

STEVEN L COHEN + ASSOCIATES P.A., AIA  
ARCHITECTS • INTERIOR DESIGNERS

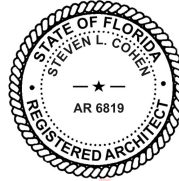


**CITY OF POMPANO BEACH**  
**DRC-APPLICATION COMMENT REPORT**

**Case Number: 22-12000034**

**CASE COMMENTS:**

Authorized with Conditions



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signed by  
Steven L  
Cohen

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**Division:** PLANNING  
**Member:** Daniel Keester  
[daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)

Please provide a response to the following:

1. Land use for this parcel is ETOC. An application requesting to construct 47 multifamily residential units (Garden Apartments & Townhouses), 26,497 square feet of retail/commercial and amenities for residents. The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit.

Response: Acknowledged, Client will provide the in-lieu-of fee contribution.

2. The property is unplatted. Provide a platting determination letter from Broward County Planning Council, confirming whether or not platting would be required for this prior to development.

Response: Plat Determination Letter to be provided as part of the DRC process.

3. Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.

Response: Plat Determination Letter to be provided as part of the DRC process.

4. The City has sufficient resource capacity to accommodate the proposal.

Response: Acknowledged.



**CITY OF POMPANO BEACH**  
**DRC-APPLICATION COMMENT REPORT**

**Division:** ENGINEERING  
**Member:** David McGirr  
[david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

**Case Number: 22-12000034**

**CASE COMMENTS:**

Please provide a response to the following:

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

Response: Acknowledged, permit will be provided at time of building permit.

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

Response: Acknowledged, Contractor to provide at time of building permit.

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

Response: Acknowledged, Contractor to provide at time of building permit.

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

Response: Acknowledged.

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

Response: Acknowledged.

6. On plan sheet 033 CP-101 PGD you are proposing to pave more than 50% of the city right-of-way with the on-street parking and the flow lines for the rain water run-off are going towards the adjacent properties. An offsite drainage system is required if paving more than 50% per the city ordinance. 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City

Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.

- (B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.

Response: Response: The existing condition of the city right-of-way along E. Atlantic Blvd, NE 13th Avenue and NE 1st Street plus the 1' public access easement along NE 13th Avenue and the 5' right of way dedication along E. Atlantic Blvd is: 90% impervious with existing sidewalks, on-street parking and the roadway and 10% pervious. Meanwhile, the proposed conditions for the aforementioned areas are 83% impervious and 17% pervious.

The flow lines for the rain water run-off follow the existing grading in the right-of-way.

(A) The area has a FDOT positive storm drainage system that drains to E. Atlantic Blvd. that is adequate to handle the existing runoff generated over the right-of-way.

(B) The proposed landscape areas are not envisioned to be street swales. The design is according to the Pompano Streetscape diagram requirements.

7. Show on landscape plans 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.

Response: Please refer to details sheet CU-504 and LP-501. All existing and proposed underground utilities are shown on the Landscape Plan for reference and coordination.

8. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

Response: 2022 City Engineering standard details were used in sheets CU-501 through CU-506.

9. On Plan sheet 033 CP-101 clearly define (call out ) the property line on the plans. Provide city details for proposed sidewalk. Clarify if its a concrete sidewalk or something else. Section B-B calls out for a bike lane? Where does that start and stop?

Response: Labels have been added along the property line for clarification. City details will be provided. Proposed sidewalk is concrete. The bike lane starts at the northwest corner of the intersection between Atlantic Blvd. and NE 13th Avenue, and it extends only for the frontage of the property.

10. If the proposed sidewalks are in city ROW and part on their own property then provide an easement and the plan should be amended to document the easement, and the easement recorded.

