

January 10, 2024

Ms. Lauren Glatzer
City of Pompano Beach
100 W Atlantic Blvd
Pompano Beach, FL 33060

**RE: AVIARA WEST RESIDENTIAL DEVELOPMENT
COMMENT RESPONSE LETTER
CTA PROJECT NO. 22-0008-001-01**

Dear Ms. Lauren Glatzer,

The following are responses to your comments:

PLANNING

Reviewer: Max Wemyss

Authorized with Conditions

Comment No. 1: The land use for the property is commercial & thus there are no residential entitlements. The City Commission has adopted Resolution 2022-185, which encourages the utilization of Broward County Policies (2.16.3 or 2.16.4), which would require the integration of affordable housing in order to reduce the number of required flex/redevelopment units. The Applicant filed a flex application (P&Z: 23- 05000006), which must be approved by the City Commission prior to building permit approvals.

Response: **The project is permitted up to 69 dwelling units per acre with County Policy 2.16.3, which allows 369 units maximum. 369 are being proposed, of which 35 are flexibility and redevelopment units, and 52 units would be designated affordable. The project complies with the use, intensity, and dimensional standards of the code.**

Comment No. 2: A plat "Lanier Plat," was approved by the City Commission and is recorded in the Broward County Records (Plat Book 180 Page 182; Instrument #: 111595492). The plat is restricted to 10,000 square feet of commercial use on Parcel A, 10,000 square feet of commercial use on Parcel B, and 75,000 square feet of commercial use on Parcel C. The Applicant has indicated that they will file a plat note amendment, which must be recorded in the Broward County Records, prior to building permit approval.

Response: **Understood, thank you. A plat note amendment will be recorded with the county prior to permit approval.**

Comment No. 3: Applicant must provide a copy of the preliminary school capacity availability determination (SCAD) by Broward County School District, prior to site plan approval. A final SCAD letter will be required, prior to building permit approval.

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Response: Preliminary SCAD provided with last submittal to DRC. A copy has been provided with this submittal as well.

ENGINEERING DEPARTMENT

Reviewer: David McGirr

Authorized with Conditions

Comment No. 1: Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

Response: Acknowledged. This will be completed prior to permit approval.

Comment No. 2: Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Response: Acknowledged.

Comment No. 3: Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Response: Acknowledged.

Comment No. 4: 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 your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or tracy.wynn@copbfl.com.

Response: Tracey Wynn was contacted on 3/16/22 and all known existing utility infrastructure is shown on the plans.

Comment No. 5: Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: The Engineering plan set contains the City's 2022 standard details.

Comment No. 6: Place note on 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 Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Response: Note provided on Landscape Plans (see Note #7, Sheet LP-1).

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Comment No. 7: 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: **Acknowledged. This will be completed prior to permit approval.**

Comment No. 8: 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: **Acknowledged. This will be completed prior to permit approval.**

Comment No. 9: 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 NW 31 Ave.

Response: **Acknowledged. This will be completed prior to permit approval.**

Comment No. 10: 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 NW 31 Ave.

Response: **Acknowledged. This will be completed prior to permit approval.**

Comment No. 11: Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of NW 31 Ave.

Response: **Acknowledged. This will be completed prior to permit approval.**

Comment No. 12: Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

Response: **Acknowledged. This will be completed prior to permit approval.**

Comment No. 13: Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans.

Response: **Acknowledged. This will be completed prior to permit approval.**

Comment No. 14: Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans.

Response: **Acknowledged. This will be completed prior to permit approval.**

Comment No. 15: Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans.

Response: **Acknowledged. This will be completed prior to permit approval. (Repeat of Comment No. 14.)**

FIRE DEPARTMENT

Reviewer: Jim Galloway

Authorized with Conditions

Comment No.1: Central Tower: rotate the parking area 90 degrees for apparatus to parallel park. Must be within 50ft of central lobby for access to fire alarm panel and elevators.

