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Subject: The Oaks at Palm Aire
Site Plan DRC Comment Responses
Case No: 23-12000017
RESPONSE DATE: October 16, 2024

Planning Division - Max Wemyss | max.wemyss@copbfl.com

Status: Authorized with Conditions.

Comments requiring action from the Applicant prior to building permit approval:

1. The property is unplatted. Prior to building permit approval, the Applicant must provide a copy of the approved plat from Broward County or a letter from the Broward County Planning Council stating that the proposal is exempt.
Response: Acknowledged.
2. The site plan indicates that 39 units will be deed restricted to moderate income affordable for 30-years. A Declaration of Restrictive Covenants must be recorded to this effect prior to building permit.
Response: Acknowledged.

Notes / No Action Necessary:

1. The property is located within the Palm Aire Dashed Line Land Use District, which has no available residential units, therefore flex units must be applied to allow additional residential units in Palm Aire. Flex units can be allocated only to areas originally intended for residential use and are not part of one of the golf courses (past or present) which have an underlying Land Use designation of Open Space/Recreation (OR). Note: None of the residential development may overlap into the recreational parcel (Parcel 2) where the Oaks Country Club and associated parking and accessory uses are proposed to be relocated.
Response: Acknowledged.
2. Applicant has filed an application seeking 39 Flex Units (P&Z: 23-05000007) from the City Commission, and must be approved prior to building permit approval.
Response: Acknowledged.
3. Applicant has provide a copy of Preliminary school capacity availability determination (SCAD) from Broward County School District (SBBC-3568-2023), prior to building permit approval a final determination must be submitted.
Response: Acknowledged.

4. The City has sufficient capacity to accommodate the proposal.

Response: Acknowledged.

Zoning Division - Pamela Stanton | pamela.stanton@copbfl.com

Status: Pending Resubmittal.

Previous Zoning comments partially addressed or not addressed:

1. Previous comment remains. A/C Units are not allowed in front of the buildings, pursuant to Section 155.4302.B.2.g. The A/C units were found on sheets LP-20 and LP-21. Revise the plans to remove the A/C units from the front of the buildings. Show the A/C units on the site plan and on the landscape plan. NEW: The response states that all A/C units will be located on Building roofs. Provide roof plans for all buildings showing how A/C units can be located on pitched roofs. (Roof plans are required as part of the Major Site Plan application submittal.)

Response: Please see building roof plans for A/C locations. Please refer to Sheets A-2.16 & A-2.26.

2. Previous comment remains. The maximum allowable number of parking spaces for commercial uses cannot exceed 125 percent of the minimum number of parking spaces required, pursuant to Section 155.5102.D.5. NEW: The response states that the golf clubhouse is at 113% of the minimum requirement. However, the parking calculations on the Site Data table for the golf clubhouse indicate 77 spaces required and 155 spaces provided which equates to 200% of the minimum number of spaces required. Parking alternatives such as a parking study and other alternatives can be found in Section 155.5102.J, if it is found to not be practicable to meet the minimum or maximum parking requirements.

Response: With the site redesign, the parking requirements have been modified to accommodate the maintenance facility as well as meet the breakdowns provided in the Pompano Beach code. The parking totals for both parcels of the site now fall below their respective 125% limit. The specific parking percentages can be found in the site data tables on SP-1.

3. Previous comment remains. The site plan shows a fence around the Pool Area. Provide a detail of the fence and label on the site plan, with proposed height. NEW: The responses states that a fence detail can be found on SP-1. However, a detail was not found on sheet SP-1. Provide details for all fence types on the project site.

Response: All applicable fence details have been added to the site plan sheet SP-2.

4. Previous comment remains. The primary entrance of multifamily residential building cannot face a parking lot, pursuant to Section 155.5601.1.b. Buildings 2 and 3 do not comply. NEW: The response states "Where applicable,...". The regulation is applicable to all buildings. The primary entrance of Building #2 faces a parking lot.

Response: All primary entrances to the multifamily residential buildings have been located away from parking lots, please see site plan (Sheet SP-1).

