



PZ21-12000031

03/15/2023

Comment review

RESPONSE NARRATIVE

Pompano Beach Building Department

100 W Atlantic Blvd,
Pompano Beach, FL 33060

RE: CoventGardens

PZ21-12000031

Date: 04-14-2022

We have been in receipt of your comments and have addressed the comments as indicated below. Please refer to our responses and revised plans for clarifications and requested information. Please do not hesitate to contact me for any other questions or comments.

REMAINING COMMENTS/REQUIREMENTS:

Building:

1. 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: **Noted**

2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

RESPONSE: **Noted**

3. 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: **Noted**

4. 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: **Noted**

5. 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: **Noted**

6. 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: **Noted**

7. 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.



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RESPONSE: Noted

8. 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: Noted

9. 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: Noted

10. 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: Noted

11. 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: Noted

12. 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: Noted

13. 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: Noted

14. 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: Noted

15. 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: Noted

16. 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. 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: Noted

17. 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: Noted



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18. 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: Noted

19. 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: Noted

20. 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: Noted

21. 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: Noted

22. 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: Noted

23. 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: Noted

24. 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: Noted

25. 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: All Comments are Noted and will be incorporated as construction documents are further developed



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Planning:

1. Land use for this parcel is Commercial (C). The size of this property is 116,331 square feet / 2.67 acres (Parcel A = 1.78 acres / 77,510 square feet; Parcel B = .89 acres / 38,821 square feet); however, given the commercial land use there are no residential entitlements & no applications for Flexibility Units have been received. The zoning for the property is B-3 (General Business) and would restrict the maximum density to 46 units per acre (2.67 acres x 46 units / acre = 122 units). The plans submitted propose 40 townhomes on the property. The applicant must submit an application to seek approval of 40 Flexibility Units from the City Commission.

RESPONSE: See sheet G-2 for commercial use designation as well B-3 zoning also a note stating an application for flexible unit is pending for 40 dwelling units.

2. One of the properties has been platted (NW 27 Avenue Plat, Parcel A) and recorded in 2009 (Plat Book 178 Pg 99) restricted the plat to 28 townhouses and 10,000 square feet of commercial use. Staff recommends that the applicant submit a platting determination letter to the Broward County Planning Council confirming whether a plat note amendment or re-platting is required for the proposed development.

RESPONSE: Noted owner is addressing comment.

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

RESPONSE: Please see the School Capacity Letter attached.

4. The property abuts NW 27 Avenue. The survey indicates that there is an existing 30 feet to the centerline of the right-of-way for a portion of NW 27 Avenue, but the unplatted property (southern parcel) has not dedicated an additional 5 feet to the centerline of the right-of-way. Additional dedications appear to be required for this roadway. Chapter 100.01 requires a minimum of 600 feet for this road.

RESPONSE: Noted, will be addressed during the platting process by the owner.

5. The property does not front on any road identified on the Broward County Trafficways Plan.

RESPONSE: Noted.

6. It is strongly advised that the Applicant hold a Neighborhood Meeting (refer to 155.2302 for guidelines on holding a neighborhood meeting). This should be done prior to placement of the P&Z Agenda. Additionally, it is recommended to present the plan to NW CRA District & Collier City Civic Association.

RESPONSE: Noted and addressed by the owner.

7. The city has sufficient capacity to accommodate the proposal.

RESPONSE: Noted

8. Applicant may submit to DRC for a formal review.

RESPONSE: Noted

Engineering Department:

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: See civil engineer.

2. 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: By civil engineer.

3. 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: By civil engineer.

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

RESPONSE: Noted.



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

RESPONSE: *Noted.*

6. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

RESPONSE: *By civil engineer / owner.*

7. 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 sanitary sewer service lines shown on the civil engineering plans.

RESPONSE: *By civil engineer / owner.*

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

RESPONSE: *By civil engineer / owner.*

9. Please note on Landscape Plans that as per City Ordinance(s) §50.02(A)

RESPONSE: *Noted, please see landscape plan.*

10. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: *See Civil Drawings*

11. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

RESPONSE: *See Civil Drawings*

12. Please clarify why you are cutting the existing 12" watermain and not doing wet taps?

RESPONSE: *See Civil Response sheet.*

13. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

RESPONSE: *See Civil Drawings.*

How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed.
(Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

14. On plan sheet 036 C400 Water plan note on plans that after the master meter all water lines are private.

RESPONSE: *Noted, see Civil Drawings and responses.*

15. On plan sheet 037 C500 Sewer plan note on the plan sheet that the two proposed man holes (one that's in the ROW MH-01 and the other that is just outside the ROW) will be Sewer coated.

RESPONSE: *Noted, see Civil Drawings and responses.*



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Waste Management:

1. It is highly suggested that the dumpster enclosures be angled to allow a garbage truck to access the container without the need to roll them out for service.

RESPONSE: *The dumpster suggestion was addressed, we angled the dumpsters for easier access, and added the bollards to protect the wall as suggested.*

NOTE: It is highly suggested to provide bollards in the interior of the enclosures to protect the walls from the rolling dumpsters.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. (or the City's current garbage and recycling franchisee). Rental properties are considered commercial as it pertains to garbage collection.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a licensed recovered materials hauler.