Response: **Parking has been rotated as requested. See revised Site Plan, sheet SP-1.**

BUILDING DIVISION

Reviewer: Todd Stricker

Authorized with Conditions

Advisory Comments:

Comment No.1: A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Response: **Acknowledged.**

Comment No.2: Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

Response: **Acknowledged.**

Comment No.3: FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

Response: **Acknowledged.**

Comment No.4: City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

Response: **Acknowledged, contractor to follow best management practices during construction.**

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Comment No.5: *City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).*

Response: **Acknowledged.**

Comment No.6: *FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.*

Response: **Acknowledged, pedestrian traffic shall protected and maintained throughout construction.**

Comment No.7: *City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A) (7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).*

Response: **Acknowledged, buildings shall comply with all base flood elevation requirements.**

Comment No.8: *FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.*

Response: **Acknowledged.**

Comment No.9: *FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.*

Response: **Acknowledged.**

Comment No.10: *FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.*

Response: **Acknowledged.**

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Comment No.11: *FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.*

Response: **Acknowledged.**

Comment No.12: *FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.*

Response: **Acknowledged.**

COMMENTS:

Comment No.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: **Acknowledged, all required building permits to be applied for.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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 fireresistance rating is not reduced.*

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Response: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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. 61-1-16.00F Each sheet is required to be digitally or

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Comment No.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: **Acknowledged.**

Comment No.19: FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

Comment No.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: **Acknowledged.**

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Comment No.25: *FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.*

Response: **Acknowledged.**

BSO

Reviewer: Anthony Russo

Authorized with Conditions

Comment No.1: *The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.*

Response: **Acknowledged and agreed. An independent Security Crime Prevention/CPTED Consultant has been used to develop the plan.**

Comment No.2: *This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.*

Response: **Acknowledged.**

Comment No.3: *AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.*

Response: **Acknowledged. The plan and narrative shall both be included at the time of permit submittal.**

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

Response: **As previously stated, a BSO Pompano Beach CPTED Advisor will be consulted regarding placement of the No Trespass signage on site.**

LANDSCAPE REVIEW

Reviewer: Wade Collum

Authorized with Conditions

Comment No.1: *Phase plan is vague.*

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Response: **Phasing Plan has been updated so that it is more specific. The Common Areas, such as the drive aisles, parking, amenities, and associated landscaping are all part of Phase I, while the other buildings are Phase II and III. Please see the updated plan.**

Comment No.2: Per the detail and comment response, the footer is still extending into required planting space. 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.

Response: **All plantings, including trees and shrubs/hedges, have been positioned to avoid conflict with the column footings. The building does not have a continuous footer, as previously mentioned – only footers at the columns, which are shown on the Landscape Plan. The trees have been spaced so that they are in between the columns, and none are closer than 9' on center to the edge of any footer. The foundation plantings have been “jogged” around the footers as well, to the greatest extent possible. Please see the Landscape Plan, which includes dimensions from all footers (edge) to the nearest tree. The detail on sheet LP-3 has also been updated to include a plan view to clarify the intent of the plantings.**

Comment No.3: All tree work will require permitting by a registered Broward County Tree Trimmer.

Response: **Acknowledged. This is specified in the Landscape Notes on sheet LP-4 under the “City of Pompano Beach Landscape Notes” section.**

Comment No.4: Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: **Please consider this letter as our comment response sheet, as requested.**

Comment No.5: Additional comments may be rendered a time of resubmittal.

Response: **Acknowledged and understood.**

ZONING

Reviewer: Lauren Gratzner

Authorized with Conditions

Comment No.1: This project is being reviewed as a Major Site Plan with Building Design.

Response: **Acknowledged and understood.**

Comment No.2: The site must obtain approval for the allocation of flex units before receiving (or concurrently) approval for this site plan. The applicant has increased the number of units from 245 to 369 and reduced the commercial square footage from the original submittal. The Flex application must also be revised if not done so already and then can go to the PZB concurrently.

Response: **Flex application has been submitted concurrently and will run with this site plan.**

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Comment No.3: *The applicant is using the Broward County Policy 2.16.3 in order to assist with obtaining Flex units, therefore the project must meet the requirements of Code Section 155.4202.Residential: Household Living Uses.*

a. *Comment still not addressed, revise Sheet 067 SP-1 SITE PLAN: Indicate on the site plan data table the required minimum and maximum setbacks for the front yard setback per Table 155.4202.A.1.a.vi.*

Response: **The minimum 0' and maximum 20' front setback requirements are now represented and shown on the Site Plan Data Table (see sheet SP-1).**

Comment No.4: *The total number and percentage listed in the provided column for the build to zone information on the site plan data table does not match the build to zone diagram on sheet A1.1. Revise the site plan data table to match the other sheet (69% /594 SF VS 68% /585.9 SF).*

Response: **The Build to Zone information has been correlated to match.**

Comment No.5: *The phasing plan is vague and does not tell us when each phase will occur. Revise to show which will be phase 1, phase 2, and phase 3, etc. The drive aisles, parking, landscaping and all amenities shall be included in phase 1. Note, the first Certificate of Occupancy (CO) will not be issued until all site landscaping is installed and all amenities are constructed (pool, club house, dog park, etc).*