5. Previous comment remains. Off-street surface parking located beside a building shall not occupy more than 25 percent of the parcel's street frontage, pursuant to Section 155.5601.C.7.c. Associated driving areas shall be included as part of such off-street surface parking. Address this issue for W. Palm Aire Dr.

and Oaks Clubhouse Dr. NEW: The intent of Section 155.5601.C.7.c is for EACH street frontage for individual parcels to not be occupied by surface parking for more than 25% of that frontage. The percentage of street frontage on W Palm Aire Dr that is occupied by surface parking is 0%. Provide calculations for the street frontage on Oaks Clubhouse Dr that is occupied by surface parking for the Residential Parcel, as it appears to exceed the maximum allowable 25%.

Response: The site data has been revised to treat each parcel as separate for the parking along frontage calculation. The revised site layout features no parking along the street frontage in the residential parcel and the parking along the street in the clubhouse parcel falls below the 25% maximum. Please refer to the site data tables for exact frontage measurements.

6. Previous comment was partially addressed. Provide a black and white drawing of the Golf Clubhouse Elevations, with colors, finishes and materials keyed to the drawings. NEW: The black and white elevation sheet is inconsistent with the color elevations for the golf clubhouse. Show the Clubhouse Service Level on ALL elevation sheets for the golf clubhouse, so that the drawings are consistent.

Response: Clubhouse elevations have been revised for consistency, please see sheet CH-3.1.

7. Previous comment needs clarification to the response. Identify and label the outdoor seating/dining area on the site plan. NEW: Identify the individual elements in the area labeled "outdoor seating area." Also, clarify whether the area labeled "outdoor terrace 2,500 SF" will include outdoor seating or seating for the clubhouse restaurant.

Response: The outdoor seating area has been hatched and labeled on SP-1 to provide clarification on the location of the seating.

8. Previous comment remains. Provide a grading plan. NEW: The response states that a Grading Plan is included with this resubmittal. However, a Grading Plan was not found. Please clarify on which sheet the Grading Plan can be reviewed.

Response: Proposed site grading and finished floor elevations are depicted on sheet PD.01 of the resubmittal.

9. Previous comment remains. On the Paving and Drainage Plan, label the surface materials (asphalt, concrete, pavers, etc.). NEW: Include ALL areas such as but not limited to the residential pool deck, sport court, golf cart path, etc.

Response: Requested information has been added to the plans.

New Zoning comments:

10. The Site Data table for the Residential Parcel indicates 325 units. Address this issue.

Response: The site data table on SP-1 has been updated to indicate the correct number of units. The latest site plan provides 216 units in the residential parcel.

11. The Site Data table for the Golf Clubhouse Parcel indicates lot coverage of 18.3% which exceeds the maximum allowable lot coverage of 10%. Address this issue.

Response: The site data table on SP-1 has been updated to include the accurate lot coverage calculations for the new site layout.

12. Sidewalks must be a minimum of 5 feet wide in residential Zoning Districts and 7 feet wide in commercial Zoning Districts, excluding the two-foot vehicular overhang. The commercial sidewalk width regulation is applicable in the PR Zoning District for the Golf Clubhouse portion of the development. A dimension on the site plan shows a 6-foot sidewalk including the vehicular overhang in the residential portion and a 5-foot sidewalk in the Golf Clubhouse portion of the development. Revise the plans to provide residential sidewalks at least 5 feet in width not including the vehicular overhang (at least 7 feet in width overall, including the vehicular overhang), and 7-foot sidewalks for the Golf Clubhouse portion of the development.

Response: All sidewalks throughout the site have been updated to the required code minimum widths. The clubhouse/maintenance facility parcel has a minimum sidewalk width of 7 feet and the residential parcel has a minimum sidewalk width of 5 feet. The sidewalk is wider in any instance where parking abuts the walkway, so the 2-foot overhang is excluded from the width measurements.

