

Current Project - Department Review Status

PZ21-12000001

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
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	BSO		pamela.mccleod@copbfl.com	Assigned	
	WASTE MANAGEMENT	Beth Dubow beth.dubow@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<p>Solid Waste and Recycling Comments Project Name: Medical Offices and Senior Center PZ#: 21-12000001 Address: 101 NW 12 Street Review: 01/20/2021 Pre-App Meeting Date: 02/26/2021 REVIEW COMPLETE; NO OBJECTIONS NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. 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.</p> <p>Acknowledged</p>

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	UTILITIES		pamela.mccleod@copbfl.com	Assigned	
	CRA		pamela.mccleod@copbfl.com	Assigned	
	PLANNING	Daniel Keester daniel.keester@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<p>-The property has an approved recorded plat (Monticello Park - PB 10, Pg 68) and was approved prior to 1953. Based on Broward County's Administrative Rules Document BrowardNext (4.3) regarding platting exemption, replatting would not be required for the proposed non-residential development as the property is less than 10 acres in size and the plat was recorded prior to June 4, 1953.</p> <p>-Land use for this parcel is C (Commercial), the zoning is B-3 (General Business). The narrative describes the future intended uses on the property as a "Medical Office with a maximum gross floor area of 5,000 square feet" and the new "Senior Center." Please note that not all "medical offices" are permitted by right in this zoning district & certain "medical offices," even if they are at or less than 5,000 square feet may have additional use-standards. The proposed use is in compliance, but must adhere to all conditions of the development order & relevant zoning regulations. Acknowledged</p> <p>-The property is accessed from NW 12th Street and N Dixie Highway. NW 12th Street is within a non-residential zoning district, not specifically listed in the Trafficways Plan or Code of Ordinances (100.01 Minimum right-of-way). Based on the survey submitted, only 40 feet of dedicated public right-of-way exists & an additional 10 feet must be dedicated in order to provide the minimum 30 feet to the centerline. No dedications have been noted on the site plan.</p> <p>5' ROW dedication is shown on all plans.</p> <p>-The property also fronts on North Dixie Highway, which is identified on the Broward County Trafficways Plan. On the Trafficways Plan, North Dixie Highway (at this location is designated as a "Collector Road" with a minimum of 20 feet right-of-way required. The survey indicates that 40 feet of right-of-way are provided to the centerline of the road, and therefore no additional</p>

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					<p>dedications are required along Dixie Highway.</p> <p>-The City Commission approved a Resolution (Reso. 2014-131) in 2014 adopting a Transportation Corridor Study. A copy of the Transportation Corridor Study is posted on the city's Planning & Zoning webpage. Additionally, all site plan applications must demonstrate compliance during site plan review as it is a review standard: "Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision." Please review the study & applicable recommendations. Acknowledged</p> <p>-The city has sufficient capacity to accommodate the proposal.</p> <p>-Applicant may submit to DRC for a formal review.</p>
	ZONING	<p>Lauren Gratzner Lauren.Gratzer@copbfl.com</p>	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<p>1. The proposed project requires Major Site Plan and Major Building Design approval. Acknowledged.</p> <p>2. Section 155.2407.E.12 for Site Plan Review Standards and Section 155.2408.E.4 for Building Design Review Standards requires that applications will be approved only on a finding that there is competent substantial evidence in the record that the development complies with the approved Transportation Corridor Study, as proposed. Provide a street section for N Dixie Hwy to be consistent with the desired built form of the area as described in the Transportation Corridor Study. Refer to the Kendall Crossing Section D 1 (NW 15th St to NW 6th St) for the typical cross section for this area in the Transportation Corridor Study found on the City website. Street section provided-2/Sp101</p> <p>3. The Commercial, Institutional, and Mixed-Use Design Standards require the primary entrance, shall front onto a street, a courtyard, or plaza, not an off-street surface parking area. In the case of corner lots, the primary entrance shall face the street from which the building derives its street address. Nothing shall prohibit a secondary entrance from facing a surface parking area (155.5602.C.2). Please provide an entrance way designed as a primary entrance on the street side</p>

