

July 14, 2022

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Gateway Luxury Apartments
Application #: PZ22-12000008
KEITH Project No. 12697.00

Dear City of Pompano Beach Reviewers:

Based on your DRC comments dated June 9, 2022, KEITH and the project team offer the following responses to your comments/questions:

LANDSCAPE DEPARTMENT COMMENTS: Wade Collum

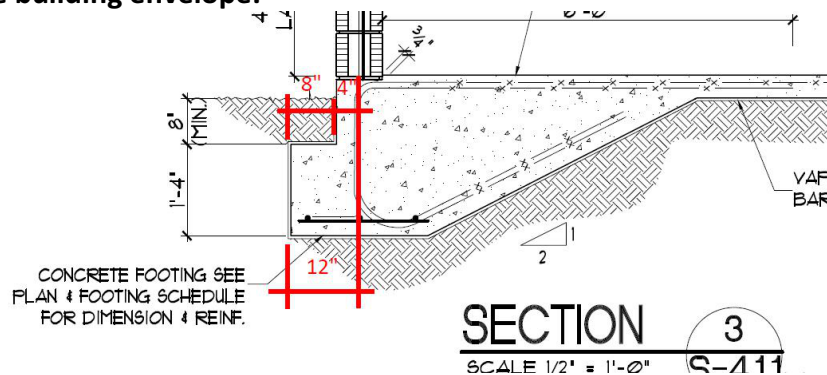
wade.collum@copbfl.com

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Comment response emailed

1. 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: Refer to Arch Building Sections (Per meeting on June 15th, 2022 it is acceptable to have the monolithic footer project no more than 8" beyond the face of the building envelope.



2. Location of light poles are conflicting with required landscaping, correct and move.
RESPONSE: the trees and light poles have been coordinated to avoid conflicts.
3. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

www.KEITHteam.com

RESPONSE: The light poles are located along the perimeter buffer strips and/or along the rows of parking. The poles are not in restricted areas and clearances from trees have been provided.

4. Show FDC's and hydrants on the landscape plan as there appears to be those proposed in required tree locations, please relocate.

RESPONSE: FDC's and hydrants have been coordinated with the proposed tree locations to avoid conflicts.

5. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. Provide a canopy tree in the end island north of the dumpster enclosure across from bldg. 3. There appears to be an extra parking lot island on the east side of Bldg. 3.

RESPONSE: The south island fulfills the requirement for an 8' planting area and canopy tree. The north island provides planting area for the screening hedge.

6. What are boxes along the west side of Bldg. #1. Looks like it may be a proposed hedge row, clarify.

RESPONSE: Unnecessary boxes have been removed from sheets.

7. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along Powerline Rd.

RESPONSE: Street trees have been proposed at 1:40' along Powerline Rd. and NW 9th St. See sheets LP-100-LP-102 for data table and plans.

8. What is hatched are on the last stall of the east parking row?

RESPONSE: Hatching on last stall of east parking row represents dedicated turn around space. Note has been provided. See sheet SP-100.

9. Provide required Type B Perimeter Buffers on South side as per 155.5203.F.3. and provide a cross section detail and label on the plans.

RESPONSE: Type B perimeter buffer has been provided and labeled on south side of site. See sheet LP-102. Cross section detail has been provided on sheet LP-501.

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

RESPONSE: Comment acknowledged. Note has been provided.

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

RESPONSE: Comment acknowledged.

12. Additional comments may be rendered a time of resubmittal.

RESPONSE: Comment acknowledged.

ZONING DEPARTMENT COMMENTS: LAUREN GRATZER

Lauren.Gratzer@copbfl.com

Pending Resubmit

1. The project is being review as a Major Site Plan with Building Design.

RESPONSE: Comment acknowledged.



2. The property is located within the B-3 Zoning District and has a land use designation of C, Commercial. Therefore, allocation of Flex units is required in order to develop this property as residential.

RESPONSE: Comment acknowledged.

3. The CPTED narrative states that commercial space is being proposed along Federal Highway. This is not mentioned or demonstrated in any other plans/documents. Revise the CPTED narrative to appropriately address the CPTED standards.

RESPONSE: The commercial space has been removed from the CPTED Narrative, please refer to the latest document.

4. A plat note amendment is required prior to building permit approval in order to revise the note restricting the property to only 80,000 SF of commercial.