13. Facades of multifamily residential development facing a public street must incorporate wall offsets, in the form of projections or recesses, spaced no more than 30 feet apart. Wall offsets must be a minimum of two feet deep or projecting a minimum of two feet, pursuant to Section 155.5601.C.3.a. Revise the Residential Clubhouse and the Gym buildings, both included in the multifamily residential development.

Response: Both buildings mentioned above have been provided with wall offsets, please see Sheets CH-2.1 and CH-3.1.

14. The Golf Club Accessory Structure must comply with the fenestration and transparency requirements of Section 155.5602.C.7, Fenestration/Transparency. Provide figures on sheet GCA-2.1 for the area and percentage of the street-facing façade that is occupied by windows or doorways. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. All ground-level windows on street-facing facades shall be transparent. Provide a specification with the reflectance level and light transmittance value for the glass.

Response: This Building has been relocated to an internal area of the site.

15. The elevation sheets indicate that there are two types of Building Type 1 and three types of Building Type 2. Indicate on the site plan the specific building type for each of the five buildings.

Response: The unique building types have been identified on SP-1.

16. Add the trellis material and color to the Color Scheme Key on sheet GCA-2.1 for the Golf Club Accessory Structure.

Response: Color key has been updated with trellis information, see Sheet C.B-2.1.

17. Verify the type of roof tile that is proposed for the buildings. The Color Scheme Keys on the elevation sheets list flat tile, but the elevation drawings show barrel tile. Various elevations include call-outs for barrel tile.

Response: Elevation roof selection has been revised and coordinated, please see building elevation sheets.

18. The dog park fence appears to be approximately 5 feet from the perimeter fence which will create a relatively unusable space. Consider eliminating the fence segment running parallel to the perimeter fence and connecting the dog park fence to the perimeter fence, or relocating the dog park to an interior area of the Residential Parcel. Be advised that the fence height cannot exceed 4 feet at the location shown on the site plan.

Response: The interior dog park fence condition has been removed from the site plan. The dog park fencing now ties in directly to the perimeter fence within the landscape buffer.

19. The site plan shows multiple conflicts between light poles and trees that will be preserved in their existing locations. Revise the photometric plan to provide sufficient clearance for the canopy size of each preserved tree.

Response: A revised lighting plan has been provided with this new site layout. Additional space has been added throughout the site for light poles to be installed outside of required planting areas. The light poles are now located in areas that won't conflict existing or proposed trees.

20. Consider adding bike racks near the entrance to the Residential Clubhouse and Pool.

Response: Bike racks have been scattered around the site and can be found at each residential building, the golf clubhouse, and the residential clubhouse. Please refer to Sheet SP-1.

21. Label all elements on the site plan including but not limited to the type of outdoor sport court, outdoor features, fountains, etc.

Response: All site elements have been properly labeled on SP-1 to provide clarification.

22. Please have the site plan signed and sealed.

Response: The site plan has been signed and sealed for this resubmittal.

Zoning comments to remain as conditions of approval (unless sufficiently addressed prior to site plan approval):

23. The final configuration of the individual parcels that would be created as a result of this project must be coordinated and established in Broward County records prior to permit approval.

Response: Acknowledged.

24. The Flex application (PZ#23-05000007) must be approved in order for the Major Site Plan application to obtain approval for the proposed 270 units.

Response: Acknowledged.

25. Provide a copy of the final Plat prior to permit approval.

Response: Acknowledged.

26. Address issues related to existing utility easements.

Response: Acknowledged.

27. Multiple agreements and legal documents will be needed for the project prior to permit approval including, but not limited to a cross-access agreement between Parcel A and Parcel B, a unification document for the Golf Clubhouse Parcel and the Golf Course itself, a legal document for the golf cart path to traverse the Residential Parcel, a valet parking agreement (unless the remote parking lot and tandem parking is removed from the project), a 30-year declaration of restrictive covenants for the 39 affordable units.

Response: Acknowledged.

Landscape Division - Wade Collum | wade.collum@copbfl.com

Status: Pending Resubmittal.

