



PZ21-12000031  
03/15/2023

## RESPONSE NARRATIVE

To: City of Pompano Beach  
Building Department  
100 W. Atlantic Blvd.  
Pompano Beach, FL 33060  
Ph: (954) 786-4634  
Fax: (954) 786-4666

Re: Covent Gardens  
90-140 NW 27th Avenue  
P&Z# 21-12000031

We have received your comments and have addressed the comments as indicated below. Please refer to our responses and revised plans for clarifications and requested information. Please don't hesitate to contact me for any other questions or comments.

### UTILITIES

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

**Response:** Understood.

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:** Noted.

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

**Response:** Noted.

4. Please note that proposed water meters 3" and larger are not stock items. These meters are subject to a 60 to 75 business day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

**Response:** Noted.

5. Please attach the following City Engineering Standard details as they apply: (2022 UPDATED Version) 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification Marker.

**Response:** Please see Civil Engineer response narrative.



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**PLANNING**

-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:** Noted. Flex has been submitted.

-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 to provide.

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

**Response:** SCAD has been provided.

-The property is 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, thus the additional dedications are required for this portion of the roadway. Chapter 100.01 requires a minimum of 60 feet for this road.

**Response:** 5 feet dedication has been provided. See sheet A1-1.01.

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

**Response:** Noted.

-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. Owner to provide

-The city has sufficient capacity to accommodate the proposal.



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**Response:** Noted.

## BUILDING DIVISION

BLDG 5-26-22

### Advisory Comments

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

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:** Noted.

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:** Noted.

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:** Noted. Owner to provide.

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:** Noted.

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: CityOrdinance 152.25 (A)(1) thru City



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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) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

**Response:** Noted.

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:** Noted.

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 2017 FBC Accessibility.

**Response:** Noted.

**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:** Noted.

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:** Noted.

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 2017 FBC.



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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. Owner to provide.

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. See sheets LS-01 and LS-02.



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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.

**Response:** See door and window schedule. See sheet XXX

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:** See sheets LS-01 and LS-02 for Life Safety plan and see sheet A7-1.03 for penetration details.

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.

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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. 4 accessible parking have been provided, see sheet G-2.

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



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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. See sheet A7-1.04 for ADA Parking details.

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:** See structural sheet S-5 for foundation detail for units A and B.

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



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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:** Noted.

## LANDSCAPE REVIEW

### 6.1.22

1. Plans do not match. Clarify which version is being proposed, the current site plan or the 'revised' landscape plan.

**Response:** Proposed plan has been provided, see sheet L200.

2. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 9.5' 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. Concur with UF staff and plant these areas out. Lagerstroemia's and double Veitchia's, staggered is an acceptable solution. Please provide information in table form. NO DIMENSIONS WERE OFFERED IN COMMENT RESPONSE.

**Response:** See sheet A1-1.01, minimum of 9.5' of landscape areas between a vehicular use area has been provided.

3. 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 large canopy trees, sod and irrigation. Palms do not count. Adjust spacing and provide / enlarge small end islands and show canopy trees. Missing end islands and intermediate islands. Dumpster islands do not qualify. Site is overparked.

**Response:** See landscape response sheet. See sheet A1-1.01, minimum of 8' for landscape parking islands has been provided.

4. 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. Provide sheet #

**Response:** See sheet S-5 for section detail of the proposed building footers.

5. 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. Note retained until draft is

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completed. Irrigation plan shows radii watering the buildings, asphalt, and street, please correct

**Response:** See sheet L300.

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

**Response:** Noted.

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

**Response:** Response sheet has been provided.

8. Additional comments may be rendered a time of resubmittal.

**Response:** Understood.

## BSO

### Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity. This 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, or liabilities that might occur without any review.

### CPTED Landscaping Standards

#### 2A: Natural Surveillance

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

**Response:** Noted. See CPTED sheet, landscape has been shown on plans.

- b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

**Response:** Noted. CPTED has been revised.

- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.

