

Current Project – PZ21-12000047

Project Name – NEW ADVENTURE

Group Name	Review Comments	Review Response
PLANNING	Land use for this parcel is DPTOC (Downtown Pompano Beach Transit Oriented Corridor) (13,600 square feet = 0.31 acres). In 2012 (Ordinance 2013-15), the City and County adopted the DPTOC, which consisted of 269 acres of mixed land use area & consolidated all of the permitted uses (residential, commercial, office, hotel, etc.) into one "basket of rights," to be reallocated through the district in accordance with a regulating plan. Initially, the City total number of residential units was 1,368 dwelling units permitted within the area. An application requesting an additional 2,000 dwelling units was approved by the City Commission via Ordinance 2021-03. Based on the approved development in the area, there are enough dwelling units remaining "in the basket" to accommodate this development.	NO COMMENT NEEDED
	The property is unplatted. Based on the scope of work, platting may be required. Provide a letter from the Broward County Planning Council indicating whether it must be platting for the proposed development.	Currently in the property is in the process of platting with both Broward County and City of Pompano Beach.
	Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.	SCAD Letter will be provided when the property is provided. A SCAD letter was requested, and receipt attached.
	The property is abutting NW 6 Street. The survey does not identify the width of the right-of-way for NW 6th Street. Provide on all site plans a dimension measuring from the property line to the centerline of the right-of-way. Chapter 100.01 requires a minimum of 50 feet for NW 6th Street. If 25 feet is not provided to the centerline, a portion of land must be dedicated to the city.	A portion of the land which is 25' from the centerline is dedicated to the Right of Way. This is shown on SP-1.
	The city has sufficient capacity to accommodate the proposal.	NO COMMENT NEEDED
UTILITIES		
ZONING	Provide written responses addressing each comment as part of the DRC submittal.	NO COMMENT NEEDED

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The required Right-of-Way dedication must be complete prior to building permit approval. City Engineer to confirm width of dedication.	Noted
For the DRC submittal, the architectural plans must be signed and sealed by a Florida Registered Architect.	Noted and completed
For the DRC submittal, the landscape plans must be signed and sealed by a Florida Registered Landscape Architect.	Noted and completed
The Flex Building Typology of the TO District requires a 30-foot rear setback when abutting a single-family development. The Broward County Property Appraiser's data base shows an existing single-family residence at 508 NW 4 Ave, abutting the rear of the project site. NOTE: Table 155.3501.O.5 allows an 8-foot encroachment for stairs.	Please reference page A-2. On the South side of the building in clouds you will see the building has a 30-foot setback with an 8-foot encroachment for the stairs.
Pursuant to Section 155.9401.G, 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. Revise the elevation sheets to add the correct building height. Add the correct building height to the Zoning Information on sheet SP-1, in accordance with the height measurement described above.	Please reference SP-1 Zoning Information in the cloud the specified "BUILDING HEIGHT" is 25'-3" from the average elevation of the existing finished grade to the mean height between eaves and ridge for a gable.
The Ground Floor Plan shows the 10-foot width of property between the sidewalk and building as hardscape and pavement. Address this issue, as 100 percent of the landscape area cannot be hardscape. Hardscape is not considered pervious area due to the compaction of the subgrade which does not allow stormwater to percolate. Address this issue.	Please reference SP-1 and A-2. On the East and West Side of the Ground Floor Plan shows a Green Area for both these sections not providing hardscape for these areas rather landscaping.
The Landscape Legend shows the Zoning District as "UC-MO." The correct Zoning District is TO/DPOD.	Noted
The Code Sections on the Landscape Plan are incorrect, referencing Florida Landscape Ordinance and the City of Miami that are not applicable in the City of Pompano Beach.	Noted on page L-2
Show and label the location of the 10% Common Private Open Space that is a requirement of the Building Typology Diagrams in the TO regulations.	Please reference SP-1 Zoning Information and A-1 Open Area Diagram. The Common Open area required is 10% and we are proposing a 10.30% of Common Open Area.
The Zoning Information on sheet SP-1 shows green area at 20.69%. The Green Area Diagram, also on SP-1 shows 31.33%. Provide consistency throughout the plans for all figures.	Please reference SP-1 Zoning Information and A-1 Green Area Diagram in clouds showing no longer a discrepancy and having a green area of 27.03%.

