

# DRC

PZ22-12000039  
03/01/2023

## City of Pompano Beach – DRC-Pre Application Comments

100 W Atlantic Blvd, Pompano Beach, FL 33060

**Date:** December 12, 2022

**Project Name:** Archi-One

**Project Address:** 14200 North Federal Hwy. Pompano Bch FL.

**Process Number:** PZ22-12000039

### **FIRE DEPARTMENT:**

Jim Galloway- jim.galloway@copbfl.com

( ) Provide location of all required life safety systems and access from the exterior of the building. This could include: fire pumps, emergency stand by generators, command centers (access from exterior or main lobby/entrance)

#### **Response:**

***Command center is not required for this project as it is not a high rise. Life Safety systems are accessible form the outside of the building. Please refer to sheet A-02 for location of these elements.***

( ) Classification of parking structure: Open or Closed? Closed structure will require mechanical ventilation and supervision by the fire alarm system.

#### **Response:**

***Proposed parking will be closed with mechanical ventilation.***

( ) Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.

#### **Response:**

***Typical Parking level Life Safety plan and 4<sup>th</sup> floor Life Safety plan (level with highest occupancy) have been added to submittal. Requested information has been added to all submitted Life Safety Plans.***

( ) Garage all levels: life safety page for egress. How do occupants access residential areas from garage? Garage and residential area should be separated

#### **Response:**

***Typical Parking level Life Safety plan has been added to submittal. Parking areas will be separated from residential areas by a 2hr fire rated partition. Access doors connecting parking areas and residential areas have been added to plans.***

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( ) Recommend reviewing current editions of NFPA 88A Standards for Parking Garages, levels of fire protection have been increased for fire sprinkler designs. Also, if you intend to have electric vehicle charging areas there is an increase with fire hazard area.

**Response:**

***Noted***

( ) 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.

**Response:**

***Please refer to Civil Engineering drawings and responses.***

( ) Provide location of proposed water main connection and size for fire protection system.

**Response:**

***Please refer to Civil Engineering drawings and responses.***

( ) Provide location of FDC for fire sprinkler system.

**Response:**

***Please refer to Civil Engineering drawings and responses.***

( ) Plans show water supply from opposite side of building? Full size meter and backflow will be required location will need to meet engineer and utilities requirements

**Response:**

***Please refer to Civil Engineering drawings and responses.***

( ) 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 (ie. 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.

**Response:**

***Requested flow test has been submitted as part of this round of review.***

( ) Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1

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Chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

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". Document located in the E-files folders of e-Plan.

**Response:**

***Please refer to Civil Engineering drawings, Data and responses.***

( ) 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:**

***Requested information has been submitted as part of this round of review.***

Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK)  
Broward Fire Code Amendments

( ) BFCF F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

( ) F-121.2.7 Residential occupancy:

- a. All hotels and motels.
- b. Multi-story residential/dormitory buildings five (5) floors or more

( ) F-121.2.7.1 Multi story occupancies listed above shall place an AED and SBK on every other floor beginning on the first floor. The AED and SBK shall be placed near the elevator(s) beginning in the first-floor lobby (first floor, third floor, fifth floor etc.)

**Response:**

***Requested AED and SBK elements will be located adjacent to elevator landings at first, third, fifth and seventh levels. Refer to Life Safety Plans for note locating these elements.***

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**Response:**

***Noted.***

( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118).

**Response:**

***Noted.***

( ) Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standard NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This documentation will be required to start now at the design phase and continue throughout the plan review and inspection process. Complete Report will be required before CO of Building

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**Response:**

***Noted.***

**ZONING DEPARTMENT:**

Pamela Stanton - [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)

1. Provide written responses to all comments.

**Response:**

***Noted.***

2. Pre-application comment #3 partially addressed. Provide labels and dimensions on all plans for all project elements including but not limited to all sidewalks, landscape area widths on the site and in the adjacent right-of-way consistent with the applicable street cross-section.

