



April 15, 2021

City of Pompano Beach
Planning and Zoning Board
100 W Atlantic Blvd,
Pompano Beach, FL 33060

RE: Item PZ#19-12000006
Keith & Associates, Inc. Project No. 07470.28

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated March 07, 2021 KEITH and the project team offer the following responses to your comments/questions:

LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM
WADE.COLLUM@COPBFL.COM

GENERAL NOTES:

1. Change Adonidia palms in end island to a large canopy tree, seems like enough space to provide a Royal Poinciana or an equal flowering tree. There is the required minimum 8' west of the water lines. Show root barrier and provide a canopy tree.

RESPONSE: We have provided a medium sized flowering tree in the island (See sheet LP-101).

2. Remove note on landscape plan referencing removing Street Trees on the north side.
Removing landscape for trash collection, revise plans to show that landscaping to remain.

RESPONSE: The current design for solid waste pick-up has impacted the existing tree location. The tree will be mitigated on a caliper-inch basis. Any existing shrub vegetation disturbed by construction will be replaced.

3. No paving over street trees

RESPONSE: The additional paving was per the required option to accommodate waste management.

4. Remove the tree removal note from the demo plan.

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DRC

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RESPONSE The note has been removed from the DEMO plan.

5. Remove note referencing removal of 18" of the entire grass surface....on demo plan.

RESPONSE:The note has been removed. Refer to Civil Plans.

6. Provide the pervious area calculations.

RESPONSE:The Pervious Area Calculations are provided on Sheet EX-101 and are part of the Public Purpose Adjustment.

7. Provide current tree location of proposed specimen tree proposed for the south side with a timeline on root pruning and installation so that preparation and permitting may precede work on site.

RESPONSE:An Oak has been identified on the Elk's Club property and timeline and methodology will be submitted by the contractor.

8. Provide a cross section and pile detail for the decking proposed around the existing tree to avoid soil compaction within the critical root zone.

RESPONSE:See Hardscape Details (Sheet LH-502).

9. Appears that proposed outside bar may be in conflict with existing tree canopy.

RESPONSE:Further investigation will be done prior to building permitting.

10. Note on grading plan that No Work is to be performed within the dripline of existing tree onsite.

RESPONSE:Comment Acknowledged.

WASTE MANAGEMENT DEPARTMENT COMMENTS: BETH DUBOW

BETH.DUBOW@COPBFL.COM

1. The bollards as drawn on the site plan will prevent the dumpster from being rolled out for service. The bollards should be behind the dumpster to protect the walls.

RESPONSE:A bollard has been added to the inside of the container enclosure. Please see Sheet SP-101.

NOTE: As of this date, use of underground containers for garbage is still awaiting discussion and approval by the City Commission. Approval of this site as it pertains to garbage collection must be re-evaluated if such approval is given.

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. Rental communities are considered commercial properties.

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

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

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1. Land use for this parcel is DPTOC (Downtown Pompano Beach Transit Oriented Corridor) (0.87 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. At the time, the City did not request any additional residential units, and thus only 1,368 dwelling units were permitted within the area. An application requesting an additional 2,000 dwelling units was approved by the City Commission on first hearing at the September 24, 2019 Meeting.

RESPONSE: Comment Acknowledged

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

RESPONSE Comment Acknowledged

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

JIM.GALLOWAY@COPBFL.COM

1. Fire Dept Connections for each of the fire sprinkler systems would be located along N Flagler Ave.

RESPONSE: Comment Acknowledged

2. This P&Z application can meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall follow All NFPA Standards prior to receiving Fire Department approval.

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

DAVID.MCGIRR@COPBFL.COM

1. Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.

RESPONSE: Comment Acknowledged

2. Any proposed water and sewer services connection to service this project needs approval by the City of Pompano Beach Utilities Division.

RESPONSE: Comment Acknowledged

BUILDING DIVISION DEPARTMENT COMMENTS: JAMES DEMARS

JAMES.DEMARS@COPBFL.COM

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.

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.

CITY ORDINANCE 152.06(A): If applicable, contractor shall provide temporary screened fence complying with CITY ORDINANCE 152.06(B) through 152.06(G).

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.

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.

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 or structure to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.



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:Comment Acknowledged

2. 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:Comment Acknowledged

3. 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:Comment Acknowledged

4. 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:Comment Acknowledged

5. 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:Comment Acknowledged

UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON

NATHANIEL.WATSON@COPBFL.COM

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

RESPONSE:Comment Acknowledged

2. Revised civil plan 400CU 101 Water & Sewer Plan proposes the 6" dedicated fire meter and backflow adjacent to NE 2nd Street on-site of the property and not perpendicular to the main connection as shown and noted in City Engineering Standard detail #106-1 Meter

Install Dimensions List. Please show the meter & backflow just behind the recorded propertyline and perpendicular to the water main connection. Please correct.

