



Thursday, March 18, 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.

Engineering

by David McGirr

1. *Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.*
Will be submitting.
2. *Submit an engineering permit application for the proposed asphalt paving, pavers, concrete curbing and for the proposed utility changes. (At time of Permitting)*
Will provide at permitting.
3. *Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 2. (At time of permitting)*
Will provide at permitting.
4. *Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1*
Requested notes have been added to the Landscape Plans.
5. *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.*
See revised civil drawings.
6. *Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices*
See revised civil drawings.
7. *Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.*
See revised civil drawings.

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8. *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.*
See revised civil drawings.
9. *Upload the 2019 City Engineering standard details for the proposed off-site water connection road restoration. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments/engineering.*
See revised civil drawings.
10. *Please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.*
See revised civil drawings.

Waste Management

by Beth Dubow

1. *If collection carts for garbage and recycling will be used, show the storage location on this site plan. In townhome developments, the carts are usually stored in the garage or directly outside in an enclosed area.*
See A101 site plan for note locating the trash and recycling bins to be in garage for each unit.
Maintenance to be stipulated in the HOA bi-laws.
2. *If a shared dumpster enclosure is going to be used, show its location and orientation on the site plan. It must be in an accessible area for a garbage truck to service.*
See question above.

Landscape

by Wade Collum

1. *Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5*
See attached arborist tree report.
2. *Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5.*
See attached arborist tree report.
3. *Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.*
See attached arborist tree report.

4. 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 shifted due to asphalt conflicts on the site.
See revised architectural, landscape and civil allowing for a reduced landscape buffer of 8'.

5. There appears to be several utility conflicts intersecting required landscape areas, please correct.
See revised landscape for utility conflicts addressed.

6. Provide Street Trees at 1:40' as per 155.5203.G.2.c., property measures approximately +/- 211'
Street trees were provided on the last submittal. 5 trees required and provided along Cypress Grove Drive.

7. Plan appears to be missing callouts for the trees, please clarify.
Callouts for trees have been corrected.

8. Show paradise trees to be field grown as container grown trees of this species are known to have poor root structures.
Paradise tree is now shown to be container grown.

9. Provide a cross section of small finger islands to clarify if there is adequate soil space.
Cross section of finger islands has been provided on the plans.

10. 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.
Bubblers have been added to all relocated and new trees.

11. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.
Planting details have been revised to show sisal or biodegradable material attached to tree.

12. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. No rubber hose and wire.
Planting details have been revised to show sisal or biodegradable material attached to tree.

13. Correct planting detail to reflect the planting hole be 2 1/2 – 3 times the size of the root ball to more closely mirror industry best management practices and have a solid soil pedestal.
Planting details have been revised to show a planting pits to be excavated 2-1/2 times the diameter of the root ball.

14. Please clarify the soil specification be something tangible we can inspect by, such as 70/30 mix.
Soil backfill specification has been updated to reflect a 70/30 soil mix.

15. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
Note has been added to the landscape plans.

16. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
Note has been added to the landscape plans.

17. 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.

Note has been added to the landscape plans.

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

Note was previously shown on the landscape plan.

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

This letter serves this purpose.

Planning

by Daniel Keester

-Planning has no objections to the proposed site plan.

-Land use for this parcel is Residential (LM- Low Medium 5-10 DU/AC), and within one of the city's Dashed Lines restricting the total number of dwelling units (10,631). There was recently an approved property assigned to this property (P&Z: 14-12000025), and the 22 units approved at this property can be re-assigned to the proposed development.

-The property's plat (Palm Aire Cypress Course Estates 3; PB 108, Pg 48) was approved and accepted by the Broward County Planning Council on April 24, 1980. Based on Broward County's Administrative Rules Document Broward Next (4.3) regarding platting exemption, replatting would not be required for the proposed multi-family development as the property has an approved plat, which was recorded after June 4, 1953.

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

Will provide at permitting.

-The property is accessed from Cypress Grove Drive. The right-of-way provided is sufficient pursuant to Chapter 100.01.

-The property does not front onto any streets are identified on the Broward County Trafficways Plan.

-The city has sufficient capacity to accommodate the proposal.

-Applicant may submit to DRC for a formal review.

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.

Will be submitting.

() 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)) Complete attached form "Water Supply Fire Flow"

Will be submitting.

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() Address numbers must be placed in a position to be plainly visible from the street or road fronting the property, minimum 6 inch letters for all commercial structures and minimum 3 inch letters for residential unit numbers. (Florida Fire Prevention Code 6th edition, NFPA 1 2015 edition chapter 10 sections 10.11)

See A101 Site plan for signage information.

() Addresses placed on monument signs required to be plainly visible to oncoming traffic from each side and placed above all future full growth vegetation.

See A101 Site plan for signage information.

() All multi-building or unit complex's when deemed necessary by the authority having jurisdiction shall provide a sign with the complex's name, as well as, all of the addresses within the complex. This sign shall be placed in the location required by the authority having jurisdiction. (COPB ORD. 2012-09)

See A101 Site plan for signage information.

Building Division

by James DeMars

Building division comments are to be addressed during permitting process.

Zoning

by Lauren Gratzner

1. Provide all access agreements related to this property and the adjacent north and east properties. These 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.

Will be submitting.

2. 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.

See revised architectural, landscape and civil allowing for a reduced landscape buffer of 8'.

3. Clearly identify the property line on the site plan and location plans by bolding or highlighting the line with color.

See revised architectural A101 site plan.

4. 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.

See revised architectural A101 site plan.

5. 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 revised architectural A101 site plan and A102 location plan.

6. 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. 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 revised architectural A101 site plan and A102 location plan.

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7. 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.

Application and fee will be submitted.

8. 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 A102 location plan for dimensions requested.

9. 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. Provide the correct calculations in the required zoning table on the site plan. Clarify what calculations were used to reach the 56 spaces in the provided column.

See A101 site plan for updated calculations.

10. 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.

See A101 site plan for parking dimensions. 10x20 and 18x20 spaces.

11. Clarify if the rooftop A/C units will be behind the parapet wall when viewing it from the front elevations.

See A301 elevations, note 11 for a/c behind screen walls.

12. Clarify if residents have access through the rear gate via a gate opener or code access.

See A101 site plan for note, emergency egress gate with Knox box for emergency access only.

13. Clarify if the gate will be a fence type gate or a horizontal bar. Provide a detail of this gate. If this will be similar to a fence, it must be the requirements of a fence (155.5302) including a maximum height of 6' tall.

See A101 site plans for gate size. Gates to match pool fence design.

14. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less (155.5401.I). Provide a detail of the lighting fixtures proposed on the exterior of the buildings.

Lights have not yet been selected and can be submitted for review and approval prior to permit.

15. Provide the height of the proposed light poles. The max light pole height is 20' tall for multifamily zoning districts (155.5401.D).

See A101 site plan, pole to be 20' maximum.

16. 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.

See A101 site plan, for 15' radius note added.

17. Identify on the elevations that the roof will be painted white, per the desired sustainability development points outlined on the site plan.

The roof is not depicted on the elevation as it is a flat roof. See A203 and A213 roof plan for the added note.

18. 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 updated civil drawings.

19. Provide details on the permeable material being used for all sidewalks, per the desired sustainability development points outlined on the site plan.

See updated civil drawings.

Sincerely,



Randall E. Stofft, AIA
President

RES. Carlos M. Linares