**Response:** Note has been added. See CPTED sheet.



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- d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

**Response:** Understood.

- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

**Response:** Noted. See CPTED sheet.

#### Parking Lots, and Adjacent Access Perimeters:

- a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:
- b. Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing nonlegitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

**Response:** Development includes only residential housing.

- c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

**Response:** Noted.

- d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.

**Response:** Noted.

- e. Ensure comprehensive parking lot area surveillance camera coverage/capture

**Response:** See CPTED sheet.

- f. Show overlapping sight "cones".

**Response:** See CPTED sheet.

#### Electronic Surveillance – Security Strengthening



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- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

**Response:** See CPTED sheet.

- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

**Response:** Noted.

- c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

**Response:** Understood.

- d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.

**Response:** Understood.

#### Miscellaneous: CPTED & Security Strengthening

- a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

**Response:** Noted.

- b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

**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 response narrative.

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.



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**Response:** NPDES has been provided.

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:** NOI has been provided.

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

**Response:** Noted.

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:** Noted, owner to provide.

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:** Noted, owner to provide.

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:** Noted, owner to provide.

9. Please note on Landscape Plans that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

**Response:** Noted, see landscape response narrative.

10. Upload the 2019 City Engineering standard details for the proposed offsite water, sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.



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**Response:** Noted. See Civil Engineer response sheet.

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

**Response:** Noted, see Civil Engineer response narrative.

12. On plan sheet 036 C400 Water plan note on plans that after the master meter all water lines are private and that all the 3/4" meters after the master meter are PRIVATE.

**Response:** See Civil Engineer response narrative.

## FIRE DEPARTMENT

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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:** Noted.

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

**Response:** See sheet A2-1.09, 50 ft distance to each apartment has been provided.

3. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from. see attached documents for PBFR fire apparatus specs for use in auto turn.

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:** See sheet A2-1.09 for turning radiuses and road width.



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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:** Fire Flow calculations have been provided.

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:** Noted.

6. **Provide size/location** of fire water mains and FDCs for each buildings proposed fire sprinkler system. Proposed development narrative states Rental Housing: This would be an apartment building as per NFPA 101 chapter 30. Fire sprinkler and fire alarm system would be required.

**Response:** Noted.

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:** See sheet A1-1.01 for fire alarm control panels.

## ZONING

1. This property is zoned B-3. Flex units must be allocated by the City Commission prior to this site plan being heard by the Planning and Zoning Board and the Architectural Appearance Committee in order to permit 40 residential dwelling units on this site plan. This Flex application has not yet moved past DRC, therefore, the site plan will not be permitted to move forward.

**Response:** Understood. Flex application will be approve.

2. 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:** Understood.





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3. The southern property must be platted prior to building permit approval if determined by the County. Provide a Platting Determination letter.

**Response:** Noted, provided by owner.

4. Revise the project narrative to state the proposal will be townhomes and sold individually, as discussed in the last DRC meeting and as stated on both the site plan and comment response sheet.

**Response:** Project narrative has been updated.

5. Per section 155.3304, for townhouse development, individual townhouse lots shall 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. The proposed plot plan is not acceptable as the individual 1800 SF 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 and revise the proposed plot plan.

**Response:**

6. The southern property (folio 484233053810) is required to have 30' from the property line to the centerline of the roadway for Right-of-Way purposes, per the City Engineer. Therefore, 5' of the southern property has been dedicated to the City for such purposes. Revise the site plan and all setbacks to show this dedication as outside of the property line. The setbacks shall be taken from the new property line.

**Response:** 5 feet dedication has been provided. See sheet A1-1.01.

7. Show all existing easements on the site plan. These were removed from the previous site plan submittal and shall remain on the site plan.

**Response:** Easement has been shown on site plan, see sheets G-2 and A1-1.01.

8. The site plan has a note that says "easement to be vacated". Clarify if this easement is still planned to be vacated as the building is no longer proposed within its boundaries.

