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March 15, 2021

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

Via Electronic Mail: [Scott.Reale@copbfl.com](mailto:Scott.Reale@copbfl.com)

RE: PZ# 20-13000007 Sabbia Beach Parcel "B" RPUD Rezoning (723 N Ocean Boulevard)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with DRC comments for the January 20, 2021 DRC meeting. We opted not to have a meeting with all of the DRC members as the comments issued were minor. While minor, we would like to take the opportunity to respond to those comments at this time. None of the reviewing disciplines required resubmittal to the DRC.

Thank you for your time and please refer to our responses below.

## PLANNING

Plan Reviewer: Scott Reale | [scott.reale@copbfl.com](mailto:scott.reale@copbfl.com); Jim Hickey | [JHickey@cgasolutions.com](mailto:JHickey@cgasolutions.com)  
Review Complete Pending Development Order

155.2405 Planned Development

1. Optional neighborhood meeting needed to explain changes to affected property owners especially residents directly to the west of the proposed development.

*Response: Our neighborhood meeting was held on March 3, 2021 via ZoomWebinar, with a maximum allowance of 1,000 attendants. In accordance with code section 155.2302 [Neighborhood Meeting], the property was posted, a notice of the meeting was mailed to all residents within 500 feet (a total of 661 residents), and the meeting was recorded. The recording of the meeting is available at <https://planw3st.com/project-resources>.*

2. Provide Title to all land for district to ensure unified control.

*Response: Parcels A & B are being legally separated and recording with Broward County is being processed.*

3. Clarify ownership of parcel. On BCPA, property shows that the parcel is owned by all members of the Condominium association including Fembrook Florida, LLP as it is tied to Sabbia Beach Parcel A and not a separate parcel.

Response: The subject property is owned by Fernbrook Florida LLLP. Fernbrook Florida LLLP is also owner of several units within the Sabbia Beach Condominium building across the street and was the original developer of that property.

155.3602. General Standards for All Planned Development Districts

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ix. Maximum building size: Not provided on site plan or within Table 1 Comparison of development standards

Response: Please refer to page 8, Table 1 of the PD Document. Maximum Height has been in the table but revised to state "Building Height" instead.

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- Site is below the maximum of 5 acres. Applicant will be required to request approval by City Commission for reduction in size

Response: Refer to page 8 Table 1, page 10, (Modifications of Standards), and page 18 (Deviations and Justifications) of the PD Document for references and justification of the 5-acre minimum requirement waiver.

B. Consistency with City Plans

- Revise this section as it looks as if this section it is not talking about the proposed development. There is also a fragmented sentence at the end. References to the City's Comprehensive Plan's goals and policies are consistent with the proposed development.

Response: Refer to page 13 of the PD Document where reference to the Dixie Highway Transportation Corridor has been removed.

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Other Comments:

- Provide setback of building from the northeast corner of the property on SP-1.

Response: See revised Exhibit II Master Site Plan. The setback here is 15 feet.

- Show dimension in parking areas for back out areas on north, east and west portions of the parking area to ensure vehicles can adequately back out of spaces within the dead-end parking areas on SP-1

Response: See revised sheet A-1 Ground Floor Plan with dimensions.

- Provide maximum building area on SP-1

Response: See revised Exhibit II Master Site Plan showing building area.

- Provide gross and net acreage of site on SP-1. When calculating density, utilize the correct acreage

Response: See revised Exhibit II Master Site Plan.

- measurement for each zoning district (RM-20 = net density, RPUD=gross density)

Response: See revised Exhibit II Master Site Plan.

- Provide graphic showing distance from buildings to the west and south of the proposed development

Response: See revised Exhibit II Master Site Plan.

## **FIRE DEPARTMENT**

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

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

\*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: Thank you. All additional comments will be complied with during the Major Site Plan and permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.

## **BUILDING DIVISION**

James DeMars | [james.demars@copbfl.com](mailto:james.demars@copbfl.com)

Review Complete Pending Development Order

### **Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

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Response: All advisory comments will be complied with during the Major Site Plan and permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.

## **BSO**

Patrick Noble | [Patrick\\_Noble@sheriff.org](mailto:Patrick_Noble@sheriff.org)

Review Complete No Comments

### **\*\*\* 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.

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.

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding

Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses. Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.