RESPONSE: Comment acknowledged. A meeting was held with Maggie Barszewski on 5/10 to review the Plat Note pre-application submittal. Staff recommended having the flex units allocated prior to submitting for the Plat Note.

5. The site plan proposes access points at the northwest and southeast corners where the survey and plat show NVAL lines. The NVAL line must be amended on the plat prior to building permit approval.

RESPONSE: Comment acknowledged. The NVAL will be amended prior to building permitting.

6. The 24' access easement recorded with the plat does not align with the proposed cross access point to the northern property nor with the proposed property entrance. The plat shall be revised to reflect this change, prior to building permit approval.

RESPONSE: Comment acknowledged. The existing 24' access easement will be vacated prior to building permitting.

7. The survey notes regarding the various easements do not match the plat notes. Specifically, the 20' roadway easement in the southeast corner of the property, on the survey, appears to be pointing to the wrong line. Revise the survey and ensure that there are no other errors.

Response: The Survey has been revised to properly reflect the 20' roadway easement. Please refer to the revised plan that is included with this submittal.

8. There are two notes on the left side of the site plan that call out the "street side setback" but they are pointing to two different things. Clarify if these calls outs are pointing to the dimension of 42.7' or the NVAL line on the site plan.

RESPONSE: Sheet SP-100 has been revised to reflect the correct street side setback.

9. Provide the width of the proposed cross access point to the northern property. One-way access points shall be at least 12' wide and two-way entrance points shall be at least 24' wide at the property line (155.5101.G.7.a).

RESPONSE: The proposed cross access easement is 24', refer to revised sheet SP-100 for dimension and call out.



10. The Fire Access Plan shows the entrances at the northwest corner are two way streets. Increase these driveways to 24' wide in order to accommodate this, if this is the true intent (155.5101.G.7.a).

RESPONSE: The revised entrance has been coordinated with the City Fire Reviewer and FDOT. Please refer to revised Fire Access Plan Sheet FA-101.

11. The Fire Access Plan does not match the layout of the site plan. The building orientations and the drive aisle widths are different. Revise the Fire Access Plan to match the site plan.

RESPONSE: The Fire Access Plan has been revised to match the site plan. The Fire Access Plan shows a 20' fire clearance route AND the overall width of the drive aisles (23-foot minimum for two way / 12-foot minimum one-way).

12. Revise the site data table to state the interior side yard setback is the east, not the west (N Powerline Rd).

RESPONSE: Site data table has been revised to reflect correct Interior Side Yard classification, refer to sheet SP-100.

13. Provide a call out for the 10' dimension shown on the west property line, above the note for the "54' TO CL".

RESPONSE: Sheet SP-100 has been revised to reflect 10' Water and/or Sanitary sewer easement call out.

14. Code section 155.5102.D.4 states "New multifamily dwellings within the Northwest Community Redevelopment shall provide a minimum of one off-street parking space per 1,000 square feet of gross floor area or provide the minimum number of off-street parking spaces required for multifamily dwellings in Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, whichever is less". Revise the parking calculations in the site data table on the site plan to stay the calculation is "one space per 1,000 square feet of gross floor building area" in order to clarify this is based on the building. Additionally, the square footage used in the parking calculations (142,704 SF) does not match the number provided for the gross building area provided above, in the same chart (139,545). Revise the chart with the correct total building square footage.

RESPONSE: The Site Data Table has been revised to reflect correct building square footage, refer to sheet SP-100.

15. The total number of ADA spaces vs regular spaces do not add up correctly. The total parking number suggests there are 10 ADA spaces, not 9. Likewise, the site plan shows 10 ADA parking spaces. Revise the chart.

RESPONSE: The Site Data Table has been revised to reflect ADA parking spaces, refer to sheet SP-100.

16. Increase the emergency egress sidewalk along the west side of the property from 4 feet to 5 feet, per 155.5101.I.3.

RESPONSE: The emergency egress sidewalk has been widened to 5 feet, refer to revised sheet SP-100.



17. Sheet 205 A0.22 Site Column provides column details. Clarify where these are proposed on the site plan. Likewise, sheet 204 A0.21 has bollard details and a tele-entry system detail but these are not identified on the site plan.