Response: **Phasing Plan has been updated so that it is more specific. The Common Areas, such as the drive aisles, parking, amenities, and associated landscaping are all part of Phase I, while the other buildings are Phase II and III. Please see the updated plan.**

Comment No.6: *Staff suggests to add traffic calming measures to the eastern straightway prior to going in front of the AAC. They have typically required a change in colored pavers as a calming measure. This suggestion is to get ahead of any possible comments they may provide at the meeting.*

Response: **Speed bumps have been incorporated into the eastern straightaway. Please see the updated Site Plan.**

Comment No.7: *The floor plans, sheets A2.11 - A2.25, were changed to have the wrong total unit count listed on them. All other plans show that there will be 102 (not 103) units in the south tower and 165 (not 170) in the central tower. Revise these sheets with the correct unit count.*

Response: **Total unit count has been revised for sheets A2.11-A2.25 to show the correct unit count of 102 units for the South Tower and 165 units for the Central Tower.**

Comment No.8: *The parking counts listed in the site plan image itself for each building appears to not have been updated. These numbers are not the same as the ones listed on the CPTED plan. Revise the image on the site plan for each building and their parking counts (66/155/67 spaces vs 70/160/70).*

Response: **Parking count has been revised on the site plan sheet A0.2**

Comment No.9: *Provide a note on all parking garage floor plan sheets stating all spaces will be a minimum of 9'x11' and will be double striped.*

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Response: Note has been added to all parking garage floor plan sheets.

Comment No.10: For submittal to the AAC, choose one option for the garage screening as your final decision. Remove all other options from the elevations.

Response: The louver option has been selected and applied to all the sheets.

Comment No.11: Provide an 11'x17' material board with actual material samples to be submitted to the AAC. This board should be submitted at the time you upload your plans to ePlan, prior to attending the meeting. On the board include the proposed screening material for the parking garages (both layers).

Response: Acknowledged.

Comment No.12: Prior to building permit approval:

- a. *The applicant shall complete the abandonment process for PZ #23-27000001 in order to finalize the abandonment of the easements around the former McDonald's site before building permit approval. This application has not yet been completed. Contact Maggie Barszewski for further instructions (Maggie.Barszewski@copbfl.com).*
- b. *The plat shall be updated prior to building permit approval to address the following: 1) The County's Finding of Adequacy on the plat note expired January 2018 and shall be updated. 2) The site plan proposes an exit only in the northwest corner of the site where the plat permits entrance access only and shall be revised on the plat. 3) The plat note restricts these parcels to commercial. Revise to allow both commercial and residential.*
- c. *The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points. Including a white roof and energy star rated A/C units.*
- d. *Provide proof of the income restricted housing declaration by time of building permit approval in accordance with the Flex approval.*
- e. *Provide the final SCAD approval letter from the County.*

Response: The abandonment process will be done prior to building permit approval. The plat and plat note will be updated prior to building permit approval. Sustainability evidence will be provided for building permit approval. Proof of the income restricted housing and final deed restriction will be provided for permit approval.

ENVIRONMENTAL SERVICES

Reviewer: Beth Dubow

Authorized with Conditions

Comment No.1: Ensure there is an adequate number of containers and service planned for 369 units.

AAC

PZ23-12000006
04/02/2024

AAC

PZ23-12000006
03/05/2024

Response: **Acknowledged.**

Notes:

Note No.1: Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed by the loading/staging areas.

Response: **Acknowledged.**

Note No.2: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.

Response: **Acknowledged.**

Note No.3: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022). Rental properties are considered commercial for garbage collection purposes.

Response: **Acknowledged.**

*Note No.4: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)
(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste & Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.*

Response: **Acknowledged.**

Note No.5: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

Response: **Understood, thank you.**

Note No.6: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

Response: **Understood, thank you.**

If you have any questions or further comments, you may contact me at (954) 739-6400 or by email npastre@craventhompson.com.

Sincerely,

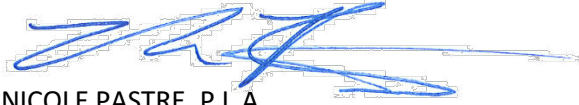
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03/05/2024

CRAVEN THOMPSON & ASSOCIATES, INC.



NICOLE PASTRE, P.L.A.
Professional Landscape Architect

NP/ nr

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