**Response:** Easement will no longer be vacated.

9. Remove the revision clouds on the site plan. The clouding makes it difficult to read the revised site plan and are not necessary for DRC documents, as the plans have not previously been approved.

**Response:** Noted. Clouds have been removed from site plan.

10. Remove the shadow shading from the site plan to make it clearer to read.



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**Response:** Noted. Shadow shading has been removed.

11. On the site plan, provide the height of both the existing and the proposed perimeter wall surrounding the site.

**Response:** Height of existing and proposed wall has been provided. See sheet G-2.

12. The "required" column for the front setback on the site plan data table was changed from 0' to 10'. This is incorrect. Revise to show the required front setback is 0' as previously shown on the last site plan submittal.

**Response:** The setback table has been revised, see sheet G-2.

13. Label the setback directions in the site plan data table. The front is the west, the rear is the east, both the north and south are interior setbacks.

**Response:** Noted, setbacks have been labeled. See sheet G-2.

14. Include the "provided" setback for both the north and south interior side yard setbacks. Only one interior setback was included in the provide column of the site data table chart.

**Response:** Provided setbacks have been included in the site data table chart. See sheet G-2.

15. In the provided column of the site data table, include the total number of units with the total number of bedrooms for each unit.

**Response:** Table with total number of units and bedrooms have been provided on the site data sheet. See sheet G-2.

16. The numbers provided on the site plan for the footprint of all buildings does not add up to the provided number for the lot coverage diagram on sheet 004 G-3. Provide the total footprint number of all buildings on the site plan and correct the two plans so that the information is consistent. The lot coverage is equivalent to the total footprint of all roofed structures on the site.

**Response:** The site lot coverage and footprint have been corrected to be consistent.

17. Townhomes are required to have 1 guest parking space per 5 townhouse units (155.5102.D.1). Revise the parking calculations on the site data table to include this information. This results in a required 8 guest parking spaces.

**Response:** See parking space table, guests parking spaces have been revised.

18. **Comment** not addressed: The standard parking details number 7 and 8 on sheet 023 A7-1.04 do not match the City of Pompano Beach's standard parking details provided by the City of Pompano Beach Engineering Division, drawings 300-3 and 300-4. Revise this sheet to

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match the City's requirements. The current drawing does not show the correct striping size and is not measured properly. A stall width shall be measured from the middle of the double line to the middle of the next double line. Additionally, clarify what the grey box is that is shown in this parking detail 8 and is measured to be 1 inch from the curb.

**Response:** See sheet A7-1.04. Standard parking details have been provided to comply with the City of Pompano Beach.

19. Comment not addressed: Wheel stops are not permitted. All parking shall have a continuous curb with no wheel stops and be double striped. Remove the wheel stop details from sheet A7-1.04, numbers 1 and 2.

**Response:** Wheel stops have been removed and continuous curb has been provided. See sheet A7-1.04.

20. Provide a dotted line, identifying the 2' overhang area beyond the parking space on the site plan. This allows the parking space to be a total of 18' long (16' with a 2' overhang). Show the parking stall dimensions on the site plan. The sidewalk outside of this overhang area shall be at least 5' wide. Provide this dimension for the sidewalk as well.

**Response:** See sheet A1-1.01, 2' overhang has been provided.

21. Sheet 003 Zoning Site Plan and sheet 010 Ground Lvl are not consistent. Remove the Ground Lvl plan as all dimension information should be on the site plan. There is no need to have two duplicate plans.

**Response:** Ground level has been voided.

22. Revise sheet "039 C800 Pavement Marking and Signing Plan" to show the parking as double striped per the City of Pompano Beach parking standards and not 4" white solid lines.

**Response:** See Civil Engineer response narrative.

23. Comment not addressed: 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 and the screening shall consist of a sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate. Revise the elevations. The comment response sheet says this is shown on sheet A7-1.05, however, this page was not provided.

