ordinance.

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**Response: The draft declaration of restrictive covenants is included in the application.**

(13) Conceptual Site Plan – please see zoning comments.

**Response: The Applicant will continue to work with city staff as the site plan is developed.**

**ENGINEERING DEPARTMENT**

Plan Reviewer: David McGirr, david.mcgirr@copbfl.com

Status: Review Complete, no comments

Comments:

No comments 11-19-20

Note that the comments related to correcting the FFE were sent via separate email from John Sfiropoulos, City Engineer.

**Response: This information was received and included in the analysis.**

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**FIRE DEPARTMENT**

Plan Reviewer: Jim Galloway, jim.galloway@copbfl.com

Status: Review complete, no comments.

Comments

(1) Provide additional access road/gate of proposed property for Fire Apparatus access and egress of residence in the event of an emergency. Access required to a public right of way. Second means of fire apparatus access to property shall be remote from the main vehicle access entrance. (NFPA 1 Chapter 18, Section 18.2.3.3)

Fire department access and water supply requirements shall be maintained, 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 site/buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

**Response: These comments will be addressed at the time of site plan approval and permitting.**

**BUILDING DIVISION**

Plan Reviewer: Carpel Jeobaom, carpelo.jeobaom@copbfl.com

Status: Review complete, pending Development Order

Comments: No comments.

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**BSO**

Plan Reviewer: Scott Longo, scott\_longo@sheriff.org  
Status: Review complete, no comments.

Comments:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity. This 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, or liabilities that might occur without any review.

**Response: This comment will be addressed during site plan review and approval process.**

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**CRA**

Plan Reviewer  
Status

Comments: Not in a CRA.

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**UTILITIES**

Plan Reviewer: Nathaniel Watson, Nathaniel.watson@copbfl.com  
Status: Review complete, pending Development Order

Comments

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. The Utilities Department has no comment regarding the requested LUPA amendment at this time.

**Response: The Applicant acknowledges these comments regarding utilities.**

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**LANDSCAPE REVIEW**

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

Comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203 for the entire site.

**Response: The Applicant acknowledges this comment.**

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**ZONING**

Plan Reviewer: Pamela Stanton, [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)

Existing Land Use

- City: Commercial
- County: Commerce

Proposed Land Use

- City: Residential Irregular 29
- County: Residential Irregular 29

Comments:

1. If the LUPA is approved by the City Commission, the City Centre PCD Master Plan must be amended (Ord. 2002-68). The proposed conceptual plan included with this application differs from the adopted City Centre PCD Master Plan.

**Response: The Applicant acknowledges this comment.**

2. During the review of the amended Master Site Plan and Major Site Plan application, the Applicant must demonstrate that the remaining parking areas provide sufficient parking to accommodate both the commercial mall (and all outparcels) as well as the proposed residential development.

**Response: The Applicant acknowledges this comment.**

3. A more thorough review of the conceptual site plan will be conducted during the Rezoning and Site Plan applications, when more details of the proposal are included. The Applicant must review the requirements for all Planned Development Districts (155.3602) for a list of the minimum standards to be included with a PD Plan. Please note that no deviations are permitted from the Building Design Standards through the Planned Development.

**Response: The Applicant is evaluating the development plan to determine the most appropriate zoning district.**

4. If the Rezoning creates a separate Zoning district or PD for the proposed multi-family development, Section 155.5601 Multi-Family Residential Design Standards applies. If the Rezoning amends the existing City Centre PD and incorporates the proposed multi-family development, Section 155.5602 Commercial, Institutional, and Mixed-Use Design Standards applies. Clarify how the Rezoning will proceed.

**Response: The Applicant is evaluating the development plan to determine the most appropriate zoning district.**

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5. If the proposed development follows the Multi-Family Residential Design Standards referenced in comment #4, Multifamily residential developments with more than one building must be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). The conceptual plan depicts multiple buildings facing surface parking lots, which is prohibited, pursuant to Section 155.5601.C.1.b.

**Response: The Applicant is evaluating the development plan to determine the most appropriate zoning district.**

6. If the proposed development follows the Multi-Family Residential Design Standards referenced in comment #4, ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway, pursuant to Section 155.5601.C.1.c.ii.

**Response: The Applicant is evaluating the development plan to determine the most appropriate zoning district.**

7. If the proposed development follows the Multi-Family Residential Design Standards referenced in comment #4, individual structure footprints shall not exceed a maximum of 20,000 square feet, pursuant to Section 155.5601.C.2.a.

**Response: The Applicant is evaluating the development plan to determine the most appropriate zoning district.**

8. If the proposed development follows the Multi-Family Residential Design Standards referenced in comment #4, the maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units, pursuant to 155.5601.C.2.b.

**Response: The Applicant is evaluating the development plan to determine the most appropriate zoning district.**

9. If the proposed development follows the Multi-Family Residential Design Standards referenced in comment #4, repetitive "look-alike" multi-building developments are 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, pursuant to Section 155.5601.C.4

Architectural Variability:

- 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

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f. A variation in roof form.

**Response: The Applicant is evaluating the development plan to determine the most appropriate zoning district.**

10. If the proposed development follows the Commercial, Institutional, and Mixed-Use Design Standards referenced in comment #4, the front facade of all buildings, as defined by the primary entrance, must front onto a street, a courtyard, or plaza, not an off-street surface parking area, pursuant to Section 155.5602.C.2.a.

**Response: The Applicant is evaluating the development plan to determine the most appropriate zoning district.**

11. If the proposed development follows the Commercial, Institutional, and Mixed-Use Design Standards referenced in comment #4, buildings of three or more stories shall include a clearly recognizable base, middle, and top configured in accordance with the Base, Middle and Top standards of Section 155.5602.C.4.

**Response: The Applicant is evaluating the development plan to determine the most appropriate zoning district.**

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**SOLID WASTE AND RECYCLING**

Plan Reviewer: Beth Dubow, beth.dubow@copbfl.com

Status: Review complete, no comments.

Comments

Solid Waste and Recycling Comments

Project Name: Pompano Beach City Centre LUPA

Address: 1190-1200 & 1600 NE 23 Street

P&Z#: 20-92000006

Review: 12/02/2020

DRC Meeting Date: 12/16/2020

REVIEW COMPLETE; NO OBJECTIONS

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 (Waste Management 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.

**Response: No comment.**