1. Thanks you for the detailed comment response sheet.
Response: Acknowledged.
2. Please remove colors and layering from site plan so that a proper review can be performed as ePlan has a difficult time navigating this type of submittal.
Response: It is unclear what coloring and layering is being referred to by this comment, but the plans have been resubmitted in grayscale and appear to plot good when viewed as a pdf.
3. Provide a Phase plan for the project with the perimeters, clubhouse and amenities (pickle ball, dog park, pool, mailbox kiosks, etc.) being completed prior to CO Issuance for the first building.
Response: Applicant agrees to conditions that would require buffers and amenities to be constructed prior to CO of the first building. Without a contractor selected, we are not prepared to develop a construction phasing plan at this time.
4. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.
Response: The planting details have been revised to only show sisal and/or other biodegradable materials to be attached to tree trunks.
5. Correct tree protection barricade detail to be the City of Pompano Beach's detail.
Response: The tree protection barricade detail has been updated on the landscape details sheet to match the Pompano Beach detail.
6. Provide mechanical equipment screening detail to include but not limited to AC screening.
Response: All roof equipment will be screened by the roof parapets. Ground level equipment will be screened by landscaping. Typical screening details from Pompano Beach have been provided for any above-ground mechanical equipment around the site. This equipment has been properly screened on the landscape plan.
7. Staff recommends root barriers for areas that may suffer from future root encroachment.
Response: Root barriers have been provided around the site in areas where root encroachment might become a problem in the future.

8. Please spec Jap Blues as tree form no shaping on the plant list.
Response: The plant specification for Japanese Blueberry trees has been updated to remove the tree shaping note.
9. Cart path and unusual mini parking area start on site and shift off site and then back on site on the west side of the site. Clarify and correct or remove.
Response: This is an existing condition that will remain within the site. The golf clubhouse is being built to replace the existing clubhouse that serves the course in the Palm Aire community. The residential parcel will have a cart path the runs along the west side of the property that provides access to the course. The mini parking area condition noted in the comment is an existing driving range for the course. Additional paved cart parking will be provided for the driving range.
10. Provide evidence of approvals for valet parking with a tandem parking arrangement.
Response: The valet lot has been removed from the scope of this project.
11. Provide all required tree appraisal information for new proposed parking lot on the NE corner across the street.
Response: The valet lot has been removed from the scope of this project.
12. Staff recommends retaining the large Royal palms that have been there forever if viable and plugging in street trees between them.
Response: The large royal palms within the street tree planting area will remain in place and additional trees have been provided in between them to meet the code requirements.
13. Provide VUA requirements as per 155.5203.D along all sides of this area.
Response: While it is unclear which area this comment was specifically referring to, the landscape plan has been revised to add additional trees and plant materials throughout the parking areas to meet the code requirements.
14. Staff recommend increasing all plantings that are abutting residential on the North South and West sides to shield from their view.
Response: The adjacent properties to the north and west sides of the property will receive a substantial amount of screening between the additional distance the cart paths provide as well as the expanded planting areas.
15. Provide a superior landscape design for this area as a safeguard.
Response: If this comment also refers to the landscape material within the north buffer, then additional material has been provided to offer more screening to the adjacent homes.

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16. 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 non-specimen 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: An arborist report has been prepared by a certified arborist to address the existing trees on the site. The tree disposition sheets within the landscape plan package provide the same information found in the report along with the status of the tree with the proposed development.
17. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised.
Response: The last page of the arborist report provides the calculation process that was used to determine the tree appraisal values.
18. Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.
Response: All existing tree information can be found in the arborist report and tree disposition. The dollar value comparison can be found on sheet LP.31 of the landscape plan.
19. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings. It is unclear how the dollar value and dbh to caliper calculation is being derived. Correct clarify please.
Response: The tree mitigation calculations have been updated and explained in the landscape requirements chart.
20. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. At entrance.
Response: All landscape islands within the site have a minimum width of 8 feet and are shown with proposed trees and sod at a minimum.
21. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. At entrance.
Response: All landscape islands within the site have a minimum width of 8 feet and are shown with proposed trees and sod at a minimum.
22. Shift location of walkways and pathways to outside of tree location requirements for landscape end islands, trees should be adjacent to the last stall, please flip sidewalk locations. Please provide sheet number.
Response: Sidewalk locations have been flipped in parking areas to allow landscape to be adjacent to the last parking stalls instead of the walkway.
23. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.
Response: Approval will be provided once obtained from Broward County.