RESPONSE: Type "A" Columns are proposed at gated entrance. Bollard and callbox are proposed at median before gated entrance. Please refer to revised Site Plan Sheet SP-100 for call outs of bollard, columns, and tele-entry system.

18. Provide a note on the trash enclosure details stating that "The external sides of walls screening a commercial container shall have a "finished" surface and will be painted to match the primary color of the buildings".

RESPONSE: Please refer to Sheet A8.00 for trash enclosure details.

19. Chain-link fences are not permitted within 15' of the right-of-way (155.5302.E.3). Provide this setback dimension for the chain-link fence in the southeast corner of the property.

RESPONSE: At the southeast corner of the property, the chain link fence stops 15 feet before the right-of way and an aluminum fence begins. Refer to revised sheet SP-100 for call out and dimensions of proposed fencing.

20. Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart. Wall offsets shall have a minimum depth of two feet (155.5601.C.3). Provide the overall length of each building façade on the elevations as well as the spacing for each wall offset.

RESPONSE: No facades of buildings #1, #2, and #4 facing the public street exceed 30 feet. Refer to dimensions on building plans.

21. Provide a written response and clarify how Code section 155.5601.C.3.c is being met: In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch ;
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or
- viii. Integrated planters that incorporate landscaped areas or places for sitting.

RESPONSE:

- A covered porch;
- Pillars, posts, or columns adjacent to the doorway;
- Integrated planters that incorporate landscaped areas or places for sitting (Refer to Tot Lot on the north side of Building #3).

22. The south property line shall have a type B landscape buffer per Code section 155.5601.C.8.a. Provide this note on the landscape plan.

RESPONSE: Note has been provided on landscape plan. See sheet SP-102



23. The 19.1' landscape buffer dimension along the west property line is the same width as the 18' ROW easement (right above it). Clarify the width of this landscape buffer.

RESPONSE: Refer to revised Sheet SP-100 for dimension and call out of west landscape buffer.

24. Park impact fees will be assessed per the number of bedrooms in each unit at time of Building Permit approval.

RESPONSE: Comment acknowledged.

25. The proposed fence will require an easement agreement form to be signed off by all agencies by time of Building Permit.

RESPONSE: Comment acknowledged.

26. Wheel stops are not permitted. Remove the wheel stop detail from sheet 411 CP-501.

RESPONSE: Wheel Stop Detail has been removed from CP-501 as requested.

27. Why were no foot-candles provided for the northwest corner of the property on the photometric plan? Provide the foot-candles for the entire property and up to the property line. The maximum foot-candle at the property line is 2.0 and the minimum within the drive aisle is 0.5 (155.5401.E).

RESPONSE: Photometrics plan has been revised to provide foot candles across entire property up to the property line. See sheets LL-101 and LL-102.

28. The foot candles along the property are not clear. Revise the photometric plan to better illustrate the numbers provided.

RESPONSE: Photometrics plan has been revised to better illustrate foot candles along the property. See sheets LL-101 and LL-102.

29. Provide details of the proposed light poles. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets (155.5401.G).

RESPONSE: Details of proposed light poles have been provided. See sheet LL-501 for reference.

30. Clarify if there will be any wall lighting on the buildings. If so, provide the details for these fixtures.

RESPONSE: Balconies light fixtures "WP11 LED Wall Pack Series" by HALO (see attached specs).

Brands > HALO > WP11 LED Wall Pack Series



HALO

WP11 LED Wall Pack Series

- Maintenance-free LEDs with 50,000 hours of life
- Integral photo control provides nighttime ON/daytime OFF functionality
- High impact, weather resistant housing and lens
- Up to 1200 lumens
- Area coverage equivalence up to 100W incandescent or 26W CFL
- 35000K and 5000K color temperature
- Available in Bronze Finish
- cULus listed for wet locations
- Ideal for residential and light commercial applications

DRC



CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ

kimberly.vazquez@copbfl.com

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1. Land use for this parcel is Commercial (C) and zoned B-3 (General Business).
RESPONSE: Comment acknowledged.
2. The plans submitted are for 128- multi family residential units therefore applicant must apply for Flex Units. Application for Flex should adhere the to the Affordable Housing Policy.
RESPONSE: A Flex Allocation application is submitted as a separate application along with the Site Plan.
3. It is recommended applicant present the plan to NWCRA Advisory Committee & Collier City Civic Association.
RESPONSE: Comment acknowledged. A neighborhood meeting was held on June 29, 2022 at the Jan Moran Collier City Library. Refer to 'Greater Collier City Civic Association Agenda' document included with this submittal.
4. CRA is general support of residential on this site however housing units need to follow the recently Affordable Housing Policy recently adopted to deconcentrate poverty.
RESPONSE: The proposed development will be rented at market rate.