**Response:** See sheet A7-1.05, dumpster enclosure details have been provided.

24. Comment not addressed: 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 A/C and the same



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mechanical equipment screening and provide the note stating, "the mechanical equipment screening will be maintained 6 inches above the units".

**Response:** See sheet A1-1.01. Mechanical equipment has been screened with landscape.

25. The A/C screening shall be on all three exposed sides of the unit. The site plan currently shows the screening on two of the three exposed sides. Revise this to show screening surrounding the entire A/C unit.

**Response:** A/C screen has been provided on all three sides, see sheet A1-1.01 and G-2.

26. 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:** Sustainability narrative has been provided.

27. 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. The radius shall be drawn around the light pole and no trees shall be located within it.

**Response:** Photometric plan has been provided.

28. Comment not addressed: remove the concrete patios, A/C, and the sidewalk as part of the previous calculations shown on the pervious diagram on Sheet 004 G-3. The plans were not updated properly. The previous calculations should only include living material (grass, landscaping). The concrete patios, A/C, and sidewalks should be included in the impervious diagram. Revise these diagrams and provide updated pervious and impervious information.

**Response:** Impervious and previous diagrams have been provided. See sheet G-3.

29. Sheets 004 G-3 and 005 G-4 appear to be duplicate sheets. Remove 005 G-4 as this one does not appear to be signed and sealed properly. There are no dates provided on your plans therefore it is not possible to deem which one is the most up to date version.

**Response:** Dates have been updated for all plans and sheet G-4 has been corrected.

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

**Response:** Noted, owner to provide.

31. Clarify why the southern parking spaces are proposed to be completed under phase one, rather than phase 2. Construction vehicles and crew would have a difficult time reaching the area of construction for phase 2. Note that all roadways and landscape work shall be finalized prior to the issuance of a certificate of occupancy for any of the units within phase 1. Staff

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suggests revising the phasing plan to have the southern parking as part of phase 2. Additionally, extent phase 1 to include the street trees along NW 27th Ave.

**Response:** Southern parking spaces will be included in phase 2 and will include street trees along 27 avenue in phase 1.

32. Revise sheet 016 A2-1.01 to have the correct heading for the bottom image. It should say "6 unit", not 3 unit.

**Response:** Sheet A2-1.01 has been corrected.

33. The 6 unit side elevations were not provided. Provide this with the next submittal.

**Response:** See sheet A2-1.01 and A2-1.06 for elevations for 6 unit building.

34. Elevation sheets 021 A2-1.06 and 022 A2-1.07 appear to have conflicting information. Clarify which is the correct proposed design. Label each building on the entire sheet to clarify the view that we are looking at.

**Response:** Elevations have been labeled, see sheet A2-1.06 & A2-1.07.

35. 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 six-unit buildings to the west need to be revised to have the front façade facing NW 27th Ave. Staff is not able to determine if this Code section has been met, as the elevations are conflicting. Confirm the correct elevation per the above comment. Ensure that the west façade of the six-unit building appears to be the "front".

**Response:** See sheet A2-1.01 and A2-1.06, elevations for 6 unit building have been provided.

36. Accessory uses and structures are not permitted to be located in front of the principal structure (155.4302.B.2) and A/C units shall not be located in the front yard setback (155.4303.JJ). Move the A/C units from the front side (west) of the unit 6 building along NW 27th Ave.

**Response:** A/C units have been relocated. See sheet A1-1.01.

37. The irrigation, landscape, photometric plans, and various "tank", Fire, and Civil sheets do not reflect the change in layout shown on the site plan. Update all plans to be consistent with the proposed site plan. Go through all submitted plans to make sure the correct ones are submitted and the old ones are removed.

**Response:** Sheets have been updated to match the proposed site plan.



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38. There appears to be a large amount of duplicated Civil Plans. Work with the DRC coordinator to remove all duplicates. Clean up all Civil Plans.

**Response:** Duplicated civil plans have been removed.

39. Provide details on the proposed pervious pavers.

**Response:** Proposed pervious pavers have been provided.