

March 4, 2022

City of Pompano Beach
Zoning Department
100 W Atlantic Blvd
Pompano Beach, FL 33060
RE: Application #: 21-12000022
KEITH Project No. 10230.09 (Roadways Phase 1A)

Dear City of Pompano Beach:

Based on your Site Plan Review comments dated August 4th, 2021, KEITH and the project team offer the following responses to your comments/questions:

PANNING: DANIEL KEESTER

daniel.keester@copbfl.com

1. Land use for this parcel is currently RAC, amended September 24, 2019. The property was included in the platted subdivision "Arvida Pompano Park Plat," which was amended to restrict the property to 300,000 square feet of commercial use, 600,000 square feet of commercial recreation use, 450,000 square feet of office use, 500 mid-rise units and 350 room hotel. Based on the amended RAC, the Plat may need to be updated; however, it is not required for this proposal.

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

ENGINEERING DEPARTMENT: DAVID MCGIRR

david.mcgirr@copbfl.com

1. PGD plans show water and sewer. Please change the title block to include water and sewer plans.

RESPONSE: The plans have now been updated to include separate PGD sheets and W&S sheets. Please refer to sheets CP-101 through CP-107 for Paving, Grading, and Drainage design and sheets CU-101 through CU-107 for Water and Sewer design. The same are presently being reviewed for the Building Permit application.

2. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

 www.KeithTeam.com

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

3. 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: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

4. 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: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

5. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

6. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

7. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water service line connections shown on the civil engineering drawing

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

8. Submit / upload a copy of the (FDOT) Florida Department of Transportation Utility construction permit for the proposed off-site potable water and sewer main or lines to be constructed within the road right-of- way of S. Powerline Rd.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

9. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway connection permit for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S. Powerline Rd.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

10. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway drainage connection permit for the proposed driveway, roadway curb and gutter and sidewalk to be constructed



within the road right-of-way of S. Powerline Rd

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

11. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

RESPONSE: Comment acknowledged.

12. Submit / Upload Broward County Traffic Engineering Division approval for the proposed off-site pavement marking and traffic signage plan.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

13. Submit / Upload Broward County Highway Construction and Engineering Division for the proposed street roadway improvements (County roads). Submit copy of the approved permit or exemption. For the work to be constructed within the road right-of-way SW 3 St.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

FIRE DEPARTMENT: JIM GALLOWAY

jim.galloway@copbfl.com

1. This P&Z application is able to 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 be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION: JAMES DEMARS

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BSO SCOTT LONGO

scott_longo@sheriff.org

1. Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended for objective and credible security review integrity. This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

RESPONSE: Comment Acknowledged

2. Attention:

DRC



DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM on Narrative

RESPONSE: Comment Acknowledged

CRA NGUYEN TRAN

Nguyen.tran@copbfl.com

UTILITIES 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. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

3. Please procure an approved Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official Bldg. E-plan submittal.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

4. Please procure an approved FDEP permit for the proposed water main infrastructure. Required during official Bldg. E-plan submittal

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

5. Please note that the City shall only accept ownership of utility assets newly installed as discussed and verified prior. Older existing utility assets within a dedicated right-of-way shall remain private until upgraded to City standard.

RESPONSE: Comment acknowledged.

6. Please note that utilities intended to be converted to City public assets via a dedicated public right-of-way shall be designed as point of service connections to adjacent private lots with water metered services, boxed City accessible sewer lateral cleanouts and/or manholes or stormwater system appurtenances shown just at or behind the recorded property line as determined by the City. Utility assets on private property shall be private after the point of service. Utility connections shall be shown out of driveway approaches for maintenance and access purposes

RESPONSE: Comment acknowledged. The system has been designed so that utility connections are constructed out of driveway approaches for maintenance and access



purposes wherever possible and so that the proposed DDCV w/ meter can be placed in out of the proposed roadway. The only exception being the clean-out located at the access driveway to the back of house area at the LIVE! Building (sheet CU-103) and the clean-out at the secondary access driveway to the grocery store back of house (sheet CU-106) because they line up with proposed services coming out of the building as is standard with those prototypical buildings.

7. PGD plan 417-CP-102 proposes a 10" water main within a driveway approach adjacent to Palm Aire Drive. Please show the service within the adjacent green space and out of the driveway approach.