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.

Fire Department:

1. () Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

RESPONSE: *Please note townhouses are not sprinkled as they are individually deeded.*

2. () Provide fire department apparatus access to within 50ft of front entry door to each apartment unit required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2)

RESPONSE: *Please note we have modified the site plan to provide access from both sides of townhouses along 27th avenue.*

3. () Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2018ed chapter 18).

RESPONSE: *Noted and provided by owner.*

4. () Provide Fire Flow Data: 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)

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

RESPONSE: *See civil engineering drawings.*

5. Refer to NFPA 1-2018ed chapter 18 for fire flow required, number and distance to fire hydrants required. distance to a fire hydrant is measured via roadway that a fire apparatus would travel.

RESPONSE: *See civil engineering drawings.*

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6. Provide size/location of fire water mains and FDCs for each buildings proposed fire sprinkler system.

RESPONSE: *Please note townhouses are not sprinkled as they are individually deeded.*

7. Fire sprinkler system must be supervised by a fire alarm system. Provide location of fire alarm system for each building. Fire alarm control panels must be located within a climate-controlled environment within the specs of the panel.

RESPONSE: *Please note townhouses are not sprinkled as they are individually deeded.*

Zoning:

1. Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (See Figure 155.5601.C.1.b: Multi-building orientation.) The three-unit buildings to the west need to be revised to have the front façade facing NW 27th Ave.

RESPONSE: *Please note we have modified the site plan to provide access from both sides of townhouses along 27th avenue.*

2. This property is zoned B-3. Flex units must be allocated in order to permit 40 residential dwelling units prior to being heard by the Planning and Zoning Board and the Architectural Appearance Committee. This Flex application has not yet been submitted.

RESPONSE: *The Flex application was submitted.*

3. In association with the Flex Allocation, affordable housing requirements will be required. These affordable housing requirements will be a condition of approval for the site plan.

RESPONSE: *Noted.*

4. Unit 23 is proposed within a 10' utility easement. A building cannot be placed within an easement. Either remove this unit or vacate the easement. Applicant acknowledge the easement will be vacated during the platting process.

RESPONSE: *Under the proposed plat, we moved the building out of the 10' utility easement.*

5. The southern property must be platted prior to building permit approval if determined by the County. Likewise, the northern plat shall be revised to abandon the southernmost easement.

RESPONSE: *Noted and in process.*

6. Right-of-way dedication may be required for the southern parcel. Confirm with the City Engineer if this is necessary.

RESPONSE: *Noted.*

7. Label all elements on the site plan. Clarify if the areas in the back of the units with the A/C units on them are patios.

RESPONSE: *All the elements of the site plan were labeled, including the A/C units on the concrete pads.*

8. The CPTED plan calls out a 6' metal picket fence and a 6' wall surrounding the property as well as interior fencing. However, the site plan does not call these items out and the comment response sheet says that there is no fencing proposed. Clarify whether or not these are proposed and identify them on the site plan.

RESPONSE: *Existing and proposed 6' cmu privacy wall on the site property line has been labeled and coordinated with the CPTED plan.*

9. The site plan shows a 10' utility easement on the east, south, and west borders of the southern parcel, however, they are not shown on the survey. Clarify if these easements are being proposed as part of the platting process.

RESPONSE: *The utility easements on the east, south, and west borders of the southern parcel were removed from the plan; any future easements required thru the development and approval process will be shown on future plans.*

10. The "front" setback should be measured from the west property line as this is the only side with access to the property. Therefore, the "rear" setback is from the east property line. Revise the site plan to label these setbacks correctly as well as the site data table. Additionally, make sure the "provided" column in the site data table is correct. It currently says the provided front is 10' but there is no 10' setback shown on the site plan.

RESPONSE: *The front setback was dimensioned on the west side and the rear on the east side of the property. The site data table on the G-2 sheet was revised.*



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11. Revise the parking calculations shown on the site plan data table to remove the "standard" parking requirement calculations and only show the NW CRA parking calculations as this is the one that applies.

RESPONSE: *The parking calculations were revised and updated on the data table.*

12. Revise sheet A7-1.04 to show the parking details and striping details provided by the City of Pompano Beach Engineering Division, drawings 300-3 and 300-4. The current parking details says the spaces are 8.5' wide. Parking spaces are required to be 9' wide. Additionally, the striping details show the stripes too small.

RESPONSE: *The drawings and details on sheet A7-1.04 were adjusted to comply with the details 300-3 and 300-4 provided by the City of Pompano Beach.*

13. Wheel stops are not permitted. All parking shall have a continuous curb with no wheel stops and be double striped. Remove the wheel stops from the site plan as well as the wheel stop details from sheet A7-1.04.

RESPONSE: *The wheel stops were removed and replaced with a continuous curb, including the 2' overhang.*

14. Sheet 003 Zoning Site Plan and sheet 010 Ground Lvl have slightly different dimensions. For example, the dumpster to the south is measured at 22' 7" wide on the site plan and is 22' 3" wide on the ground level plan. Make all plans consistent.