*Response: All CPTED comments will be addressed with during the Major Site Plan and permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD rezoning as the zoning district for the property. No CPTED plans are being reviewed or approved with this request but will be with the Major Site Plan that will be filed shortly.*

## UTILITIES

Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

Review Complete Pending Development Order

1-6-2021

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the rezoning approval request for the subject property.

*Response: Thank you. All additional comments will be complied with during the Major Site Plan and permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.*

## LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

Review Complete Pending Development Order

1. Submittal is lacking some information.

*Response: Please clarify if this comment refers to the following comments or if there is specific information missing in our submittal. All specific landscape comments will be addressed with the Major Site Plan submittal prior to the permitting/construction phase of this project. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.*

2. Provide evidence and note on plans and in narrative that all overhead utilities on the south side will be buried for this project as per 155.5509.

*Response: Note is provided on Exhibit III Master Landscape Plan and on Exhibit II Master Site Plan.*

3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5

*Response: Tree Survey will be submitted with the Major Site Plan application shortly. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.*

4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5.

Response: *Tree Appraisal will be submitted with the Major Site Plan application shortly. At this time, the request for rezoning is to change the zoning map and to adopt RPUD as the zoning district for the property.*

5. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.

Response: *Tree values and DBH dimensions are included in the Tree Table on the Tree Disposition Plan.*

6. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

Response: *Refer to revised sheet LP-101, Exhibit III Master Landscape Plan.*

7. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA ,please adjust.

Response: *Refer to revised sheet LP-101, Exhibit III Master Landscape Plan. Tall trees and palms exceeding the height requirements are provided on the Landscape Plan to provide a lush landscape.*

8. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: *Refer to revised sheet LP-101, Exhibit III Master Landscape Plan. Parking areas are located within the parking garage underneath the building. Base building plantings have been enhanced for superiority.*

9. Provide a plant list with species common and botanical names, sizes, heights, caliper etc.

Response: *Refer to revised sheet LP-101, Exhibit III Master Landscape Plan. The Plant List is included in sheet LP-101 for this rezoning request.*

10. Provide callouts and show outline of the building and please note on the plans.

Response: *Refer to revised sheet LP-101 for quantity and species callouts, Exhibit III Master Landscape Plan.*

11. Please propose some 'taller palms' along the south building face to create a sense of scale to match the other sides.

Response: Tall Montgomery Palms have been added along the south side of the building. Refer to revised sheet LP-101, Exhibit III Master Landscape Plan.

12. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan.

Response: Refer to sheet LI-101 Irrigation Plan.

13. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

Response: Bubblers are identified in the landscape notes under the Plan List, sheet LP-101. Additionally, please refer to sheet LI-101 Irrigation Plan.

14. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: Sisal is specified for the tree planting details on Landscape Details sheet LP-501.

15. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas if necessary.

Response: Cross-section will be provided at DRC submittal for the site plan.

16. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response: No hedges are proposed abutting the right-of way. Shrubs are all proposed as foundation plantings to soften and accentuate the building.

17. All tree work will require permitting by a registered Broward County Tree Trimmer.

Response: Tree work will be done by a registered Broward County Tree Trimmer.

18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Comment response sheet is being provided by means of this letter. Please provide any additional concerns that remain.

19. Additional comments may be rendered a time of resubmittal

Response: Please provide any additional concerns that remain.

## ZONING

Jae Eun Kim | [jaeeun.kim@copbfl.com](mailto:jaeeun.kim@copbfl.com)

Review Complete Pending Development Order

Zoning reviews for 20-13000007 RPUD\_12 units

- Revise the front setback on page 19 of the PD Document.

Response: Refer to page 17 where this revision has been made.

- Provide net and gross lot areas on the Master Plan.

Response: See revised SP-1, Exhibit II Master Site Plan.

- Obtain approval of a Plat note amendment or re-Platting if required.

Response: A Minor Plat Note Amendment will be requested.

- Provide details of uses of the roof deck.

Response: Refer to sheet A-4 Roof Plan.

- Revise balconies projecting into the front yard setback. Or Request an appropriate deviation and it must obtain approval.

Response: Refer to revised Exhibit II Master Site Plan and floor plans. No additional deviations are being requested.

- Revise the building height. The building height shall not exceed 35 feet. The building height shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof.

Response: Refer to sheets A-7 and A-8 Elevations. The maximum height for the building will be 34 feet, one foot below the required maximum height for RM-20.

Thank you for your consideration. Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM  
Land Planner