



950 Peninsula Corporate Circle
Suite 1017
Boca Raton, FL 33487

(o) 561 299 0508
(c) 561 602 1225

info@urbanafl.com
www.urbanafl.com

Land Planning
Land Acquisition
Entitlements
Construction Management
Permitting

May 16th, 2023

Hellena Lahens, MSP, MPA - Planner
City of Pompano Beach - Zoning Department
100 W Atlantic Boulevard
Pompano Beach, FL 33060
P: 954-786-5554
E: hellena.lahens@copbfl.com

**RE: Belmont Park Estate Residential Development
PZ22-12000014 02/01/23 MSP Comments Response Letter**

Dear Hellena,

I hope this email finds you well. Below please find the responses to the comments provided on **February 1, 2023**, as part of the **Site Plan Application No. PZ22-12000014**.

Should you have questions, please do not hesitate to contact me directly at 561 602 1225 or yexsy@urbanafl.com.

Sincerely,

A handwritten signature in blue ink, reading "Yexsy Schomberg".

Yexsy Schomberg, Principal Planner
urbana

DRC

**PZ22-12000014
06/21/2023**

PLANNING DEPARTMENT

Comment 3: Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board must be submitted prior to building permit approval. A SCAD Letter was approved and is valid for 180 days from the date signed (8/2/2022).

Response: As requested, attached please find the SCAD determination letter that was approved for 16 units. Per communication with the school district, even though we are proposing 12 units, this application is still active, and it will be updated during the school district impact fee review process.

ZONING DEPARTMENT

Comment 19: Provide context photos of the site.

Response: As requested, please find attached pictures of the site's existing conditions.

Comment 20: Condition of Approval: Prior to building permit approval, provide a recorded copy of the Unity of Title.

Response: As requested, a Unity of Title application will be submitted upon the certification of this application to hearing.

Comment 21: Additional comments may be rendered at time of submittal.

Response: Acknowledged.

COMMUNITY REDEVELOPMENT AREA (CRA)

Comment 1: A preliminary review has been completed. The CRA is general support of residential on this site however to acquire CRA support of the project would need to adhere to the recently adopted Mixed Income Housing Policy recently to deconcentrate poverty.

Response: The applicant will comply with the mixed income housing policy approved on December 14th, 2021, via Resolution # 2022-46.

ENVIRONMENTAL SERVICES

Comment 1: Recycling collection is not required, but it is highly encouraged. If this is a rental property, recycling collection service may be obtained from a recovered materials hauler. Rental communities are considered commercial properties for purposes of recycling or garbage collection.

Response: Agreed. The property owner is proposing recycling collection principles.

Comment 2: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling.

Response: Understood.

Comment 3: 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 and 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.

Response: Understood.

Comment 4: 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: Acknowledged.

DEVELOPMENT REVIEW COMMITTEE (DRC)

Comment 1: PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§ 155.2304.B).

Response: Understood.