Response: 5' ROW will be dedicated along the south boundary of the site adjacent to E. Atlantic Blvd. and 1' Public Access Easement will be provided along the east boundary of the site adjacent to NE 13th Avenue.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

\*\*\*\* 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. \*\*\*\*



**CITY OF POMPANO BEACH**  
**DRC-APPLICATION COMMENT REPORT**

**Division:** FIRE DEPARTMENT

**Member:** Jim Galloway

[jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

**Case Number:** 22-12000034

**CASE COMMENTS:**

Authorized With Conditions

Please provide a response to the following:

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: A Hydrant Flow Test has been scheduled on October 3rd, 2022. The results are provided as part of the DRC resubmittal.

2. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : 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.

Response: Required Fire Flow calculations are provided as part of the DRC resubmittal. Refer to sheet CU-101 for location of proposed fire hydrants.

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, Contractor to provide.

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: Required Fire Flow calculations are provided as part of the DRC resubmittal. Refer to sheet CU-101 for location of proposed fire hydrants.



**CITY OF POMPANO BEACH**  
**DRC-APPLICATION COMMENT REPORT**

**Division:** BUILDING

**02/15/2023**

**Member:** James DeMars

[james.demars@copbfl.com](mailto:james.demars@copbfl.com)

**Case Number:** 22-12000034

**CASE COMMENTS:**

(Authorized With Conditions)

Please provide a response to the following:

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: Acknowledged.

2. 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: Acknowledged.

3. 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: Acknowledged.

4. 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: Acknowledged.

5. 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: Acknowledged.

6. 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: Acknowledged.

7. 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: Acknowledged.

8. 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: Acknowledged.

9. 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: Acknowledged.

10. 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: Acknowledged.

11. 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: Acknowledged.



12. 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: Acknowledged.

13. 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: Acknowledged.

14. 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: Acknowledged.

15. 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 (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: Acknowledged.

16. 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: Acknowledged.

17. 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: Acknowledged.

18. 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: Acknowledged.

19. 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: Acknowledged.

20. 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: Acknowledged.

21. 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: Acknowledged.

22. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response: Acknowledged.

23. 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: Acknowledged.

24. 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.

P722-12000034  
02/15/2023

Response: Acknowledged.



**CITY OF POMPANO BEACH**  
**DRC-APPLICATION COMMENT REPORT**

**Division:** BROWARD SHERIFF'S OFFICE

**Member:** Patrick Noble

[Patrick.Noble@sheriff.org](mailto:Patrick.Noble@sheriff.org)

(954) 709-7006

**Case Number: 22-12000034**

**CASE COMMENTS:**

1. Burglar Alarms/ Security Alarms/ Safes - Physical & Mechanical Security Strengthening  
Initials SDY
  - a. Burglar/ Security Alarms/ Safes must be installed at any property commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

Initials SDY

Response: Acknowledged, required security equipment/systems shall be provided as required.

2. Graffiti Maintenance - CPTED  
Initials SDY
  - a. Exterior wall surfaces along the building perimeter, including the garage wall exteriors (if any), must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet. Graffiti is chronic and therefore becomes expensive to address repeatedly. It often leads to costly Code Enforcement violations, therefore incorporating it into the project before hand is vital.

Initials SDY

Response: Acknowledged, note added to drawings calling out graffiti-resistant paint to be provided at ground level facades.

3. Miscellaneous: CPTED & Security Strengthening  
Initials SDY
  - a. Ensure all publicly accessible exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may trespass and loiter to charge their mobile phones, etc.

Initials SDY

- b. Ensure all publicly accessible exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

Initials SDY

- c. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation.

This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/prevent theft.

Initials SDY

- d. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

Initials SDY

- e. If the building has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

Initials SDY

Response: Acknowledged, notes added to CPTED plan listing the requirements as noted above.



**DRC-APPLICATION COMMENT REPORT**

**Division:** CRA

**Member:** Kimberly Vazquez

[kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com)

**Case Number:** 22-12000034

**CASE COMMENTS:**

CRA is general support of mixed-use development on this site even though it is not within the CRA District.