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	The Area Breakdown Table, sheet SP-1 shows Open Space as 3562.04 square feet. The Open Area Diagram shows 3573.9 square feet. Address this discrepancy.	Please reference SP-1 Area Breakdown and A-1 Open Space Diagram. The Area Breakdown Table shows 4,681.40 SF and the Open Space Diagram 4,681.4 SF
	The pervious/impervious area on the Paving, Grading and Drainage plan is inconsistent with the figures on SP-1.	Please reference revised Sheet C-2. The Drainage Calculations have been revised to match the figures on SP-1.
	On the elevations, provide the material and color information for all exterior building treatments including but not limited to finishes, glass, balcony railings, paint color (with manufacturer info), etc.	Please reference A-5 and A-6 Material Legend in a cloud referencing all material finishes contain material and color.
	Provide a diagram demonstrating a minimum 30% fenestration on ground floor street-facing walls, pursuant to Section 155.3501.O.2.h.iii.	Please reference A-1 Front Elevation Diagram. The minimum fenestration for the building is 30% and we are proposing 44.22%.
	Provide a diagram demonstrating a minimum 50% principal building along the street at the ground level.	Please reference A-1 Font Elevation Diagram in the cloud on the top of the diagram showing the building is providing 85.66% along the street-facing walls.
	Clarify "garage door" that is labeled on the Ground Floor Plan but not elevations.	Please reference A-5 clarifying the "Garage Door / Gate" in a cloud in the Front Elevations, as shown in A-2.
	The photometric plan must show footcandles within all vehicular use areas and at all property lines, pursuant to Section 155.5401. E. The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.	Photometry plan has been updated to show lighting levels on all vehicular use areas and property lines to comply with this comment.
BUILDING DIVISIONS	<p>Advisory Comments</p> <p>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.</p> <p>Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p>	NO COMMENT NEEDED
	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	NO COMMENT NEEDED

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official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.	
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.	NO COMMENT NEEDED
City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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)	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED

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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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.	NO COMMENT NEEDED
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	NO COMMENT NEEDED

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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.	
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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	NO COMMENT NEEDED

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approval shall be filed with the building official for review and approval prior to installation.	
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.	NO COMMENT NEEDED
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).	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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	NO COMMENT NEEDED

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height/pressure threshold allowed in the applicable protocols herein	
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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.	NO COMMENT NEEDED
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 were 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.	NO COMMENT NEEDED
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	NO COMMENT NEEDED

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	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.	
	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.	NO COMMENT NEEDED
	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.	NO COMMENT NEEDED
CRA		
BSO	<p>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.</p> <p>Attention: DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM on Narrative and Drawing plans.</p>	NOTED
	<p>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</p>	Noted and reference the CPTED NARRATIVE

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	<p>Surveillance.</p> <p>b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.</p> <p>c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.</p> <p>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.</p> <p>e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.</p> <p>2B: Territorial Reinforcement</p> <p>a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc.</p>	
	<p>Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control</p> <p>a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry.</p> <p>b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing 'see-through' to maintain critical Natural Surveillance.</p> <p>c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds.</p> <p>d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2'</p>	<p>Noted and reference the CPTED NARRATIVE</p>

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	<p>to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.</p> <p>e. All exterior doors must have non-removable door hinge pins, and have the capacity for electronic door position switches in order to signal the security system that a door, which should not have been opened, has been opened and breached. Security will then investigate and/ or address any emergency accordingly.</p> <p>f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).</p>	
	<p>Burglar Alarms/ Security Alarms/ Safes – Mechanical Security Strengthening</p> <p>a. Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential</p>	<p>Noted and reference the CPTED NARRATIVE</p>
	<p>Parking Garage & Lot, and Adjacent Access Perimeters:</p> <p>a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:</p> <p>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 non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.</p> <p>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).</p> <p>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.</p> <p>e. Ensure comprehensive parking lot area surveillance camera coverage/ capture</p> <p>f. . Show overlapping sight “cones”.</p> <p>g. An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance. In order to prevent</p>	

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	<p>unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.</p>	
	<p>Electronic Surveillance – Security Strengthening</p> <ul style="list-style-type: none"> a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage. b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. 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. d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters. e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room. g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas. 	<p>Noted and demonstrated on CPTED plan</p>
	<p>Miscellaneous: CPTED & Security Strengthening</p> <ul style="list-style-type: none"> 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. 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. 	<p>Noted and will comply</p>

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	c. Any blind areas not covered by security cameras including interior hallways of the resident housing for example must install corner security mirrors to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.	
LANDSCAPE	Submitted landscape plan was vague and preliminary in nature and unreviewable.	Noted and updated
	Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509, and the TO-DPOD overlay districts.	Noted and completed
	Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203	Noted and completed
	Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5	Noted and attached with the all the documents
	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.	Noted and will be provided with site plan approval
	Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.	Noted
	Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.	Noted
	All tree work will require permitting by a registered Broward County Tree Trimmer.	Noted
	Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Noted and provided
	Additional comments may be rendered a time of resubmittal.	Noted