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

daniel.keester@copbfl.com

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1. Land use for this parcel is Commercial (C). The size of this property is 184,055 square feet / 4.22 acres; however, given the commercial land use there are no residential entitlements & no applications for Flexibility Units have been received. The zoning for the property is B-3 (General Business) and would restrict the maximum density to 46 units per acre (4.22 acres x 46 units / acre = 194 units). The plans submitted propose 128 multi-family units on the property. The applicant must submit an application to seek approval of 128 Flexibility Units from the City Commission.
RESPONSE: Comment acknowledged. A Flex Allocation application will run concurrent with the Site Plan.
2. Provide information on the site plan, a breakdown of the total number of units based on the number of bedrooms. Each Building Floor Plan indicates the total number of units by unit A, B, C. On the site plan data table, provide the total number (118), and a breakdown of each unit type for the entire site (i.e. 1 Bedroom Units = X, 2 Bedroom Units = Y, etc.). The information was included in the Project Narrative, not on the site plan data table.
RESPONSE: Refer to Sheet A0.10 SITEDATA-Layout1 and also Sheet SP-101 for total number of units.

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3. The property was been platted (Hurok, Parcel A) and recorded in 2020 (Plat Book 183 Pg 446) restricted the plat to 80,000 square feet of commercial use. Additionally, the Non-Vehicular Access Line (NVAL) & cross access agreement recorded with the plat do not coincide with the proposed location of the cross access and vehicular access on the site plan. The plat note, NVAL & the cross access agreement must be amended prior to building permit approval.
RESPONSE: Comment acknowledged. A Plat Note Amendment, NVAL, and cross access easement vacation applications will be submitted prior to building permit.
4. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.
RESPONSE: Comment acknowledged. A SCAD Letter will be submitted prior to building permitting.
5. The property is abuts N Powerline Road and NW 9 Street. The survey indicates on Powerline Road that there is an existing 54 feet to the centerline of the right-of-way & a 17 foot right-of-way easement (OR BK 16063 PG 280) and 18 foot right-of-way easement (OR BK 178 Pg 164) that was recorded during the platting process. Along NW 9 Street, there is 30 feet to the centerline of the road, and an additional 5 feet dedicated roadway easement (OR: BK 16063 PG 280). Therefore no additional dedications appear to be required for this property.
RESPONSE: Comment acknowledged.
6. The property does front on a road identified on the Broward County Trafficways Plan (Powerline Road).
RESPONSE: Comment acknowledged.
7. It is strongly advised that the Applicant hold a Neighborhood Meeting (refer to 155.2302 for guidelines on holding a neighborhood meeting). This should be done prior to placement of the P&Z Agenda. Additionally, it is recommended to present the plan to NW CRA District & Collier City Civic Association.
RESPONSE: Comment acknowledged.
8. The city has sufficient capacity to accommodate the proposal.
RESPONSE: Comment acknowledged.

BUILDING DEPARTMENT COMMENTS: JAMES DeMARS

james.demars@copbfl.com

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Advisory Comments

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: Comment Acknowledged

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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: Comment Acknowledged

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

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: Comment Acknowledged

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: Comment Acknowledged

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: Comment Acknowledged

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

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: Comment Acknowledged

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

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: FBC A221.1 is not applicable to Gateway Luxury Apartments. The Clubhouse is located on the ground floor.

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

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

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_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: Comment acknowledged.

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: Comment acknowledged. Fire Sprinkler shop drawings to be provided by Owner (Deferred Submittal).