**CITY OF POMPANO BEACH**  
**DRC-APPLICATION COMMENT REPORT**

**Division:** UTILITIES **02/15/2023**

**Member:** Nathaniel Watson

[nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

**Case Number: 22-12000034**

**CASE COMMENTS:**

1. Please note that additional comments may be forthcoming 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: Acknowledged.

3. Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.

Response: Acknowledged.

4. Please procure an FDEP permit for the proposed domestic water system. Required during official e-plan submittal.

Response: Acknowledged.

5. As noted prior, please indicate on civil plan 038 CU-101 Water & Sewer Plan the total site water consumption in (GPD) gallons per day.

Response: Table has been added to sheet CU-101.

6. As noted prior, please indicate on civil plan 038 CU-101 Water & Sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.

Response: Table has been added to sheet CU-101.

7. As noted prior, on civil plan 038 CU-101 Water & Sewer Plan please show all laterals just behind the recorded property line. Please correct.

Response: Cleanouts locations have been corrected.

8. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to a 60 to 90 day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Response: Acknowledged.

9. Please eliminate the proposed public fire hydrant shown along NE 1 Street adjacent to NE 13 Street as shown on civil plan 038 CU-101 Water and Sewer as there are existing public hydrants in close proximity of the development along NE 1 Street and along NE 13 Street. Propose a metered hydrant with backflow should the development require a hydrant.

Response: These are proposed public fire hydrants in the public right-of-way and therefore meters and backflow devices are not required.

10. Civil plan 038 CU-101 Water & Sewer proposes a 2" domestic water service for a four story bldg. The proposed meter may supply less than 160 GPM. Are you sure that the design is sufficient for the site?

Response: Domestic water service size to be confirmed by M.E.P. at time of building permit.





**Case Number:** 22-12000034

**CASE COMMENTS:**

1. Thank you for the SW adjustment per our meeting.

Response: Acknowledged.

2. Correct the proposed Silva Cell areas to meet the minimum requirements of the TO/EOD along all the perimeters including under the proposed parking on the West side. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Incorporate the existing utilities on the suspended pavement schematic for all three sided abutting hardscape.

Response: The Silva Cell areas have been corrected to include the Western side of the property and is reflected on sheet LP-201. Required tree soil volume is calculated on that sheet per code requirements and Suspended Pavement Systems are provided where necessary. Existing utilities are noted with details on sheet LP-201 showing Suspended Pavement System at utilities.

3. Provide a details section on sheet for Silva Cell system.

Response: Refer to sheet LP-201 and LP-501 for Silva Cell details.

4. Provide a separate sheet suspended pavement for this and include on the civil plans.

Response: Refer to sheet LP-201 for suspended pavement plan. All civil sheets have the suspended pavement areas shown.

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

Response: Acknowledged; there is a note on sheet LP-101 stating such.

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

Response: Acknowledged.

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

Response: Acknowledged.



**Case Number: 22-12000034**

**CASE COMMENTS:**

1. Identify which Density Bonus Option will be applied. The Site Data table identifies "Option #1 or #3."

Response: Density Bonus Option #1 will be applied as shown on sheet A1.0

2. Please add the pervious required/provided calculations to the Site Data table.

Response: Pervious percentage required/provided was added to the *Site Data Table* on sheet A1.0.

3. Revise the Site Data table to indicate the minimum required and maximum allowed setbacks. On the table, only the minimum was found.

Response: Refer to updated *Site Data Table* on Site Plan sheet A-1.0.

4. Clarify the purpose for multiple dimensions on the elevations for ground floor/1st floor and for second floor.

Response: Dimensions have been clarified to properly notate the different Second Floor building heights on the main building versus the townhouse-style building on the North, as reviewed during the DRC meeting on 11/16/22.

5. The building elevation sheets appear to indicate that the building height is measured from finish floor, not finish grade. Add a dimension for the height of the building measured from finish grade to the roof, and from the roof to rooftop elements that encroach above the maximum allowable height as regulated by Table 155.3501.N.1.

Response: Dimensions have been added to the exterior elevations as required, as reviewed during the DRC meeting on 11/16/22.