11/20/2024

24. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Sq. footage does not match site plan and seems like the 7 should be a 2.

Response: The landscape requirements table has been updated to include the correct site area and vehicular use area.

25. 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. Please create a column in the data table for this.

Response: A separate table has been provided for building foundation plantings that clarify how the plan addresses the code requirements and superior landscape design for foundation planting width reductions.

26. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. For the Golf Clubhouse, Golf cart storage, and Accessory structure.

Response: Required foundation plantings have been provided along all building facades that face vehicular use areas. Refer to the building foundation plantings table on LP.31 for a detailed explanation of how each building is being planted to meet code requirements.

27. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: Residential Clubhouse and Gym. Please verify that the superior landscaping is per the below.

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: A building foundation plantings table has been provided to clarify how the plan addresses the superior landscape design for foundation planting width reductions.

28. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings. Please provide Radii. Light poles continue to interfere with required tree plantings.

Response: The site layout has been revised to expand landscape medians and islands to allow for lighting to be installed outside of the code required space. The light poles are now spaced far enough from proposed/existing trees to avoid conflict.

29. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).
Response: The site layout has been revised to expand landscape medians and islands to allow for lighting to be installed outside of the code required space.
30. Show radii for light poles.
Response: Light pole radii have been added to all fixtures on the landscape plan to show clearance from nearby trees.
31. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows. Replace proposed palms with large canopy trees, palms do not qualify.
Response: Landscape medians have been widened throughout the site to provide additional space for light poles to be installed. The palms that were previously shown have been removed and replaced with canopy trees.
32. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. Golf cart parking and cart path.
Response: The golf cart path and cart staging area are not to be used by standard vehicles, and should not have to follow the curbing requirement in the code. It is uncommon to see curbed cart paths on golf courses.
33. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.
Response: Acknowledged.
34. Provide Street Trees at 1:40' as per 155.5203.G.2.c. Please consider proposing all like species and maybe book end with row and corners with something flowering. Missing 5 on south side.
Response: Additional street trees have been added along both roadways to meet the code requirements. Flowering trees have been proposed at the corners and row ends.
35. 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. Golf Clubhouse and Accessory building. It appears that the concrete slab will interfere with required foundation plantings, please clarify.
Response: A typical footer section has been provided on all level 1 building plans.
36. There are proposed utilities in required landscape areas, relocate and correct. There are still a lot of utilities and FDC's proposed in landscape islands, remove, correct. Not corrected.
Response: The site plan has been revised to widen parking medians and islands to allow for utilities and light poles to be installed throughout the site. Due to this, the utilities are no longer in conflict with required landscape areas.

37. Provide two large canopy trees in large corner islands or make sure that the Delonix is being shown in each of these. If not Delonix than two Oak trees will be required.

Response: Delonix or two live oaks have been provided in all large corner islands in the parking areas.

38. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

Response: An updated irrigation plan will be provided with the next submittal.

39. Bubblers will be provided for all new and relocated trees and palms.

Response: Acknowledged, bubblers will be provided for all new and relocated trees.

40. As per 155.5204.D.4., tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting.

Response: Acknowledged.

Engineering Department - David McGirr | david.mcgirr@copbfl.com

Status: Pending Resubmittal.

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: Permit will be provided once obtained from Broward County.

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Response: Acknowledged. P&Z Division approval will be obtained prior to City Engineering division's approval.

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Response: Acknowledged. Utility Division approval will be obtained prior to City Engineering division's approval.

4. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

Response: Permit will be provided once obtained from FDEP.

5. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

Response: NOI will be provided once obtained from FDEP.

6. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

Response: Permits will be provided once obtained from Broward County.