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**Response:**

***Additional dimensions have been added to the plans.***

3. Pre-application comment #4 remains. Provide the dimension for the overall length of the building along all sides at the ground level. The length of the building is that portion of the building façade that is generally facing the street and that lies within the minimum and maximum setback area allowed (build-to zone). Revise the plans to provide the overall building length as described above.

**Response:**

***Additional dimensions have been added to the plans.***

4. Pre-application comment #15 remains. The requirements of Section 155.3501.M. TO Exterior Lighting Standards are applicable to this project. Revise the Photometric Plan to show the illumination levels in foot candles at all property lines and all exterior vehicular use areas in accordance with Table 155.5401.E.

**Response:**

***A complete Photometric Plan will be submitted as part of the full permit submittal package.***

5. Pre-application comment #17 remains. Section 155.3501.O.2.c: Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 10 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid. The building frontage on NE 2 St and NE 22 Ave appear to exceed 160 feet, and thus must comply with the requirements of this Section. The length of the building frontage, includes that portion of the building façade that is parallel to the street and that lies within the minimum and maximum setback area (build-to zone).

**Response:**

***Additional dimensions have been included in plans in order to clarify the design's compliance with the stated code section, no portion of the building at the ground level exceeds 160' in length without the required break.. Colors in plan have been updated to further clarify this point.***

6. Pre-application comment #19 was partially addressed. Provide the percentage of ground floor street walls fenestrated with windows for residential active use. The Project Data sheet indicates the Percentage of Fenestration on Street Walls as 70% required for NE 22 Ave. However, Section 155.3501.O.2.h.iii requires that only a minimum of 30% of all ground floor street walls must be fenestrated with windows for residential units.

**Response:**

***Project Data has been corrected accordingly.***

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7. Pre-application comment #23 remains. The project narrative states that additional density is requested pursuant to Table 155.3709.E.3 for Density Bonus Options, by utilizing Option #3 and Option #6, for an additional 23 dwelling units. Option #3 States that the development must achieve at least 28 points in accordance with Table 155.5802, or is designated LEED Gold or Platinum. Provide detailed evidence that identifies whether the project achieves 28 points from the Table, or achieves a LEED Gold or Platinum rating, and provide information regarding how the identified option is achieved. Staff must review the proposed sustainability options at this time to verify whether Density Bonus Option #3 can be applied to the project.

**Response:**

***Application has been amended to show that the project is seeking Density Bonus through Option #1 instead of Option #3 in addition to Option #6.***

8. Pre-application comment #24 remains. Diagram 155.3709.H. Designated Public Accessible Open Space and Greenway System: All perimeter streets are designated as New Publicly Accessible Greenways and must comply with the elements and dimensions of the corresponding street cross-section of the EOD. For example, plans that show NE 22 St must be revised to comply with the T-3 Cross Section for a Typical 60-foot Right-of-Way with no parking in the Core/Center Sub-Area and provide the elements and placement of those elements that are listed on T-3.

**Response:**

***Project is in compliance with section T4 that allows for on-street parking parallel with 22<sup>nd</sup> St. Given that the adjacent project is proposing parallel parking along this street we believe this section to maintain a more consistent condition.***

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9. Pre-application comment #25 remains. Diagram 155.3709.H: the established Greenways Flowering Trees are the Golden Shower Tree (*Cassia fistula*) for NE 22 Av, Golden Trumpet (*Tabebuia chrysotricha*) for NE 2 St. Not shown on the Greenways Flowering Trees Legend, but established as the street tree theme from earlier approved and constructed projects along N Federal Hwy is Live Oak (*Quercus virginiana*). Further, the street trees are required to be 24 feet in height at installation.

