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Subject: 3100 W. Atlantic, Inc.
Development Review Committee Comment Responses
Land Use Plan Amendment Application

Case No: 22-92000002

RESPONSE DATE: June 23, 2022

Planning Division – Jean E. Dolan

1. Section 4.D: Delete the last sentence in response to 4.D. It is not correct or necessary.
Response: The last sentence in Section 4.D has been deleted.
2. Section 5.B.2: Correct the response to reflect that the City has 17 MGD large user agreement with Broward County for capacity at their North Regional WWTP. The City does not have its own WWTP.
Response: The response has been revised to reflect the information above.
3. Section 5.C.2: This language and data appears outdated. The landfill is called the Monarch Hill landfill. As of 2021, Waste Management claimed it had capacity until 2032 with a remaining capacity of 19 million cubic yards and an average annual consumption of 1.5 million cubic yards.
Response: The response has been updated to reflect the information above.
4. Section 5.D.5: Pompano requires nonresidential finished floor elevation (in an X zone) to be 6" above the highest point of the adjacent crown of road. Since Atlantic Boulevard has a relatively high elevation, you may want to determine the FFE based on this standard before you design the project.
Response: Noted.
5. Section 6: Please include the correspondence with the Department of State, Division of Historic Resources as an attachment.
Response: A letter from the Division of Historic Resources has been included with this submittal.
6. Section I, Soils: Change the reference to "entitlements process" to "construction process" since no formal environmental audit is required as part of the entitlement process.
Response: The reference to "entitlements process" has been changed to "construction process".
7. Exhibit B: Correct the red outline on this aerial to better match the sketch provided in Exhibit A with the survey.
Response: The red outline on Exhibit B has been revised to match the sketch provided in Exhibit A.

8. Exhibit C: Note that the water provider is the City and the wastewater provider is the County so this exhibit will include two separate letters.

Response: The water and wastewater sections have been revised accordingly and two separate letters have been provided with this submittal.

9. Exhibit D: You may need to resend your request to Waste Management once you update the terms and numbers in Section 5.C.2.

Response: A letter from Waste Management based on the revised landfill information has been provided with this submittal.

10. Exhibit F: Please keep the City informed as you work through the process with FDOT for the change of use of this property and the access permitting onto Atlantic Boulevard.

Response: The architect for the tennis center facility has met with FDOT and they are working towards revising the plans to meet the requests by FDOT. We will provide the pre-approval letter upon receipt from FDOT.

11. Note: We have not done an extensive review of the conceptual plan provided with the traffic study in regard to zoning code compliance. One observation, however, is that the dumpster and required enclosure will need to be moved to the rear of the building.

Response: Noted.

Zoning Division – Lauren Gratzner

1. Zoning Staff has no comments on this LUPA.

Response: Noted.

2. The proposed site plan shall meet the Zoning requirements of the proposed zoning district by time of site plan approval. The site plan will be reviewed when formally submitted.

Response: Noted.

Landscape Division - Wade Collum

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

Response: Noted.

Engineering Department - David McGirr

1. No Comments.

Response: Noted.

Utilities - Nathaniel Watson

1. Please note that additional comments may be forthcoming contingent upon future submittals.

Response: Noted.

2. The subject property is located within the City's utility service area.

Response: Noted.

Fire Department - Jim Galloway

1. Fire Prevention has no comments at this time.

Response: Noted.

P&Z

2. Will there be any proposed traffic lights for this area? There are multiple housing developments that access West Atlantic Blvd in this area. Providing a point of entry / intersection that works for the existing developments and this proposed project that includes a traffic light will provide a safe access point for the area.

Response: Per FDOT standards, the minimum traffic signal spacing for W. Atlantic Blvd. is approximately 2,800 feet. The proposed driveway access is approximately 1,500 feet from an existing traffic signal to the west of the property at the intersection of W. Atlantic Blvd. and Oasis Dr. and an existing traffic signal approximately 1,000 feet to the east at W. Atlantic Blvd. and NW 31st Ave. Therefore, an additional traffic light would be a violation of the state's standards.

3. Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

Response: Noted.

Solid Waste & Recycling - Beth Dubow

1. The Environmental Services Department has no objections to the proposed land use plan amendment.

Response: Noted.

Building Division - James DeMars

1. No comments.

Response: Noted.

BSO - Scott Longo

1. No comments.

Response: Noted.