7. Submit/upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

Response: Permits will be provided once obtained from Broward County.

8. Submit/upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

Response: Permits will be provided once obtained from FDEP.

9. Submit/upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

Response: Permits will be provided if deemed required and once obtained from Broward County.

10. Submit/upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

Response: Permits will be provided if deemed required and once obtained from SFWMD.

11. Clarify that none of the new proposed On-site drainage is going be connected to any of the existing city drainage system within the city right-of-way.

Response: Please allow this response to confirm that none of the new proposed On-Site drainage is going to be connected to an of the existing city drainage system within the city right-of-way.

12. label all the water and sewer pages DETAILS and do the same with the PGD plan sheets.

Response: Acknowledged. Revised plans addressing this comment is included with this resubmittal.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

Fire Department - Jim Galloway | jim.galloway@copbfl.com

Status: Pending Resubmittal.

1. Please provide a written response for each of the comments listed below. Include page number that addresses the comment. Include any/all code references supporting changes.

Response: Acknowledged. Responses to all comments are provided herein.

2. All electric vehicle access gates will require Knox switch access for fire department access. Gates must have secondary power supply and/or fail in open position.

Response: Acknowledged.

3. All New & Existing automatic entry gates installed in either commercial or multi-family communities shall be provided with a Universal Access System as per the Florida Fire Prevention Code Broward County Amendments in section F- 108.9.3. Existing applications may be provided up to one (1) year to complete as approved by the AHJ.

Response: Acknowledged.

4. Important Things to Know about Click 2 Enter (C2E)

- Operates by using radio frequency technology.
- Provides public safety agencies with a quick, safe, secure, and reliable means to activate gates, bollards, doors, or any security access control mechanism.
- Compatible with Analog or Digital Radio Transmitters
- Enhanced user-programmable latch open feature allows departments to specify gate open periods from one minute on.
- Uses regulated 12V to 24V DC @ 500ma Power Supplies
- The C2E Transmitter is enclosed in a Nema 4 Box with a Reflective Logo for Identification. The Technical Assistance & Customer Support Number for C2E is 877.939.3800

Response: Acknowledged.

5. All parking structures will be required to be protected by fire sprinklers. Upcoming adopted fire codes require all parking garages to be protected by fire sprinklers, Ordinary Hazard Group 2. Provide location of fire sprinkler connections on civils and FDC location.

Response: Fire sprinklers have been provided for the parking structures.

6. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

Response: We are currently working with our MEP and Civil to gather the requested information above. We understand this information must be provided prior to DRC approval and will be provided in the next submittal.

7. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-

generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

Response: Comment Acknowledged.

BSO-Anthony Russo | Anthony_Russo@sheriff.org

Status: Authorized.

1. 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.

Response: The Security Plan has been provided by Atlas Safety & Security Design Inc., Randy Atlas Phd FAIA CPP CPTED.

2. 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: Understood.

3. AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Response: A CPTED Security plan and narrative have been provided with this submittal.

4. Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

Response: Understood. The security plan includes compliance with this comment.

Solid Waste & Recycling - Beth Dubow | Beth.dubow@copbfl.com

Status: Pending Resubmittal

1. The staging areas must be accessible for a garbage truck, preferably with 40 feet of straight access for a truck to collect from the staging areas. Additional labor will be required where this is not provided and may result in higher service charges for garbage collection.

Response: All staging areas throughout the residential area will be accessible to a standard garbage truck. The dumpsters within the clubhouse/maintenance area have a substantial amount of open space in front of them that will make it accessible for garbage trucks.

2. Since the garbage will be rolled out for collection, only 4-yard containers or smaller need to be used for this site.

Response: Acknowledged.

3. The staging area for Building 5 is too far away from the clubhouse/pool/gym. Please provide the amenities building with its own staging area and storage for a 2-4yd dumpster.

Response: Building #5 has been removed from the site plan. That being said, the clubhouse/amenity area now has a dedicated staging area in front of the service door to the clubhouse.