**Response:**

***Refer to Landscape plans and narrative for response.***

10. Pre-application comment #26 remains. Provide the proposed percentage of building frontage / active use per street type (Primary, Secondary, Tertiary) in compliance with Table 155.3709.I.2.b. The figures on the Project Data sheet for Building Frontage Active Use appear to be incorrect. In the Core Sub-Area, on Primary streets, Building Frontage must occupy a minimum of 90% of the length of the site within the build-to zone adjacent to North Federal Hwy. Of that 90%, Active Use must occupy 90% of the building frontage. Similarly, in the Core Sub-Area, on Secondary Streets, Building Frontage must occupy a minimum of 80% of the length of the site within the build-to-zone adjacent to both NE 2 St and NE 22 Ave. Of those 80%, Active Use must occupy a minimum of 80% of the building frontage. The submitted survey indicates that the North Federal Hwy length is 150 linear feet. Therefore, building frontage needs to occupy 90%, or 135 linear feet within the build-to-zone along North Federal Hwy, and Active Use

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needs to occupy 90%, or 121.5 feet of the building frontage on North Federal Hwy. The same formula/calculation is applicable to NE 2 St and NE 22 Ave. Revise plans and Project Data sheet to comply.

**Response:**

In accordance with the code definition of building frontage percentage (*Building Frontage Percentage: The percentage of a building facade that is generally parallel, facing, or oriented toward a street and that lies within the minimum and maximum setback area allowed and shall include a principal building and active uses.*) the building frontage from the setback to the north property line at N. Federal Highway measures a total of 140' and 90% of that is 126'. At the outdoor courtyard on the NW corner of the property we have added a perforated metal screen along the frontage and along the north property line adjacent to this space in order to provide a safe enclosure to this area and to complete the required frontage at this façade of the building.

11. The Project Data table for Building Frontage Active Use indicates that 70% is required for NE 22 Ave. However, NE 22 Ave is a Primary Street according to the EOD Street Network Connectivity Regulating Plan, and 80% is required.

**Response:**

***Project Data has been corrected accordingly.***

12. Pre-application comment #27 remains. Section 155.3709.I.5.a.i(A): a minimum of 1 parking space per unit or one per 1000 square feet of gross floor area or fraction thereof is required, whichever is greater. Provide square footage for each unit for the purpose of staff review and evaluation of parking calculations that were provided on this submittal. The square footage for each unit can be shown as a table or on the floor plans for each floor.

**Response:**

***Residential unit areas have been added to the Project Data with a calculation for the parking for both methods of calculation parking count. 1 Parking Space per Dwelling Unit remains as the larger of the two parking counts.***

13. Pre-application comment #29 remains. Pursuant to Section 15.3709.K, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees per Chapter 154.

**Response:**

***Noted.***

14. Pre-application comment #30 remains. Show off-site improvements for street cross-sections consistent with the Street Development Regulating Diagrams of the EOD. The submitted plans are not consistent with the applicable cross-section, specifically for NE 2 St, where Cross-Section T-3 for a Typical 60-foot Right-of-Way with No Parking in the Core/Center applies. Refer to the applicable diagram

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and revise plans to provide the required elements at the correct location and placement in accordance with T-3.

**Response:**

***NE 2<sup>nd</sup> St is an FDOT road and currently has a turning lane that does not permit following section T3. As per discussion with Engineering/Public Works we are proposing maintaining this existing lane condition, after doing so and adding a new required curb and gutter along the entire front facing NE 2<sup>nd</sup> Ave we have 18" of leftover space that is not suitable for a proper berm so we are adding this width to the existing sidewalk that includes trees with Addapave surrounds to maintain ADA compliance.***

***On 22<sup>nd</sup> Ave. our current design is following the T-4 section for Typical 60' R.O.W.***

15. Previous comment #31 remains. Section 155.5101.G.4.b: a cross-access easement agreement is required for the ingress/egress driveway from NE 22 Avenue, in accordance with the requirements of this Section.

