

July 20, 2022

City of Pompano Beach
Pamela Stanton, Zoning Department
100 W Atlantic Blvd, Pompano Beach, FL 33060

PZ# PZ20-12000006
Keith Project No. 10298.02

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated June 1st, 2022 KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: Daniel Keester
[| daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)

Status: Authorized with Conditions.

-Land use for this parcel is Commercial (1.88 acres) and Medium (16 units per acre) Residential (1.34 acres). The Applicant will be amending the Flex Unit request from 108 Flexibility Units (approved by the City Commission - Resolution 2020-226) to 85 Flexibility Units. Based on the residential land use, the maximum allowed density (by right) is 21, and the total number of units proposed is 106, thus 85 Flexibility Units must be granted by the City Commission. The revised plan also removes the commercial uses.

RESPONSE: Comment Acknowledged

-A platting determination letter from Broward County Planning Council, dated March 2, 2020, states that the project will not be required to plat the property.

RESPONSE: Comment Acknowledged

-Prior to site plan approval, provide an executed Declaration of Covenants regarding the provision of affordable housing as indicated in the Resolution for Flex (Resolution 2020-226).

RESPONSE: Comment Acknowledged

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval (the current letter issued for the Plat (SBBC-2836-2020) is valid until August 29, 2020).

RESPONSE: Please see the Final SCAD Letter from Broward County School Board uploaded to Eplan documents.

-The city has sufficient capacity to accommodate the proposal.

RESPONSE: Comment Acknowledged

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PZ20-12000006
8/24/2022

ENGINEERING DEPARTMENT DAVID MCGIRR

| david.mcgirr@copbfl.com <mailto:david.mcgirr@copbfl.com>

Status: Pending Resubmittal.

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: To be handled at time of building permitting.

2.Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

RESPONSE: To be handled at time of building permitting

3.Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities

RESPONSE: To be handled at time of building permitting

4.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: Acknowledged, Will be provided at time of Building Permit

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

RESPONSE: Acknowledged, Will be provided at time of Building Permit

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

RESPONSE: Acknowledged, Will be provided at time of Building Permit

7.Place note on landscape plans 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. 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. Engineering Standard street tree detail 316-1.

RESPONSE: Please refer to note on Sheet LP-002

RESPONSE: Acknowledged, Civil has also provided, see sheet CU-503.

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

RESPONSE: Acknowledged, Civil has provided, see revised plans CU-501 through CU-505.

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

RESPONSE: Comment Acknowledged.

10.Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

RESPONSE: Acknowledged, see revised plans and detail sheet CP-501 through CP-505.

11.Please note on civil plan 014 CU-102 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.

RESPONSE: Acknowledged, see revised plans and CU-102.

12.Place note on plan sheet 013 CU-101 that the existing watermain pipe will be restrained north of the cut in 6" inline valve per the restraining schedule.

RESPONSE: Acknowledged, see revised plans and CU-101.

13.Irrigation plans do not show a meter location. Water plans and irrigation plans need to show meter location.

CIVIL RESPONSE: Acknowledged, contractor shall connect to existing irrigation lines of Captiva Cove 1 & 2 for service.

**** 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.***

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>

Status: Authorized with Conditions.

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval

BUILDING DIVISION COMMENTS: TODD STRICKER

| todd.stricker@copbfl.com

Status: Authorized with Conditions.

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

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

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: Comment Acknowledged

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

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

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

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: Comment Acknowledged

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

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: Comment Acknowledged

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: Comment Acknowledged

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: Comment 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 [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system 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

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: Comment Acknowledged

4.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: Architect Comment Acknowledged

5.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: Architect Comment Acknowledged

6.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: Architect Comment Acknowledged

7.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: To be provided at building permitting

8.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, 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: To be provided at building permitting

9.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

10.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

11.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: To be provided at building permitting

12.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: To be provided at building permitting

13.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.

RESPONSE: To be provided at building permitting

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: To be provided at building permitting

14.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

15.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

16.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

17.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

18.1804.4 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

19.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: To be coordinated at time of building permit

20.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: To be coordinated at time of building permit

21.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: Architect – Refer to new architectural sheets Rev #1

BSO DEPARTMENT COMMENTS: SCOTT LONGO

| scott_longo@sheriff.org

Status: Authorized with Conditions.

Disclaimer: The services of an experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended. 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 liability's that might occur without any review.,

RESPONSE:

1, • Interior and parking lot area surveillance camera coverage/capture. Show sight "cones". Make sure coverage overlap

RESPONSE: To be coordinated at time of building permit

CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ

| kimberly.vazquez@copbfl.com

Status: Authorized.

UTILITIES DEPARTMENT COMMENTS:

Plan Reviewer: nathaniel.watson@copbfl.com

Status: 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: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

4. Please obtain an FDEP permit approval or exemption for the proposed water main. Required during official e-plan submittal.

RESPONSE: Comment Acknowledged

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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: Comment Acknowledged

6. Eliminate the proposed public fire hydrant along SW 11th Street. There is a hydrant just across the street and another at the corner SW 11th Street and S Dixie Hwy. Another hydrant is located at the NE corner of the lot.

RESPONSE: Comment Acknowledged see revised plans (CU-101 and SP-101).

LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM

| wade.collum@copbfl.com

Status: Pending Resubmittal.

1. Staff is unclear as to the goal of the Unity of Control designation and how it relates to the requirements and previous submittals and buffers.

RESPONSE: The goal for this proposed project area is to add a new development phase to the existing Captiva Cove Development which lies to the south and west. By unifying the title and properties, they become one property which would eliminate the Buffer requirements along the southern and western property lines. A Vehicular Use Parking Island buffer is still applicable.

2. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced.