RESPONSE: Please see sheet CU-102. The driveway approach in question is the beginning of Main Street, which is proposed to also be public ROW.

8. PGD plan 422-CP-107 proposes City owned water infrastructure within private property to be converted to public right-of-way. Please show the proposed water main extension main to the tapping valve proposing the existing water meter and back device removed upon system certification and acceptance by the City to also coincide with public right-of-way dedication of private roadway.

RESPONSE: Sheet CP-107 has been updated to show the requested revisions.

9. Please note that meters 3" and larger are not stock items and are subject to an order lead time of 60 to 75 days after the items are paid. Please order accordingly.

RESPONSE: Comment acknowledged.

10. Please attach all pertinent 2019 City Engineering Standard Details as they apply

RESPONSE: All pertinent details are included in sheets CU-501 through CU-507.

LANDSCAPE REVIEW: WADE COLLUM

wade.collum@copbfl.com

1. Street tree plan appears to terminate at the parking garage but Exhibit F shows that road as major and continuing eastward. Please complete the plan or specify which Phase or Date that will be instigated via a plan. What is proposed does not match cross section T.6 in the PD doc., correct.

RESPONSE: The PCD document is in the process of being amended. As discussed in the staff meeting on 8/30/21, the abutting development will be responsible for providing street trees.

2. PD Regulations - Exhibit F1 - Palm Aire Drive and Lucky Lane are to be designed consistent with Street Section T6. This is a 100-foot wide section where "10-20 foot wide area along roadways will accommodate landscape and pedestrian walkways and will be developed concurrent with the roadway." Demonstrate that all sections of the roadway are compliant with this Street Section and Exhibit Requirement.

RESPONSE: The PCD document is in the process of being amended. The proposed plans are consistent with the amended PCD exhibits. As discussed in the staff meeting on 8/30/21, the abutting development will be responsible for providing street trees.



3. Provide evidence of soil volume solution working somewhere else. Seven feet under approximately 1' of hardscape 7' wide does not seem manageable for roots to travel. What is outside of the sidewalk? Irrigated landscape areas? May become a moot point if comment #2 is fully addressed and there is +/- 11' of available soil space.

RESPONSE: Per discussions during meeting with staff on 8/30/21, soil cells were added where large canopy trees are lacking adequate soil volume. The areas beyond the sidewalk are not included in soil volume calculations. A hatch has been added to the plan showing the areas with proposed soil cells. Refer to sheets LP-101-LP-105.

4. Clarify the Phasing of the roadway plans, no Phasing document was found in submittal as referenced in Comment response sheet.

RESPONSE: A Roadway Master Phasing Exhibit was submitted to demonstrate the timeline of the roadway construction. Please refer to Exhibit 007, sheet MP-100.

5. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced. Table on tree dispo does not accurately depict removals vs replacements to match.

RESPONSE: A tree removal summary is shown on sheet LD-001. This includes the dollar value and DBH of trees and palms removed and proposed.

6. Provide a notes and details sheet.

RESPONSE: A notes and details sheet has been provided. Refer to sheet LP-001 and LP-501.

7. Provide soil specifications for the planting areas

RESPONSE: Refer to section H and M on the Landscape Notes for site soil and backfill soil specifications.

8. Provide soil specifications for specifically for the proposed Medjool palms. Spec proposed on sheet LP.501 does not correlate with industry standards for this palm species. Correct

RESPONSE: Refer to detail #10 on sheet LP-501 for Medjool Palm soil specifications.

9. Please change name of sheet LP.100 to Landscape Key Sheet as no symbols were found on the Overall Landscape plan.

RESPONSE: There was an error with the upload of the Overall Landscape Plan. The correct overall plan has been uploaded for review and includes all tree symbols.

10. Provide an Overall Landscape Sheet.

RESPONSE: Please refer to sheet LP-100 for the Overall Landscape Key Plan.

11. The width of the proposed planting areas may not be adequate to support the trees/palms proposed verify and discuss with staff.

RESPONSE: The size of the proposed planting areas was discussed during a meeting with staff on 8/30/21. Per discussions, soil cells were added to areas where large canopy trees are lacking adequate soil volume. A hatch has been added to the plan showing the areas with



proposed soil cells. Refer to sheets LP-101-LP-105.