**Response:**

***Noted.***

16. Pre-application comment #34 pertaining to tandem parking that is required to be parked by valet was partially addressed, and must fully comply with the requirements of Section 155.5102.J.6. The deficiencies pertain to the required drop-off and pick-up areas. The drop-off area must be in compliance with Table 155.5101.G.8.a, Minimum Stacking Spaces for Drive-Through and Related Uses. The drop-off and pick-up area may be located adjacent to the building served, but may not be located in a fire lane or where its use would impede vehicular and/or pedestrian circulation or cause queuing in a public street or internal drive aisle service the development. Additional requirements of this Section include submittal of a valet parking plan for site plan approval, and valet parking agreement. The valet parking agreement can be a condition of Site Plan approval, however the site plan must be revised at this time to comply with the layout and design standards.

**Response:**

***Tandem parking spaces and Valet parking have been deleted from the project.***

17. Pre-application comment #41 remains: provide information pertaining to on-site stormwater management and drainage, considering that lot coverage is permitted up to 90% of the lot. The comment previously requested this information to verify that the stormwater management and drainage system will not displace proposed landscaping. Acknowledging that the PGD plan is schematic, multiple conflicts appear between the PGD plan and the Planting plan that must be addressed.

**Response:**

***As part of the development of the project Landscaping and Civil will be coordinated in order to assure that Lot Coverage will be kept within the allowed percentage of the lot area and that the integrity of the proposed landscape design will be maintained.***



18. The Project Data sheet Parking Summary indicates 7,658 square feet of retail area is provided. However, the site plan indicates that 8,347 square feet of commercial and 542 square feet of coffee lounge are proposed. Verify the square footage of non-residential use area for parking calculation purposes.

**Response:**

***Commercial areas have been updated and corrected, the Project Data has been modified accordingly.***

19. The Project Data sheet Parking Summary indicates 26 tandem parking spaces. The plans show 46 tandem spaces. Two individual parking spaces that are aligned in a tandem configuration must be counted as two parking spaces. Re-calculate and verify the number of parking spaces and revise the Parking Summary accordingly.

**Response:**

***Tandem parking spaces have been deleted from the project.***

20. The black and white building elevation depicts a 2-foot parapet wall. Identify the element that extends another 3 feet above the parapet wall. Provide a label for this element on the elevation sheets.

**Response:**

***This element is another portion of the building parapet. Additional tags have been included on elevations.***

21. The Elevation Sheet Notes include note #10 that states "Custom painted metal canopy with painted metal raised letter building sign." Clarify where the building sign will be on the canopy and provide drawings, details and dimensions for the signage, in compliance with Chapter 156, Sign Code.

**Response:**

***Signage will be submitted under separate permit. Note has been updated accordingly.***

22. Clarify whether the ground floor at the south side of the building will have exterior doors. The "Coffee Lounge" and south-facing commercial area do not show doors on the plans and no connection to exterior pedestrian areas.

**Response:**

***Coffee Lounge is proposed to be accessed from the building lobby and it is primarily intended for use by the buildings residents and staff. No exterior doors are being proposed at this time.***

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23. Revise the note on the site plan that calls for overhead utilities on the property to be buried. Section 155.5509 requires that all overhead utilities on the development site AND ALONG THE ADJACENT development must achieve at least 28 points in accordance with Table PUBLIC RIGHT-OF-WAY to be buried.

**Response:**

***Utilities Note has been revised accordingly.***

24. Coordinate with the City's Urban Forestry Division regarding placement, location and size of the site visibility triangles.

**Response:**

***Noted.***

25. Coordination with FDOT may be necessary for the required streetscape improvements within the Federal Highway right-of-way, in accordance with the East Overlay District Street Development Regulating Diagram for this location. Provide evidence that FDOT will permit the required suspended pavement system within the Federal Hwy right-of-way.

**Response:**

***Noted.***

26. For future submittal for the Architectural Appearance Committee hearing, provide 3-dimensional / perspective renderings that more closely resemble the proposed development. For example, but not limited to, the current renderings depict a continuous length of steps from street-level in front of the west side of the building, and the plans show intermittent sets of steps that alternate with landscape areas.