RESPONSE: Please refer to requested information provided on LD-001

3. Please provide a mitigation table spelling out the DBH to caliper trees if any.

RESPONSE: Please refer to requested information provided on LD-001

4. Consider changing the proposed upright deciduous Taxodiums along the perimeters to large canopy spreading trees to provide shade.

RESPONSE: Bald Cypress have been replaced with Green Buttonwoods.

5. Please provide some flowering trees along Dixie and SW 11 Street.

RESPONSE: Silver Buttonwoods have been switched to Crape Myrtles along Dixie and SW 11th Street.

6. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

RESPONSE: Notes are provided on sheet LP-002

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PZ20-12000006

8/24/2022

7. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

RESPONSE: Notes are provided on sheet LP-002

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

RESPONSE: Please refer to not on LP-002

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

RESPONSE: Please see comment response letter here.

10. Additional comments may be rendered a time of resubmittal

RESPONSE: Comment Acknowledged

ZONING DEPARTMENT COMMENTS: PAMELA STANTON

| pamela.stanton@copbfl.com <mailto:pamela.stanton@copbfl.com>

Status: Pending Resubmittal.

1. If unified, Site Data must be provided for the unified parcels as a whole. Provide a separate column for the combined data on the Site Data Table.

RESPONSE: Please refer to revised site area calculations on Sheet SP-101. The Site Calcs from the Approved Building Permit (BP10-00007108) was combined with the Proposed Captiva Cove III Calcs within the last column of the site data calculations.

2. Staff acknowledges that the applicant is proposing to unify the two properties via a Unity of Control. The properties must be unified for several reasons, including access, use and Zoning purposes:

RESPONSE: Comment Acknowledged. A separate Unity of Control Document will be submitted for City review.

- Access: both properties appear to be allowing access to each other. This would typically be formalized through an access easement.

RESPONSE: Comment Acknowledged. A separate Unity of Control Document will be submitted for City review.

- Use of property: the site plan submittal proposes specific improvements (vehicular overhangs, light poles, etc.) occurring on the Captiva 1 property. This would typically be formalized through a private easement or shifting the property lines.

RESPONSE: Comment Acknowledged. A separate Unity of Control Document will be submitted for City review.

•Zoning/Site Plan purposes: without the unification document, the buffer would need to be constructed.

RESPONSE: Comment Acknowledged. A separate Unity of Control Document will be submitted for City review.

Please note that a Unity of Title provides the most assured method of a clean unification. But if this is not possible due to separate ownership, it is important that the unifying document adequately cover all of the above-mentioned areas. If not a Unity of Title, prepare a draft of a document to unify the properties, that includes language to specify that the properties are unified for use (parking space overhangs, light poles, etc.), Zoning/site plan purposes, and access. The agreement must specify that City approval is required to terminate or modify the agreement. Alternatives to this type of agreement may be proposed that would allow the site to be brought into compliance without reliance on the other property owner (ex: access easements, site modifications, and/or maintenance agreements). Consider shifting the property lines two feet to the south and west, which would address the parking space overhang and light pole encroachment issues, but a unification document would still be needed since the properties are reliant upon each other for access and Zoning/site planning purposes.

RESPONSE: Comment Acknowledged. A separate Unity of Control Document will be submitted for City review.

3. Verify the number of flex units required by Broward County for this project.

RESPONSE: Please see uploaded email correspondence from the Broward County Planning Council to the documents folder

4. Section 155.5101.I.3.a.i. Required pedestrian walkways must be at least five feet wide in residential and industrial zoning districts and seven feet wide in commercial zoning districts. The plans depict a 5-foot walkway in the B-3 area of the site.

RESPONSE: A Waiver Request for reduced sidewalk width on the B-3 Portions of the project has been submitted for review.

5. The site plan calls out an 8-foot perimeter fence, which is permitted in the B-3 area of the site. Fences in residential district must not exceed 6 feet in height.

RESPONSE: The 8-foot note was in error and has been fixed on the site plan sheet. The proposed fence height will be 6 feet in height, as allowable by code. See revised Sheet SP-101.

6. Provide elevations of all building facades for Building 1, with material and color call-outs. Elevations for the front and side elevation were found. It was not determined which “side” of the building the side elevation represents.

RESPONSE: Please see revised elevation sheets A2.10, A2.11, and A2.12

7. Section 155.5402.E. The minimum illumination level in multifamily residential in vehicular use areas is .5 footcandles and 1.0 footcandles in all other districts. The maximum illumination at property lines of multifamily residential districts is 2.0 footcandles and 3.0 footcandles in all other districts. The site lighting plan does not reflect compliance at various locations.

RESPONSE: The unity of control will allow the developments to share the lighting, so there isn't a max requirement to adhere to along the south and west property lines. This comment is addressed with the unity of control. The required VUA minimums will be adhered to. In the RM-45 portion of the property, the plans have been updated to have a minimum of .5 fc. In the B-3 portion of the property the plans have been updated to have a 1 fc minimum.

8. Section 155.5601.C.1.b. Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). Clarify how the previous approval was granted with the building fronts oriented toward parking lots, not towards external or internal streets, or open space areas.

RESPONSE: Per coordination with City staff, the proposed orientation of Building #1 will remain as designed as buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists (Per Code Section 155.5601.C.1.b).

9. Section 155.5401.G. The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof. The building elevation sheets indicate that the height of the buildings are measured from finish floor, not finish grade as required. Provide a dimension for each building for the height from finish grade.

RESPONSE: Please see revised building elevations. The zoning height is from finished grade.

SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW

| beth.dubow@copbfl.com <mailto:beth.dubow@copbfl.com>

Status: Authorized with Conditions.

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. or the current City-approved hauling franchise. Rental properties are considered commercial for garbage collection purposes.

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

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

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).

RESPONSE: Comment Acknowledged