

Thursday, July 15, 2021

To: City of Pompano Beach
Narrative Letter

Re: The Residences at Palm Aire Golf
700 Cypress Grove drive
Pompano Beach, FL

To whom it may concern;
In response to DRC comments. P&Z # 21-12000003.

Fire Department
by Jim Galloway

() 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.

Flow test has been uploaded.

() Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2015ed chapter 18) 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))

Flow test has been uploaded.

Landscape
by Wade Collum

1. *It appears that some things have not changed per last round of comments*

Response: Some of the previous comments were addressed as noted below

DRC

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2. *Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced. Any tree dbh sizes less than specimen (18") do not require a dollar value but will be mitigated per combined caliper inch replacement based on the most commonly available size of +/- 2 1/2" - 3".*

Response: Note has been added to the Landscape Plan stating that since there is limited room on the proposed site for "Extra" trees, we have agreed to pay the dollar value of the existing trees to be removed as noted in the Tree Assessment report prepared by Van Hutchinson.

3. *Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang, and must contain sod, trees, and shrubs. Please correct on the north and east sides. It appears buildings may have to be shifted due to asphalt conflicts on the site. Property line is in the asphalt where trees are supposed to go.*

Response: A 10' Landscape Buffer has been provided along the north property line. Existing pavement that was not needed was removed to make room for a larger Landscape Buffer to provide sufficient growing and soil area for the proposed buffer trees. An overhang area for vehicles backing out of existing parking lot to the North has also been provided.

4. *There appears to be several utility conflicts intersecting required landscape areas, please correct. Sheet C.1 gravity sewer lines and catch basins and run.*

Response: Utility conflicts have been reduced by moving the proposed water services for the North buildings to the South sides of the units. Thus will give the North buffer trees plenty of room and soil area to flourish. WE have also insured that all proposed trees are at least 5' from any water or sewer lines. If the utilities are within 5' of a tree, a root barrier will be used. See General notes

5. *Plan appears to be missing callouts for the trees, please clarify. Callouts are still missing; add or link symbols.*

Response: Additional callouts and links have been added to the landscape plans to assist in determining tree counts.

6. *Show paradise trees to be field grown as container grown trees of this species are known to have poor root structures. No note found*

Response: Specification for Paradise Trees has been changed to reflect a "Field Grown" tree (See plant list).

7. *Provide a cross section of small finger islands to clarify if there is adequate soil space. No detail found.*

Response: Detail was provided with the last submittal. It is located on the Top-Right side of the Landscape Plan (LP-1).

8. *Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment. No symbols on plan*

Response: Symbols have been added to the irrigation plans.

9. *Please clarify the soil specification be something tangible we can inspect by, such as 70/30 mix, staff did not see the change on the notes sheet under the soil section.*

Response: Notes on both landscape sheets (LP-1 and LP-2) specifying the 70%/30% mix. Changes have been clouded.

10. *Clarify Permeable pavers and clarify pervious area requirements.*

Response: please see attached proposed paver information.

11. *Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved, attach a dollar figure for the fine.*

Response: Fines have been added to the requested note and is noted within the General Notes on sheet LP-1. Changes have been clouded.

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

Response: Note was added to the General Notes on sheet LP-1 and has been clouded.

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

Response: Response have been provided.

Zoning

by Lauren Gratzner

1. *This project is being reviewed as a major site plan with building design.*

Acknowledge

2. *Provide all access agreements related to this property and the adjacent north and east properties. These agreements should also include the gate access area in the rear. The agreements shall define maintenance responsibilities of property owners and be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development proposing the shared driveway access (155.5101.G.4.b.iv).*

Ownership will provide

3. *The below information needs to be provided on the site plan, not a separate location plan. Remove the location plan from the submittal as it is unnecessary.*

Location Plan will not be submitted with this submission. Omit plan from previous submission.

a. *Comment not addressed: Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area. The minimum width of the perimeter landscaping strip shall be ten feet in all non-industrial developments on lots greater than 100 feet wide (155.5203.D) Provide this 10' VUA buffer on the north and east sides of the property that abut a road. The plans show an 8' buffer. This is not acceptable.*

i. *Also Provide the dimensions of the landscape buffers on the landscape plan.*

See updated site plan for proper 10' landscape buffer on the north side.

b. *There are several dashed lines on the site plan that are not identified. Label all lines on the site plan or clean it up. It appears some of these may be utility easements. Properly label all easements on the site plan in addition to these unlabeled lines. Some lines appear to not have a purpose, clean up the plan.*

See updated site plan for all the utility lines removed and all relevant lines labeled.

c. *Provide the exact interior side yard setbacks from the property line to the buildings at both the north and south sides of the property on the site plan. This setback distance must be at least 10'.*

See updated site plan showing all setbacks and labeled.