6. Clarify the response pertaining to adding bike racks to the Colonnade area adjacent to the Forecourt. Bike racks at this location were not found on the site plan.

Response: Bike racks are located on each side of the fountain next to the column. Refer to sheet A1.0 as reviewed during the DRC meeting on 11/16/22.

7. The off-site improvements for EOD street cross-sections must be coordinated with the City Engineer.

Response: Acknowledged, refer to Engineering/Utility Division comment responses.

8. The east elevation depicts a landscaped façade with greenscreen trellis system. Provide information pertaining to the façade treatment behind the greenscreen. If openings or transparent, be advised that the greenscreen will not provide adequate screening of the interior of the parking garage and cannot be approved as such.

Response: Aluminum decorative grilles are located behind the greenscreen. Refer to detail added on Site Plan sheet A1.0.

9. The building break at the south building façade includes a fountain which effectively bisects the pedestrian walkway beneath the colonnade. Further, the proximity of the fountain to the right-of-way may be problematic. Please consider alternative designs of the forecourt.

Response: Refer to updated forecourt design concept with the added 10'x30' building break within the Colonnade area, accompanied by the relocation of the Main Lobby to be accessed off the forecourt, delineating this area as the main entry point to the building, as per discussions with Pamela Stanton.

10. Clarify how the west end of the colonnade will transition at the termination point to provide an effective pedestrian connection to the public sidewalk and/or the adjacent property.

Response: Per discussion at the DRC meeting on 11/16/22, a 42" high decorative railing, in lieu of a solid wall, will be provided to terminate the colonnade and transition to the public sidewalk while allowing for future connectivity if/when the property to the west is developed per the new streetscape standards.

\*\*\*The following will be a condition of the Development Order: Pursuant to Section 155.3709.K, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees per Chapter 154.\*\*\*

\*\*\*The following will be a condition of approval of the Development Order: Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable- provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.\*\*\*



**Case Number: 22-12000034**

**CASE COMMENTS:**

1. The narrative provided that explains how the garbage (and recycling if any) is handled for this site does not cover the following:
  - a. How the garbage will be moved to the "main trash room" or the staging area for service? Will it be pushed by hand or toted with a utility vehicle?
  - b. There will be a significant amount of garbage generated by the commercial use which is far from the "main trash room." Along what path will the garbage be moved?
  - c. Specify what containers will be used for the townhouse units and where those containers will be stored? Are residents expect to bring their trash to the trash room on their own?
  - d. Specify/label all garbage chutes on the floor plans for the apartment units.

Response: Per discussion at DRC meeting on 11/16/22, garbage is moved to the Main Trash room by building maintenance via a Gator-type vehicle. Trash & Recycling Narrative has been updated to clarify this item.

Townhouse units have dedicated bins in the Main Trash room as discussed. Floor plans have been labeled to show the trash chute location on each floor.

2. Demonstrate adequate access for garbage trucks to service the trash rooms and compactor (if needed). Specifications have been uploaded to Explain for your use.
  - a. Show all turning radii (measured in feet, not auto-turn) on the site plan for trucks accessing service areas or trash rooms.
  - b. Ensure a minimum of 15 feet of height clearance is provided for garbage and/or recycling trucks along the entire path through the site and a minimum of 21 feet of height clearance at the point of collection.

Response: All required information is provided on the Site Plan (A-1.0) and Floor Plans, showing the turning radii and double-height areas that meet the requirements.

3. Garbage and recycling service vehicles must have access to the collection containers on site or in designated areas that do not interfere with traffic flow of the adjacent roadways.

Response: Acknowledged, garbage vehicle circulation was reviewed during the DRC meeting on 11/16/22 and demonstrated that on-site vehicular circulation for residents would not be impeded and that all roadways are fully accessible.

\*\*\*NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling (as of October 1, 2022). Rental communities are considered commercial as it pertains to garbage collection.\*\*\*

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

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

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

\*\*\*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).\*\*\*