

December 13, 2021

Maggie Barszewski
Development Services Department
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: DRC Response Letter
Ocean Park Plat
PZ21 – 14000021

Dear Ms. Barszewski:

Below are the responses to the DRC comments dated December 8, 2021, for the above referenced project.

ZONING-Comments:

Plan Reviewer: diego.guevara@copbfl.com

Status: Authorized With Conditions

Comments:

1. Site Location Sketch in drawing 101 - P1 - Plat Location is wrong. The drawing shall illustrate the extent of the entire property subject to development. The area shown corresponds to the park, located on the eastern half of the block, along NE 16th Street.

Response: Revised plat location map to show correct location of site.

2. All text related to the Restrictions in Drawing 103 - P3 - Plat is missing. Revise and complete.

Response: The plat restriction note has been added as follows: This plat is restricted to 28 High-Rise units and 4,000 Square Feet of Commercial use. No more than 50% of the floor area will be used for commercial use.

3. There is a discrepancy between the Plat and the Site Plan. The 10.6-foot right-of-way dedication is not shown in the Plat.

Response: The 10.6 foot right of way dedication along with 30' radius at intersection of NE 16th St & N. Ocean Blvd. shown on plat as Parcel B additional right of way.

4. There are two easements on the property related to FPL: (1) along the northern property line & along the eastern property line (ORB: 39979, Pg. 1033) & (2) a 10-foot-wide easement along the eastern property line (ORB: 10204 Pg. 615). Clarify if the easements will be maintained, relocated, or abandoned. The building is setback 19 feet from the new property line (after a 10.6-foot dedication to N. Ocean Blvd), but the FPL easement is located between 10 feet and 31 feet from the existing property line.

Response: We are in the process of coordinating the abandonment with FPL. The site plan identifies a required ROW dedication along SR-A1A as per the BC Trafficways Plan. No dedication is anticipated along 16th Street, as the survey identifies a 50-foot existing total ROW Width. A ROW easement is proposed to allow the public parking and public sidewalk on private property.

The easement situation means that a portion of a building will be within the FPL easement. Clarify if a

part of the easement will be abandoned or relocated to allow the building to remain as proposed.

Response: Acknowledged, we are in the process of coordinating the abandonment with FPL.

If the applicant decides to keep the existing easements, the proposed Site Plan shall be updated, and changes implemented to avoid encroachment into the easements. Otherwise, the applicant shall modify, relocate, or abandon the existing easements to make the proposed site plan feasible.

Response: Acknowledged.

The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan Review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.

Response: Acknowledged.

UTILITIES-Comments:

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

Response: Acknowledged.

2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested Plat approval.

Response: Acknowledged.

LANDSCAPE-Comments:

Comments will be rendered at time of site plan submittal.

Response: Acknowledged.

Provide landscape plans in accordance with 155.5203 for the entire site.

Response: This is a plat application. A landscape plan will be provided at the time of site plan approval.

ENGINEERING- Comments:

- Please note that additional comments may be forth-coming contingent upon future submittals and review process.

Response: Acknowledged.

- The plat must comply with the executed development agreement between the City of Pompano Beach, Florida and the project developer.

Response: Acknowledged.

The 4' license agreement appears will remain on private property, not included within 10.6' R/W dedication. I think "Narrative" should be revised to mention the 10.6' R/W dedication to FDOT. In addition, they need to coordinate with FDOT on approval requirements for water feature proposed in FDOT's R/W.

Response: We are working to extinguish the 4' license agreement. The Narrative has been revised to mention the 10.6' Right of Way dedication to FDOT. We are in the process of coordinating with FDOT on approval requirements for proposed water feature in FDOT's Right of Way.

P&Z

PLANNING-Comments:

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Authorized With Conditions

Comments:

1) All utility letters have been submitted.

Response: Acknowledged.

2) Must submit a Title Opinion less than 6 months old and must be addressed to the City.

Response: Acknowledged.

3) Must submit County's Development Review Report before going to P&Z.

Response: Acknowledged.

4) All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.

Response: Acknowledged.

5) The proposed use is consistent with the Land Use Designation and the Zoning.

Response: Acknowledged.

6) Please upload the most current revision of this proposed Plat (that which was recently submitted to the County). The pertinent information regarding square footage of uses will be stated.

Response: Will be uploading for Planning and Zoning Board.

7) Please address your intent regarding any easements that will be encroached by future structures.

Response: Acknowledged and will provide at the time of site plan approval application.

8) Please submit DRC Comment reply to Maggie Barszewski via email prior to attempting to upload to P&Z.

Response: Acknowledged.

BSO-Comments:

Plan Reviewer: Patrick_Noble@sheriff.org <mailto:Patrick_Noble@sheriff.org>

Status: Authorized

Comments:

Development Review Committee Reviewed: December 1st, 2021

Subject: CPTED and Security Strengthening Report: PZ21-14000021

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

*** ATTENTION IMPORTANT ***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

P&Z

Response: Acknowledged and will provide at the time of site plan approval application.

DISCLAIMER:

This safety and security 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, threats, breaches, or liabilities that might occur without any review.

Response: Acknowledged.

WASTE MANAGEMENT

Plan Reviewer: beth.dubow@copbfl.com

Status: Authorized

Comments:

Solid Waste and Recycling Comments

Project Name: Ocean Park Pompano Beach Plat

Address: 1508 N Ocean Blvd.

P&Z#: 21-14000021

Review: 11/30/2021

DRC Date: 12/15/2021

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: Acknowledged.

FIRE-Comments:

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY.

Response: Acknowledged and will provide at the time of site plan approval application.

Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

Response: Acknowledged.

*Additional comments may follow throughout the remainder of the permitting process.

Response: Acknowledged.

The buildings shall follow All NFPA Standards prior to receiving Fire Department approval.

Response: Acknowledged

P&Z