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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: Comment acknowledged. REFER TO ARCH LEGENDS AND DETAILS ON SHEETS LS1.11, LS1.12, LS1.13, LS1.21, LS1.22, LS1.23, LS1.31, LS1.32, LS1.33, LS1.41, LS1.42, LS1.43, A7.07

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 fire-resistance rating is not reduced. 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: Comment acknowledged. REFER TO ARCH LEGENDS AND DETAILS ON SHEETS LS1.11, LS1.12, LS1.13, LS1.21, LS1.22, LS1.23, LS1.31, LS1.32, LS1.33, LS1.41, LS1.42, LS1.43, A7.07

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: Comment acknowledged. REFER TO ARCH LEGENDS AND DETAILS ON SHEETS LS1.11, LS1.12, LS1.13, LS1.21, LS1.22, LS1.23, LS1.31, LS1.32, LS1.33, LS1.41, LS1.42, LS1.43

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: Comment acknowledged. REFER TO SHEET A4.00 UNITS.

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: Comment acknowledged. Refer to Life Safety Plans included with this submittal.

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: Comment acknowledged. All required documents will be submitted at time of Building Permitting.

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: Comment acknowledged. All required documents will be submitted at time of Building Permitting.

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. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

RESPONSE: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: No Trusses on the project.

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: Comment acknowledged.

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: Comment acknowledged.

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.



DRC

RESPONSE: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

jim.galloway@copbfl.com

Pending Submit

1. 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: Hydrant flow test results and calculations have been provided as requested.

2. Provide Required Fire Flow Data for each proposed structure: 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 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" Fire Flow Demands required for each building.

Response: Hydrant flow test results and calculations have been provided as requested.

3. () 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: Acknowledged

DRC



4. () 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: Acknowledged

UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON

Nathaniel.Watson@copbfl.com

Pending resubmit

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

RESPONSE: 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 e-plan submittal.

RESPONSE: BCEPGMD Surface Water Management permit approval shall be provided when received.

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

RESPONSE: Acknowledged. Please see sheets CG-101, CG-102, and CG-501 for additional details.

4. Please obtain an FDEP permit for the proposed off-site water main upgrade. Required during official e-plan submittal.

RESPONSE: FDEP water permit shall be provided when received for off-site water main upgrades.

5. Please note that proposed water meters 3" and larger are not stock items. These meters are subject to a 60 to 75 business day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

RESPONSE: Acknowledged

6. Civil plan 417 CU-102 Water and Sewer Plan proposes a 8" X 6" meter bank connection. Please specify the exact size of the meters. Are the meters 2" typical?



RESPONSE: Each of the meters within the meter bank are 2" meters.

SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW

beth.dubow@copbfl.com

Authorized With Conditions

1. NOTE: Recycling collection is not required, but it is highly encouraged. If this is a rental property, recycling collection service may be obtained from a recovered materials hauler. Rental communities are considered commercial properties for purposes of recycling or garbage collection.

RESPONSE: Comment acknowledged. The proposed development is a rental community.

2. NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. or the current City franchise collector.

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.

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

david.mcgirr@copbfl.com

Authorized With Conditions

1. 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.

RESPONSE: BCEPMGD permit approval shall be provided when received.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption

RESPONSE: Contractor shall submit the FDEP NPDES general permit at time of building permitting.



DRC

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

RESPONSE: Contractor shall submit the FDEP NOI at time of building permitting.

4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

RESPONSE: Comment acknowledged.

5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

RESPONSE: Comment acknowledged.

6. Place note on all landscape plan sheets 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 all the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

RESPONSE: Refer to revised sheets for notes on landscaping materials.

7. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.

RESPONSE: Project is not adjacent to any county-owned ROW. No permit is anticipated to be required by BCTED.

8. 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: FDEP permit shall be provided when approval is received.

9. Upload the 2019 City Engineering standard details for the proposed off-site utility connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: Engineering standard details for off-site utility connections have been provided as requested.

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. Powerline Rd,

RESPONSE: FDOT driveway connection permit approval shall be provided when received.

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. Powerline Rd.

RESPONSE: FDOT drainage permit approval shall be provided when received.

12. 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 N. Powerline Rd.

RESPONSE: FDOT utility connection permit approval shall be provided when received.

13. PGD plan sheets 409 CP-101 and 410 CP-102 needs to be changed from details to plans.

RESPONSE: Sheet titles have been revised on 409 CP-101 and 410 CP-102.

14. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

RESPONSE: Note has been provided on sheets CU-101 and CU-102 as requested.

BSO DEPARTMENT COMMENTS: SCOTT LONGO

scott_longo@sheriff.org

Authorized

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: ARCHITECTURE

RESPONSE: PLANNING

RESPONSE: LANDSCAPE

RESPONSE: CIVIL



DRC