**Response:**

***Noted. Renderings will be updated prior to submittal to AAC.***

**Narrative conclusion:**

***This ends our written narrative. Please know we are standing by to provide further clarifications as needed. We appreciate your assistance during this process.***

***Sincerely,  
DEFORMA STUDIO, INC  
Javier R Barrera.  
Principal***

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**200 North Federal Highway**

Pompano Beach, FL

**DRC Application Comment Response Narrative****Development Review Committee Comments****PZ: 22-12000039****File #: LN-385****ENGINEERING DEPARTMENT**

Reviewer: David McGirr

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.  
**Response: Agree. This permit requirement will be complied with and obtained as part of the building permit process/submittal. Upon receipt, we will provide it to the city.**
2. Plan 027 C-1 PGD Is not showing any flow lines for the rainwater runoff and on NE 22 Ave. The proposed paving for the on-street parking is taking up more than 50% of the right-of-way swale area. Show swale area calculations on the site plan that prove that no more 50% of the swale area is being paved. Per CO 100.38 (A) drainage will be required.

*100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.*

*(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 5% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.*

**Response: Agree. A preliminary drainage design has been added to the swale area along NE 22<sup>nd</sup> Avenue to mitigate the reduction in grassed swale area.**

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.  
**Response: Agree. This requirement will be complied with and approval from the City's Utilities Division will be obtained concurrent with the building permit process/submittal.**
4. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.  
**Response: Agree. This requirement will be complied with and approval from the City's Planning and Zoning Division will be obtained concurrent with the building permit process/submittal.**
5. The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on

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your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7607 or [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com).

**Response: Acknowledged. Tracy Wynn provided all available information, and it is reflected in the civil plans.**

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6. Show on landscape plans 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.

**Response: Agree. Landscape plans have been revised to reflect all existing utilities.**

7. Upload the 2022 City Engineering standard details for the proposed offsite water and sewer connections. These detail drawings may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**Response: Agree. City details have been included in our re-submittal.**

8. 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: Agree. This permit requirement will be complied with and obtained concurrent with the building permit process/submittal. Upon receipt, we will provide it to the city.**

9. 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: Agree. This permit requirement will be complied with and obtained concurrent with the building permit process/submittal. Upon receipt, we will provide it to the city.**

10. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fred. Hy.

**Response: Agree. This permit requirement will be complied with and obtained concurrent with the building permit process/submittal. Upon receipt, we will provide it to the city.**

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11. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

**Response: Agree. This permit requirement will be complied with and obtained concurrent with the building permit process/submittal. Upon receipt, we will provide it to the city.**

12. Submit / upload a sediment and erosion control plan for the subject project.

**Response: Agree. This requirement will be complied with and provided in future submittals as part of the building permit process once the drainage design has been finalized.**

13. Place note on plan sheet 027 C-1 PGD With the proposed on-street parking please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

**Response: Acknowledged. This note has been added to the plans.**

14. Show on plan sheet 027 C-1 PGD plan detectable warning mats at entrance on NE 2 St. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

**Response: Agree. Detectable warning mats are shown at all proposed curb ramps.**

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15. 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.

**Response: Agree. Civil plans showing these elements are included in our submittal.**

16. Provide location of proposed water main connection and size for fire protection system.

**Response: Agree. Civil plans showing these elements are included in our submittal.**

17. Provide location of FDC for fire sprinkler system.

**Response: Agree. Civil plans showing these elements are included in our submittal.**

18. Plans show water supply from opposite side of building? Full size meter and backflow will be required. Location will need to meet engineer and utilities requirements.

**Response: Agree. Civil plans showing these elements are included in our submittal.**



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Javier Barrera  
Deforma Studio  
5555 Biscayne Blvd Suite 2SW  
Miami, FL 33137

RE: 2<sup>nd</sup> Round Pre-App Comments for 200 N Federal Highway, Pompano Beach, FL

Dear Javier,

We received the following comments from the City of Pompano Beach and our responses are as follows:

#### ENGINEERING

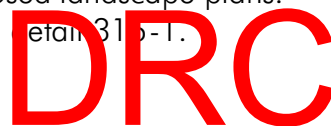
7. Show on landscape plans the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 315-1.