RESPONSE The Backflow and Fire Meter have been relocated, as requested. Please see revised sheet CU-101.

3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official Bldg. permit submittal. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

RESPONSE: Comment Acknowledged

4. Please note that meters 3" and above are not stock items and have an order lead time of 60 to 75 days after the meter is paid. Please order the devices in a timely manner so as to ensure that the meters are available for installation according to your construction schedule.

RESPONSE: Comment Acknowledged

CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ

KIMBERLY.VAZQUEZ@COPBFL.COM

1. Authorized

BSO DEPARTMENT COMMENTS: PATRICK NOBLE

PATRICK_NOBLE@SHERIFF.ORG

1. Any public bench seating must have single seating separator bars to deter unintended usage such as loitering, sleeping, camping overnight, etc..

RESPONSE: The team proposes to implement a lockable divider to install during non-business hours to deter unauthorized use of the fixed outdoor dining benches.

2. Any platform should be designed to deter the same unintended misuse such as loitering for sleeping, camping, etc. Something with an angle or other design treatment feature to deter is highly recommended.

RESPONSE: The platform is a raised wooden deck roughly 1 foot above existing grade. The proposed project as a whole relies on natural surveillance both from within the project boundaries and from the street. The project implements a public plaza which is open and viewable from the street. The project implements site lighting which will help preserve this natural surveillance during non-business hours.

3. Platforms should take into account misuse also by skateboarders and choose a design or anti-skateboarding feature that prevents this unintended misuse.

RESPONSE: The proposed hardscape design incorporates herringbone pavers throughout the project limits and specifically before all access points to the wood deck. This will help prevent skateboarding use around the deck as pavers do not accommodate skateboard wheels very well. The design team also intends to incorporate railing protrusions +/- 1/4"

o.c. along the perimeter railing of the wood deck. This will deter skateboarding activity by avoiding long runs of smooth surface for the activity to occur.

ZONING DEPARTMENT COMMENTS: MAX WEMYSS

MAX.WAYMSS@COPBFL.COM

1. This application is for Minor Site Plan and Major Building Design. The Site Plan will receive Development Order from the Development Services Director. The Building Design will receive Development Order from the Architectural Appearance Committee. All new Institutional: Open Space uses are applicable for Major Building Design.

RESPONSE: Comment Acknowledged

2. Properties unified through Unity of Use agreement. Unity of Use Agreement must include all affected properties.

RESPONSE: Comment Acknowledged

3. A public purpose adjustment is not necessary if 10% of the unified site includes pervious area (by City definition of living material).

RESPONSE: Comment Acknowledged

4. Trash room improvements in "Building 2" are not required by the site plan nor included in the unity of use agreement. Please remove reference to this building improvement from this application as it may be submitted as a standalone building permit.

RESPONSE: Comment Acknowledged

5. The commercial container storage areas shall be considered additions to the principal buildings rather than as commercial container enclosures.

RESPONSE: Comment Acknowledged

6. Provide the corrected Demolition Plan (CD-101), Erosion Control Plan (CG-101).

RESPONSE: Please see revised Sheet uploaded to Eplan.

7. Remove Grading Plan (CP-103) as this is showing the outdated design. Remove reference to Trash Vault Design on CP-505.

RESPONSE: CP-103 has been updated. CP-505 has been updated.

8. Improvements proposed within NE 2nd Street are within private property, which has not been dedicated as public ROW and the property is not included within the Unity of Use Agreement. Provide clarity as to how this improvement is permitted by this application.

RESPONSE: NE 2nd Street has multiple easement agreements with adjacent property owners allowing the City a perpetual easement for public access, sidewalk right-of-way, and landscape/utility installation and maintenance. Please see Easement Agreements uploaded to eplan.

9. A Right-of-Way dedication may be necessary. At least, a public access easement for the sidewalk along NE 2nd Street is required.

RESPONSE: A public access easement for the sidewalk along NE 2nd street has already been recorded. Please see uploaded easement documentation

10. Show ROW line on building elevations, particularly where overhang from the bar or eave extend beyond the building line. A revocable license agreement may be necessary.

RESPONSE: The Survey and Architectural Building Elevation (A-202) have been updated to show a 50-foot right-of-way (25' to CL of road) per coordination with City engineering staff. The building overhang no longer encroaches into the right-of-way along NE 1st Ave.

11. Seating in the public right-of-way or public access area will require a sidewalk café permit.

RESPONSE: Comment Acknowledged. This will be handled at building permitting.