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FIRE DEPARTMENT	Exits do not meet NFPA 101 chapter 7 for Exit discharge to public right of way. Stair cannot discharge to a higher hazard area of the parking garage. Egress must discharge to a public right of way.	Noted and Exits no longer discharge into a public right of way
	Florida Fire Prevention Code 7th Edition, NFPA 101 2018ed Life Safety Code Chapter 30 - New Apartments: Apartment buildings are required to be protected with a fire sprinkler system and fire alarm system. NFPA 101 CH. 30:3.5 and 30:30.3.4.	Noted and a Fire Sprinkler and Fire Alarm design will be provided after Site plan and DRC approval.
	Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.	Please reference new sheet C-3A, showing an existing fire hydrant at the northwest corner of NW 6 St & 4 Ave, and a proposed fire hydrant along NW 6 St, 50' east of our property.
	Provide location of water mains and Fire Department Connection for proposed fire sprinkler system.	Noted and a Fire Sprinkler design will be provided after Site plan and DRC approval.
	Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e., water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.	Noted and a hydrant flow test will occur at the same time and recorded with the City of Pompano Beach Fire Prevention when the Sprinkler system design occurs which is after Site plan and DRC approval.
	Provide Required Fire Flow Data for each proposed structure: 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	Noted and a Fire Sprinkler design will be provided after Site plan and DRC approval.
	This information must be provided at DRC to evaluate current water supply conditions. 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"	Please reference new sheet C-3A, showing an existing fire hydrant at the northwest corner of NW 6 St & 4 Ave, and a proposed fire hydrant along NW 6 St, 50' east of our property.
	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:	Noted and a Fire Sprinkler design will be provided after Site plan and DRC approval.

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	<p>NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.</p> <p>All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).</p>	
WASTE MANAGEMENT	<p>1. The current plan does not have adequate height clearance for garbage trucks. Height clearance requirements for collection vehicles are 15 feet for driving and 22 feet for servicing containers. The best solution for garbage service would be for a garbage truck to have access on property but outside of the garage.</p>	The garbage trucks will not need to enter the property trash receptacles will be taken out as described in Trash room narrative
	<p>2. Show all turning radii along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.</p>	No turning radii needed to enter building the garbage bins will be taken out on trash days.
	<p>3. Backing out a garbage truck into the right-of-way (NW 6th Street) will not be allowed.</p>	No backing out will be needed
	<p>4. Will residents be responsible for carrying their garbage to the trash rooms? Provide a narrative explaining how the garbage will be brought to the trash rooms.</p>	Narrative provided
	<p>5. For 10 apartments, only one dumpster is needed; two 8-yard dumpsters is an excessive amount.</p> <p>NOTE: Owners of this commercial property (rental apartments are considered commercial use as it pertains to garbage collection) are responsible for securing garbage collection service directly from Waste Management, Inc.</p> <p>NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).</p> <p>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.</p>	Noted and changed to 8 apartments with separate trash containers for each apartment (8 separate trash cans) as well as a separate trash room secured below.

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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.	Noted and will be submitted after Site Plan approval
	2. Is the proposed meter bank that is after the proposed master meter going to be private?	Yes, this meter bank will be Private (now shown on sheet C-3).
	3. City right of way requires a 6" swale in the grass area between the edge of the road and sidewalk.	6" swale area shown on revised sheet C-2.
	4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.	Noted
	5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.	Noted
	6. Place note on landscape plans and overlay the existing utilities on the landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. 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. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard Street tree detail 316-1	Noted
	7. Upload the 2019 City Engineering standard details for the proposed off-site sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.	Applicable City sewer details are shown on sheet C-5.
	8. The existing city sidewalk needs to be 6" thick where it crosses the proposed concrete driveways. Upload city engineering sidewalk details.	Appropriate sidewalk thicknesses are noted on revised sheet C-2. City sidewalk details were referenced and added to sheet C-5A.
	9. The proposed concrete driveways are required to have a 3" drainage swale in the center of the apron.	3" drainage swale in the center of the apron is now shown on revised sheet C-2.
	10. Place city owned cleanout just inside the property line and not in sidewalk. Place proposed water meters just inside the property line.	City-owned cleanout has been moved as noted on revised sheet C-3.

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	11. Please note on civil plan, that any existing 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.	Notes have been placed on revised sheet C-3.
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