12. Provide root barriers and note type on the plans.

RESPONSE: A root barrier detail has been added to sheet LP-501. Refer to detail #9.

13. Provide raddi of light poles proposed in median as there appear to be conflicts. As per 155.5401.C. remove light poles from required VUA areas.

RESPONSE: Light pole locations have been adjusted to not conflict with the proposed trees. A 15' radius has been added to the poles for reference. See sheets LP-101-107.

14. Shift location of drainage structure on CP.103 outside of landscape areas as it is proposed underneath large Royal Palms.

RESPONSE: The drainage structure has been relocated to underneath the roadway to not conflict with the proposed landscape. Refer to sheet LP-103.

15. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Verify water source an that it is rust free, where is time clock and rain sensor?

RESPONSE: Irrigation Plans have been provided, refer to sheets LI-100-LI-107. A time clock and rain sensor are required. Location will be shown on building permit plan set. Notes regarding overlap and rain sensor are included on sheet LI-501.

16. No callouts or notes provided for bubblers. Bubblers will be provided for all new and relocated trees and palms.

RESPONSE: Bubblers are required for all new and relocated trees and palms. Please refer to note#15 on sheet LI-501.

17. Provide specific variety for the proposed Lagerstroemias, Watermelon Red is only found by one distributor and has historically not fared well and often look stunted and dwarfed after installation.

RESPONSE: The alternate variety 'Natchez' has been proposed for Lagerstroemias. Refer to the updated plant list on sheet LP-101-LP-107.

18. Thank you for the comment response and please provide the next one as well.

RESPONSE: A comment response sheet has been provided for review.

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

RESPONSE: This note is included in the notes section (#8) on sheet LP-101.

DRC



ZONING: MAX WEMYSS

Max.Wemyss@copbfl.com

1. Submittal Requirement - provide a tree survey to be reviewed by the Landscape Division prior to Development Order Issuance.
RESPONSE: A Tree Survey has been uploaded to the Drawings Folder. See files "100-S1-Tree Survey" through "100-S8-Tree Survey".
2. PD Regulations - Exhibit F - Palm Aire Drive and Lucky Lane are identified as Phase 1 Major Roads.
RESPONSE: Comment Acknowledged
3. PD Regulations - Exhibit F1 - Palm Aire Drive and Lucky Lane are to be designed consistent with Street Section T6. This is a 100-foot wide section where "10-20 foot wide area along roadways will accommodate landscape and pedestrian walkways and will be developed concurrent with the roadway." The sections of Palm Aire Drive demonstrated on sheets 104 and 105 resemble more of an access road to the garage than a continuation of section T6. Is this a final design for this roadway or is this a phased approach for this specific section?
RESPONSE: The PCD document is in the process of being amended. The proposed plans are consistent with the amended PCD exhibits. Please see uploaded "008-Exhibit-Master Ped-Bike Network illustrating the planned bicycle/PED network in documents folder. Palm Aire Drive will connect to the Phase II Loop Road (PZ21-12000048). Please see file "007-Exhibit-Master Plan Roadway Phases" uploaded to documents folder.
4. Section T6 on exhibit F1 includes landscape areas "that will be developed concurrent with the roadway". Notes on sheets 104 and 105 indicate that landscaping will be installed "at the time of each property development." While this is typically permitted, it is not what is required of the planned development. The trees may be installed so that they are on private property when this line is drawn and the roadways are dedicated.
RESPONSE: The PCD document is in the process of being amended. The proposed plans are consistent with the amended PCD exhibits. As discussed in the staff meeting on 8/30/21, the abutting development will be responsible for providing street trees.

SOLID WASTE AND RECYCLING: BETH DUBOW

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1. NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc.
RESPONSE: Comment Acknowledged
2. NOTE: Recycling collection is not required, but it is suggested. Recycling collection service may be obtained from a recovered materials hauler.
RESPONSE: Comment Acknowledged
3. 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.

RESPONSE: Comment Acknowledged

4. 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.

RESPONSE: Comment Acknowledged

5. PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original

RESPONSE: Comment Acknowledged

PLEASE NOTE: 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).

DRC

