



June 10, 2019

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Ocean Park Rezoning PZB Motion II Responses
1508 N. Ocean Boulevard
City Project Number: PZ16-13000001
KEITH Project Number: 09520.00

Dear City Staff;

On behalf the Applicant, Keith and Associates, Inc. is submitting this response letter to PZB Motion II as requested.

Responses to PZB Motion II

1. The following additional plans / documents are required:

- a. Diagram identifying the landscape buffer required along the property line abutting residential properties on the PD-I Master Plan (Exhibit D); and
- b. Approval of perpendicular parking spaces and site improvements proposed on NW 14 Street by the City's Engineering Division.

Response: (a) The Applicant is requesting a deviation from the landscape buffer from residential properties as shown in the PD-I table document. The proposed site plan will be consistent with the requested buffer and other applicable land development codes. (b) The Applicant provided an email from the City Engineering Department indicating that the spaces contemplated along NW 14th Street would be acceptable.

2. The following plans were submitted with errors and/or inconsistent with other submitted plans. All errors and inconsistencies must be corrected.

- a. Address all items described as insufficient or missing as identified by staff in the report.
- b. Address comments provided by the City's Urban Forester.

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301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

Response A: The following responses correspond with the City's Review and Summary within the 12/20/2019 Staff Report.

A. The Applicant revised the application to include more commercial area and more commercial uses in the list of commercial uses in the PD-I table.

B. The Applicant provides justification for the requested PD-I Intensity and Dimensional Standards requests in the narrative portion of the PD-I document. The Applicant is requesting the PD-I district to allow an innovative, mixed-use building, on a small-infill property, within a corridor that is appropriate for this type of development. The building will provide a mix-of-uses, including a commercial component, that supports the neighborhood. The Applicant has also prepared a developer agreement to provide park improvements.

C. Errors and Inconsistencies

- 1. The line item that would be amended based on this comment is the net area and net density calculations. The Applicant does not know how much ROW dedication will be required along A1A and will not know the exact amount until a plat application is submitted to the County and the County provides a development review report indicating such. Additionally, the City's land development code requires that density may not exceed the gross density provided by the Future Land Use plan. Therefore, the Applicant provided a gross density, to which the property will adhere. The Applicant also provided a net density based on the existing property's net acreage, which is the best available information.**
- 2. Applicant corrected these references; However, staff requested that they be changed back in the comments provided May 31st.**
- 3. The list of exhibits and title blocks were revised for consistency.**
- 4. The Applicant reduced the height of the proposed building to a zoning height of 205'-6". The FAA letter allows 245' from ground level. Therefore, the requested height is consistent with the FAA letter.**
- 5. The exact commercial areas are not specifically known at this time, but will be finalized during the site plan application. The commercial areas will be generally located on the ground floor along the east and west sides of the building.**
- 6. The Applicant redesigned the conceptual building to remove balcony overhangs. The proposed building will be consistent with the standards approved in the PD-I table, including setbacks, along with other applicable land development codes.**
- 7. The proposed building will be consistent with the standards approved in the PD-I table, including setbacks, along with other applicable land development codes.**
- 8. The Applicant removed Exhibit D.**
- 9. The Applicant will provide a site plan that is consistent with the standards approved in the PD-I table, including pervious area during the site plan application.**
- 10. All references to neighboring properties have been removed.**
- 11. Exhibits pertaining to Public Outreach and Landscape were removed from the Application as requested.**

12. Parking component removed from Exhibit D. Site plan application will include required parking.

13. Deviation request removed. The building proposed in the site plan application will meet setback requirements as requested in the PD-I document.

Response B: Address urban forester's comments. Recent comments were provided May 20, 2019. Responses to these comments are provided below:

Submit a landscape plan for the site illustrating requirements for Street Trees at 1:40' as per 155.5203.G.2.c.;

Response: The Applicant does not propose deviations from the noted code section. A landscape plan that meets code requirements will be provided with the site plan application.

A data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping;

Response: The Applicant does not propose deviations from the noted code section. A landscape plan that meets code requirements will be provided with the site plan application.

A data table showing pervious areas a minimum of 20% of the site

Response: The Applicant has submitted a PD-I table with revised Intensity and Dimensional Standards that includes pervious area. Pursuant to Code Section 155.3607, the PD plan establishes the intensity and dimensional standards, including the amount of pervious and impervious areas.

A data table showing the required Type B Perimeter Buffers on the South side as per 155.5203.F.3.

Response: The Applicant has requested a deviation from the noted code section. This deviation is listed in the deviation table in the PD-I table document.

Provide a cross section detail of the Perimeter Buffer

Response: The Applicant will provide this information with the site plan application after the approval of the rezoning.

Remove any plans and references to the adjoining park as part of this submittal.

Response: The Applicant removed Exhibit D, which showed the park and a menu of potential improvements. The Applicant continues to reference the park, but only to

indicate that a developer agreement has been submitted to help improve the park.

There are significant trees on the park site that warrant preservation including one of the largest Green Buttonwoods, *Conocarpus erectus*, in the City of Pompano Beach, as well as a large stand of Seagrape, *Coccoloba uvifera*, trees creating a subtropical maritime coastal hammock.

Response: The park is City property; therefore, any development on that site would need to be approved by the City.

3. Prior to site plan approval, address the following:

- a. Provide a plat determination letter from the Broward County Planning Council.
- b. Address the right-of-way dedication along A1A. The front yard setback shall be measured from the post dedication lot line.
- c. Describe how the existing utility easement on the property will be utilized.
- d. Provide an active space at the rear of the property, adjacent to the park.
- e. Applicant must comply with the Air Park Overlay (APO) District requirements for Airpark Obstructions.

Response: (a) The site is unplatted; therefore, the Applicant will either provide a plat determination letter, or will apply for plat approval. The plat, site plan, and air park overlay requirements are anticipated to be addressed concurrently. (b) The ROW dedication will occur during the platting process. (c) Existing FPL utility easements will be vacated in coordination with FPL. (d) The Applicant has provided active space at the east side of the property on the site plan; however, prior to site plan approval, the area adjacent to the park will not likely be activated. (e) Applicant will address APO requirement concurrent with site plan approval and plat.

4. Illustrated improvements of the North Ocean Park shall obtain approval and legally established with the City through a developer's agreement.

Response: Applicant removed illustrations of the park. Applicant submitted a developer's agreement to the City for park improvements.

5. The portion of on-street parking spaces along NE 16 Street, which encroaches into the subject property, shall be recorded as an easement and referenced.

Response: The Applicant will record an easement for the portion of public parking on the site as a condition of site plan approval (i.e. prior to building permit approval or C.O.). Requiring this prior to rezoning approval is pre-mature. The City Engineering Department provided an email on June 3rd indicating that the proposed 90-degree parking is acceptable, provided no other City code provisions prohibit the parking.