Provided and labeled on landscape plans.

#### LANDSCAPE REVIEW

1. Love love love Cieba and the Lonchocarpus! First one ever proposed, Bravo!

Thank you.



2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per TO 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.

Note provided sheet L3.1.

3. Remove all colors from plan submittal as Eplan has difficulty navigating the layers.

Revised. Layers flattened.

4. 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.

Survey provided by owner.

5. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised. Palm values are off and need to be multiplied by a 2.5 times installed cost and then subtract the

percentage, please adjust.

Provided by Arborist.



# DRC

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17670 NW 78th AVE., SUITE 214  
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6. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced, and mitigation. Please make this a separate table. Required trees / palms cannot be applied towards minimum requirements for the site and street trees.

Provided. See L1.1

7. Mitigation table is unclear, please recalculate for next submittal.

See L1.1

8. Show the property lines on the landscape plan so as to clarify required street trees vs site trees. A 5+ foot right of way swale (ROW) will have to be created along NE 2nd St. for street trees (Tabebuia chrysotricha) with suspended pavement that continues under the sidewalk to meet the soil volume needs of both street and site trees.

ROW width would not allow a 5' strip so we used addapave treegrates in a 6.5' wide sidewalk. Tabebuia chrysotricha are not commercially available so we used Bulnesia arborea in lieu because they are available and the branching tends to have an upright form so as to provide more clearance for the sidewalk and it is also a yellow-flowering tree.

9. As per 155.3501.K.5.d correct Oak tree street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.

Provided along N Federal. See response to #16 below for trees along NE 22<sup>nd</sup> Ave.

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10. As per 155.3501.K.5.a.i. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan. Cluster like flowering trees together in street tree layout mentioned above.

Understood. Like-flowering trees have been clustered together for design reinforcement at roadway speed.

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11. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva,Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Please highlight the soil volume areas to match the requirements and include on the civil plans. DeepRoot can provide the elements needed.

Provided all over the site. See L3.2

12. Provide a separate suspended pavement systems sheet showing the highlighted location and the scaled out required soil volume of a minimum of 1200 cubic feet per tree for large medium canopy trees.

See L3.2

13. As per 155.3501.J.3 a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.

See L3.2

14. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 15' tall and palms to be 22' OA, please adjust

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16 of 30 trees are 16'+ and 6 of 11 palms are 22'+. See Landscape calcs sheet L3.1

15. It appears the no pervious area is proposed on site. This is highly irregular, adjust and correct.

Pervious Landscape area shown hatched on sheet L2.1.

16. Apologies, you're correct, correction noted. Please show the required 6 Oaks and scoot the Washy's onto the site. Also show the 5 middle trees along NE 22 to be the large Oaks.

The large Oaks have been provided along N Federal where there is ample room; however, NE 22<sup>nd</sup> ave only has 10' from curb to face of building with a required 5' wide sidewalk and 5' wide swale. Large, 24' Oaks do not have rootballs that will fit in a narrow, 5' wide planter and horticulturally should not be mashed up against the building face. Washingtonia palms are in the ROW in order to be used as street trees at 3:1 ratio.

17. Provide a tree grate for palms and trees proposed in paver or walkway areas.

Provided along NE 2<sup>nd</sup> Street.

18. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas.

Provided.

19. 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. Staff could not locate note on L3.1, please also add Plant Bed Pre notes.

Sheet L3.1 calls to excavate and backfill all planting areas with 18" of planting soil. Additionally, Sheet L3.4 contains plant bed preparation notes calling for the removal of all debris and rocks larger than 2" in diameter.

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

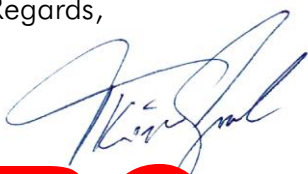
Understood and note added to L3.1

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

Provided.

I hope these responses prove helpful. Should you have any questions, please don't hesitate to call.

Regards,



Kiehl Semler

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