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- d. *The dotted 10' setback line to the south does not show the 12' utility easement identified on the survey in this area. Clearly provide the setback distance from the property line to the buildings on the site plan. If the building is proposed within this 12' utility easement to the south, the easement will either have to be abandoned or the building will have to be moved outside of this easement.*

See updated site plan showing south easement separate from setback line and labeled.

- e. *Provide the distance between the two buildings to the south, on the site plan. Spacing between principal structures must be at least 25' (155.3212.C).*

See updated site plan showing dimensions between all structures.

4. *A Minor Administrative Adjustment must be reviewed and approved by the Development Services Director for the reduction of the rear setback from 10' to 8'. The previous Minor Administrative Adjustment for this on this property has expired. The Minor Administrative Adjustment application has been provided to staff and this is being processed.*

Acknowledge

5. *The required parking spaces are 2 spaces/DU with 3 or more bedrooms ($22 \times 2 = 44$ spaces). Additionally, townhomes must have 1 guest space per 5 townhome units ($22/5 = 4.4 = 5$ spaces). The total minimum required parking is 49 spaces. Clarify why the townhomes with a 2-car garage are counted as three parking spaces opposed to four spaces (2 spaces in the garage and 2 spaces on the driveway).*

See updated site plan showing the corrected parking count.

6. *Comment not addressed: Provide the dimensions of the parking spaces and the sizes of the garages on the site plan. The minimum size of one parking space is 9' X 18'. The garages must be able to fit this size of a space in order to count it as a parking space. The garage length and width were not provided.*

See updated site plan showing the single- and double-parking dimensions.

7. *Comment not addressed: Clarify if the rooftop A/C units will be behind the parapet wall when viewing it from the front elevations. The elevations and the roof plan do not appear to show that these will be screened properly.*

See updated roof plan for screen depth increased to properly screen a/c units.

8. *Provide a detail of the "wall mounted light sconce", by time of building permit, that identifies the number of lumens they put out. These shall have lumens of 900 or less (155.5401.I).*

Lighting specs will be submitted with permit.

9. *Comment not addressed: Provide the height of the proposed light poles on the photometric plan. The max light pole height is 20' tall for multifamily zoning districts (155.5401.D). Some light pole heights were provided on the site plan but not all poles that were shown on the photometric plan are shown on the site plan. Provide the height of all poles on the photometric plan rather than the site plan.*

Photometric show the pole height under the luminaire schedule. Site plan has been adjusted to match.

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10. *Comment not addressed: Trees shall be planted at least 15 feet from any light fixture mounted on a pole per Code section 155.5203.B.2.g.i.c. Provide a 15' radius around all light poles on the landscape plan that demonstrates this separation. This 15' radius was put on the site plan without any indication of where the trees are located. Remove from the site plan and place the radius on the landscape plan.*

See updated site plan for 15' radius removed and see landscape plan for radius added.

11. *Comment not addressed: Provide the updated Type D curb detail from the City of Pompano Beach Engineering Division that shows the curb will be 5.5' tall from the finished floor grade and remove the old detail from sheet "042-C2 Paving and Drainage Details".*

See civil drawings for correction

12. *Provide details on the permeable material being used for all sidewalks, per the desired sustainability development points outlined on the site plan. Clarify which sidewalk detail is for the permeable sidewalk. The details provided are not permeable. Alternatively, select a different option for sustainability.*

See attached proposed permeable pavers for this project.

13. *Provide a detail of the proposed rear gate at time of building permit submittal.*

Acknowledge

14. *Please note that any changes to neighboring properties will require separate permits.*

Acknowledge

Sincerely,



Randall E. Stofft, AIA
President

RES. Carlos M. Linares

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