RESPONSE: *The dimensions on the multiple sheets were revised.*

15. Provide details of the two dumpster enclosures in order to demonstrate compliance with the screening requirements of code section 155.5301.C including the dimensions and the material used. Note, the height of the screening walls and gate shall be at least six inches higher than the height of the container. Revise the elevations.

RESPONSE: *See sheet A7-1.05 for dumpster enclosure details.*

16. Ground floor mechanical equipment must be screened with either a solid fence or dense landscaping per 155.5301.A. The screening is shown on the site plan but not the landscape plan. Revise the landscape plan to show the same mechanical equipment screening and provide the note stating, "the mechanical equipment screening will be maintained 6 inches above the units".

RESPONSE: *The landscape and site plan were coordinated. We will comply with the screening with the dense landscape.*

17. Comment not addressed: Provide a sustainability narrative that outlines how this project aims to achieve at least 10 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.

RESPONSE: *Noted*

18. Comment not addressed: Per section 155.5203.B.2.g.i.(C) Trees shall be planted at least 15 feet from any light fixture mounted on a pole. Provide a radius on the photometric plan to clearly indicate that the light poles will be 15 feet away if poles are proposed.

RESPONSE: *Noted, see landscape plan.*

19. 155.5401.C: Lighting Location and Required Landscaping and Tree Protection: no exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5203.D, 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). There are proposed light poles in the required landscape areas along the south and east perimeter and in required planting areas throughout the site. Revise.

RESPONSE: *Noted, see revised lighting and landscape plan.*

20. Comment not addressed: Clarify if these units will be sold individually or if this will be a rental community. Per section 155.3304 For townhouse development applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq. ft. and a minimum width of 18 ft. Indicate on the site plan or a separate diagram how each townhouse unit will meet the 1800 sq. ft. lot and 18 ft. width requirement.

If these are to be sold individually, the plot plan shall be revised to provide 1800 SF for each unit. The proposed plot plan is not acceptable as the individual lots shall not encroach into the common areas such as the parking spaces, the drive aisles, sidewalks, and retention areas. Additionally, some individual lots appear to overlap in this plan. Make sure that the lot area is calculated correctly for each lot.

RESPONSE: *The units will be sold individually to have an independent owner per unit.*



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21. Clarify why the parking spaces, the dumpsters, the back patios, and a portion of the internal roadway are counted towards the overall pervious area on sheet G-3 Area Diagrams. The pervious calculations should only include living material (grass, landscaping). Revise these diagrams and provide updated pervious and impervious information.

RESPONSE: *Diagram has been modified to include only all living materials; other areas have been excluded including pervious pavers.*

22. The height of a structure 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 (See Figure 155.9401.G: General Height Measurement.). Revise the elevations per above.

RESPONSE: *See revised elevation sheets A2-1.02 – A2-1.07 for the height of structure dimensioned as required.*

23. The site plan and CPTED plan say to "See the civil drawings" for the fountain pond information. Clarify which sheet this information is on. I do not see anything regarding a fountain or pond on the civil plans.

RESPONSE: *It is a dry retention area; no pond or fountain is proposed. See revised G-2 and A1-1.01 sheets.*

24. A Unity of Title for both properties must be submitted before building permit approval.

RESPONSE: *Noted, should be provided by the owner.*

LANDSCAPE

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

RESPONSE: *See landscape drawings*

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 e-plan submittal.

RESPONSE: *See landscape drawings*

3. Civil plan C500 Sewer Plan appears to propose and utilize an existing sewer cleanout adjacent the right-of-way. Please show City accessible sewer cleanouts boxed to grade just behind the recorded property line. Please correct.

RESPONSE: *See landscape drawings*

4. Please note on civil plan C500 Sewer Plan that the proposed sewer manholes placed within the public right-of-way to be owned and maintained by the City shall be sewer coated by the owner.

RESPONSE: *See landscape drawings*

5. Please submit a Broward County Wastewater Collection permit for the proposed wastewater system. Required during official e-plan submittal.

RESPONSE: *See landscape drawings*

6. Please submit an approved FDEP permit for the proposed water system. Required during official e-plan submittal.

RESPONSE: *See civil engineering drawings.*

7. Please note on civil plans 036 C400 Water and 037 C500 Sewer that any existing unutilized water and/or sewer connection must be retired by the owner at the respective service main as per City specification.

RESPONSE: *See civil engineering drawings.*

8. Please attach the following 2019 City Engineering Standard Details as they apply: 102-1 Valve Box Settings, 104-1 Filling and Flushing Connection, 106-2 Master Meter and Backflow Device, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 206-1 Typical Conflict (Sewer), 207-1 Sewer Pipe Identification, 208-1 Pipe and Marker Balls Location, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

RESPONSE: *See landscape drawings*

DRC

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Should you have any question or comments or would like to meet in person to expedite any issue I am available. Please contact me anytime.

Respectfully Submitted,

Arturo G. Griego, AIA, FGBC, CGC
Principal Architect
AR94011

email | nino@g3aec.com
direct | 305 803 7902



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