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Land Planning  
Land Acquisition  
Entitlements  
Construction Management  
Permitting

July 14, 2022

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 PAM Comments Response Letter**

Dear Hellena,

I hope this email finds you well. Below please find the responses to the comments provided on **May 3, 2022**, as part of the **Pre-Application Meeting (PAM) Application No. PZ22-12000014**. Should you have questions, please do not hesitate to contact me directly at 561 602 1225 or [yexsy@urbanafll.com](mailto:yexsy@urbanafll.com).

Sincerely,

**Yexsy Schomberg**, Principal Planner  
urbana

**WASTE MANAGEMENT DEPARTMENT**

Reviewer: Beth Dubow  
beth.dubow@copbfl.com  
954-545-7047

**COMMENT 2:** Please specify if these units are rentals or condominium units.

**RESPONSE:** The proposed units will be rentals.

NOTE: As of this writing, owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

**DRC**

**PZ22-12000014  
8/17/2022**

or the City's current garbage hauler franchise. Rental properties are considered commercial for garbage collection purposes.

**RESPONSE:** Tal Shiar Properties, LLC, the owner, acknowledges this comment.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).

**RESPONSE:** Tal Shiar Properties, LLC, the owner, acknowledges this comment.

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.

**RESPONSE:** Tal Shiar Properties, LLC, the owner, acknowledges this comment.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents.

**RESPONSE:** Understood.

#### **PLANNING DEPARTMENT**

Reviewer: Daniel Keester  
daniel.keester@copbfl.com

**COMMENT 1:** Land use for this parcel is Medium-High Residential (MH - 25 units / acre) and Commercial (C). The size of this property is 41,343 square feet / 0.94 acres (.75 acres in medium-high residential and .19 in commercial land use). Based on the area within the residential land use, the maximum dwelling units permitted is 18. The plans submitted propose 16 multi-family units on the property.

**RESPONSE:** Acknowledged.

**COMMENT 3:** The property has been platted (Avondale - PB 6 Pg 29). Based on a letter from the Broward County Planning Council, based on policy 2.13.1, the proposal would not require a replat or amendment.

**RESPONSE:** Acknowledged.

**COMMENT 4:** Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

**RESPONSE:** As requested, a SCAD application has been submitted to Broward County School District. Please refer to the SCAD application documents submitted with this application.

**COMMENT 7:** The city has sufficient capacity to accommodate the proposal.

**RESPONSE:** Understood. Thank you.

**COMMENT 8:** Applicant may submit to DRC for a formal review.

**RESPONSE:** Acknowledged.

#### **ZONING DEPARTMENT**

Reviewer: Hellena Lahens

Hellena.Lahens@copb.com

**COMMENT 1:** Upon DRC submission, provide in narrative form an Applicant Comment Response demonstrating how the comments provided at the Preapplication meeting have been addressed.

**RESPONSE:** As requested, a comment response letter from each discipline addressing the comment provided at the 05/03/22 PAM Meeting has been submitted with this application.

**COMMENT 2:** The application will be reviewed by process of Major Site Plan with Major Building Design.

**RESPONSE:** Acknowledged.

**COMMENT 3:** Pursuant to the Planning Council determination, this proposed residential development would not require replatting.

**RESPONSE:** Understood.

**COMMENT 5:** Applicant must submit for a Unity of Title prior to issuance of building permit.

**RESPONSE:** As requested, the Unity of Title application is in the process of being completed, however, the actual submittal date is contingent upon the survey and ROW comments being satisfied first.

**COMMENT 6:** All requested Variances must be approved prior to site plan approval.

**RESPONSE:** Understood.

**COMMENT 11:** Pursuant to 155.3211 the front yard setback is 25 ft. min and street side yard setback is 10ft min. Elaborate on the justification for the requested deviations. Clarify what special conditions exists that are specific to the property and these deviations.

**RESPONSE:** Per the 05/03/22 PAM Meeting, the distance between the buildings has been set from the edge of the buildings and not from the stairs as previously shown; as a result, there was an increase in area and the buildings were able to shift east, providing more than the required 10ft side yard (W) setback and eliminating the side yard setback variance. The front yard setback remains unchanged; please refer to the Justification Statement for further explanations.

**COMMENT 12:** Amend the density calculation provided on the zoning legend table. The size of this property is 41,343 square feet / 0.94 acres (.75 acres in medium high residential and .19 in commercial land use). Based on the area within the residential land use, the maximum dwelling units permitted is 18.

**RESPONSE:** Since the 05/03/22 PAM Meeting, the survey acreage and SF have increased due to the addition of the updated title commitment; as a result, the new combined total acreage is 0.96 ac and 41,989 SF.

**COMMENT 23:** Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way. Provide a 10 ft wide landscape strip in accordance with the Code. (155.5203.D.3).

**RESPONSE:** Per communication via phone call with Planner Hellena Lahens on 05/03/22, this comment is similar to the required perimeter buffer, which has been addressed under another comment.