4. Provide straight and direct paths from all trash rooms to its assigned staging area.

Response: The staging areas have all been placed in front of the trash rooms in the residential parcel.

5. Provide a circulation plan that shows all the turning radii MEASURED IN FEET (not auto-turn) along the path a garbage truck would need in order to provide service to all buildings on this site. Minimum inside radii are 35 feet; minimum outside radii are 50 feet.

Response: An updated circulation plan has been provided that shows the 35'/50' turning radii, not autoturn, at all major turns throughout the development.

NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

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 (Coastal Waste and Recycling 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.

Building Division - James DeMars | james.demars@copbfl.com

Status: Authorized with Conditions

Advisory Comments

1. 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.

Response: Acknowledged.

2. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.
Response: Acknowledged.

3. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.
Response: Acknowledged.

4. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.
Response: Acknowledged.

5. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).
Response: Acknowledged.

6. FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.
Response: Acknowledged.

7. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).
Response: Acknowledged.

8. FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.
Response: Acknowledged.

9. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.
Response: Acknowledged.

10. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.
Response: Acknowledged.
11. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.
Response: Acknowledged.
12. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.
Response: Acknowledged.
13. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
Response: Acknowledged.
14. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
Response: Acknowledged.
15. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
Response: Acknowledged.
16. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.
Response: Acknowledged.

17. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.
Response: Acknowledged.
18. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.
Response: Acknowledged.
19. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
Response: Acknowledged.
20. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
Response: Acknowledged.
21. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
Response: Acknowledged.
22. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).
Response: Acknowledged.
23. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.
Response: Acknowledged.
24. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.
Response: Acknowledged.

25. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.
Response: Acknowledged.
26. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.
Response: Acknowledged.
27. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.
Response: Acknowledged.
28. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.
Response: Acknowledged.
29. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.
Response: Acknowledged.
30. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.
Response: Acknowledged.
31. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.
Response: Acknowledged.
32. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.
Response: Acknowledged.
33. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.
Response: Acknowledged.

34. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: Acknowledged.

35. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response: Acknowledged.

36. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

Response: Acknowledged.

37. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

Response: Acknowledged.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Authorized.

1. This project is not within the CRA District. Review Complete/No Comments.

Response: Acknowledged.

Utilities

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. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

Response: Permit will be provided once obtained from Broward County.

3. Please indicate on civil plan 078.WS.01 - Water & Sewer the total site water consumption in (GPD) gallons per day. The civil plans note that peak GPD for water is 188.52 GPD. Is this correct? Given the site development this appears woefully low.

Response: Requested information has been corrected and depicted on the plans.

4. Please indicate on civil plan 078.WS.01 - Water & Sewer the total wastewater discharge from the site in (GPD) gallons per day. The civil plans note that peak GPD for wastewater is 189.54 GPD. Is this correct? Given the site development this appears woefully low.

Response: Requested information has been corrected and depicted on the plans.

5. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Response: Acknowledged. Items will be ordered early in the process if determined they are required.

6. Please submit an approved FDEP notice of intent permit for the propose water main installation. Required during official Bldg. E-plan submittal.

Response: Permit obtained and provided once obtained from FDPE.

7. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official Bldg. E-plan submittal.

Response: Permit will be provided once obtained from Broward County.

8. The wastewater discharge for the development may adversely impact the City's area pump station servicing the project. A contribution in Aid Agreement may be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project. The proposed wastewater discharge design for the subject development will require a capacity study by the owner for the area lift station by the City's consultant to ensure the increased service demand can be accommodated. The cost of the study will be borne by the property owner. Provided the study show that the station is unable to receive the increased demand improvements to the station will be borne by the owner via a contribution in aid agreement with the City.

Response: Acknowledged. A study will be performed and it will be determined if any upgrades are necessary as result of the proposed development.

9. Please attach the following 2022 City Engineering Standard details as they apply: 315-1 Typical Screen
For Utilities, 316-1 Required Tree Locations.

PZ23-12000017
11/20/2024

Response: Requested details have been added to sheet WS.08.