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					<p>with at least one design feature as required in section 155.5603.F. Entrance provided on NW 12th Street with canopy.</p> <p>4. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways (155.5602.C.7). All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. Provide the fenestration calculations on the elevations. Will apply to AAC for Superior/Alternative Design exception</p> <p>5. It is encouraged to enhance the north façade as it may be visible from the public realm heading south on Dixie Highway. The north façade is behind an existing building to the north which blocks the north elevation</p> <p>6. Clarify if the emergency generator is proposed underground or above ground. If this is above ground, the generator shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened. (155.5301.A). Generator is above ground and will be screened with landscaping</p> <p>7. The site plan has notes for bike parking. Provide a detail of the bike rack and provide the total number of bike parking spaces being provided. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area (155.5102.L) Bike rack detail provided on Sheet SP101 Site Plan and information added to Zoning Chart</p> <p>8. The “provided” setbacks listed in the table on</p>
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					<p>the site plan do not appear to be accurate. Provide the correct dimensions in this table. Dimensions corrected.</p> <p>9. This project has not request a parking reduction, nor may a parking reduction be applicable to this project. Additionally, the parking reduction listed on the site plan parking table was not used towards the total provided parking spaces. Remove this information from the site plan. Information removed</p> <p>10. Clarify on the floorplan which areas are intended for the Medical Office use and which areas are for the Senior Center use and provide the total square footage for each. The total square footage for each use may affect parking calculations if changed. Areas delineated on SP101 Site plan</p> <p>11. Make a note on the site plan that the parking will be double striped (155.5102.C.4). Double striping has been shown on Site Plan</p> <p>12. Label all elements on the site plan including but not limited to awnings, canopies, pedestrian walkways, screen walls, water features, etc. OK</p> <p>13. The west side of the property requires a Type B buffer per Code section 155.5203.F3. Show on the landscape plan that the 6' wall or opaque fence will be in the middle of the landscaping as required in this buffer. The wall has been relocated to accommodate planting on the exterior side.</p> <p>14. Provide a detail of the dumpster enclosure. Dumpster enclosures or Commercial containers of new development are to be screened on three sides by a durable, sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate. The height of the screening walls and gate shall be at least six inches higher than the height of the container. (155.5301.C1.a). Dumpster detail added to SP 101</p> <p>15. A photometric plan must be submitted with the DRC submittal and show a minimum of 1 foot-candle in vehicular use areas, measured at the edge of a vehicular use area, at ground level and a maximum of 3.0 foot-candles at the property lines, measured at five feet above</p>
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					<p>ground level. Note that trees must be at least 15' from any light pole (155.5203.B.2.g.i.c). Identify this 15' distance. Photometric plan submitted</p> <p>16. The maximum height for lighting fixtures within 200 feet of a residential zoning district (the west property line) is 20'. For all other fixtures outside of this 200' distance, the maximum height is 30'. Revise the height of the proposed light poles in the parking lot. Height revised</p> <p>17. There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure. Mechanical equipment will be located on the roof towards the rear of the structure and will be screened by roof parapets.</p> <p>18. Provide a sustainability narrative that outlines how this project aims to achieve at least 12 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points. Narrative provided.</p> <p>19. Please note that all signage must be reviewed and approved as a separate building permit and will not be approved as part of the site planning process. Noted</p> <p>20. On the survey, provide the distance from the property line to the center line of the roadway on Dixie Highway. Survey shows 40 distance</p> <p>21. ROW may need to be dedicated along NW 12th Street in order to meet the required ROW widths. Confirm with the Engineering Division. 5' ROW dedication shown on all plans</p> <p>22. Section 155.5509. Utility Lines Location. In all new development, as well as redevelopment, that increases gross floor area by 50 percent or more, all electrical secondary feeders (lines, materials) and other utility lines located on the development site</p>
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					and/or along the public right-of-way fronting the development site shall be placed underground—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Utilities will be run underground
	FIRE DEPARTMENT	Jim Galloway jim.galloway@copbfl.com	pamela.mccleod@copbfl.com	PendingResubmit	<p>01/25/2021 Current Adopted Fire Code: Florida Fire Prevention Code 7th Edition. NFPA 1 & 101 - 2018 Editions with Florida Changes. Reference: FAC 69A-3.012 for other Adopted NFPA Standards.</p> <p>1 - What are the proposed occupancy classifications/uses of the building? Plans show a generator. Depending on proposed use and fire flow demands additional fire protection may be required. Use and construction type noted on SP 101 Site Plan</p> <p>2 - Recommended that proposed fire hydrant, located on West side of property (parking lot) within public right of way. The fire hydrant has been relocated to the right-of-way, west of the property driveway connection on NW 12th Street.</p> <p>3 - () 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. A Hydrant Flow Test will be provided and performed by a qualified company that has previously conducted this test within the City of Pompano Beach. The required forms will be submitted to the Fire Department with the fee, and scheduled accordingly with the Fire Department</p>

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					<p>4 - () 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". A Fire Flow Report will be provided and the required forms will be submitted, together with the fee. Two fire hydrants are proposed and both are less than 400' from the proposed building.</p> <p>5 - () Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from. A Fire Apparatus Circulation Plan is provided with this submission.</p> <p>6 - () Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates. Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with a readily accessible manual releasing device. (City of Pompano Ordinance 95.08) The proposed automatic gate will be open during the day and, as noted on the Fire Apparatus Circulation Plan, when closed will provide a Fire Apparatus Access by means of a Knox Switch.</p>
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	BUILDING DIVISION	James DeMars james.demars@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<p>Advisory Comments 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. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>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.</p> <p>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.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>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.</p>
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					<p>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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).</p> <p>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.</p> <p>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.</p>
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					<p>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.</p> <p>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 2020 FBC.</p> <p>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. Acknowledged.</p> <p>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</p>
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					<p>submitted. Acknowledged.</p> <p>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. Acknowledged.</p> <p>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. Acknowledged.</p> <p>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. Acknowledged.</p> <p>6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1002 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.</p>
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					<p>comply with this section of the code. Acknowledged.</p> <p>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. Acknowledged.</p> <p>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. Acknowledged.</p> <p>9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, joists, window walls, railings, awnings, ...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. Acknowledged.</p> <p>10. F.S. 481.221(2) The enforcing agency</p>
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					<p>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). Acknowledged.</p> <p>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. Acknowledged.</p> <p>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. Acknowledged.</p> <p>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. 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. Acknowledged.</p> <p>14. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.1, 208.2, and 208.2.3. Where more than one parking</p>
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					<p>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. Acknowledged.</p> <p>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. Acknowledged.</p> <p>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. Acknowledged.</p> <p>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. Acknowledged. The site design will provide perimeter grading to contain the rainfall runoff, as per stormwater jurisdictional criteria.</p> <p>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. No physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative</p>
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					<p>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. Site grading, in the perimeter of the building will be slope away at 5% for 10' or where possible. In addition, impervious areas will be sloped a minimum of 2% away from the building</p> <p>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. Acknowledged.</p> <p>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. Acknowledged.</p> <p>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</p>
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					determined by the local authority in accordance with this section and chapter 633, Florida Statutes. Acknowledged.
	ENGINEERING DEPARTMENT	David McGirr david.mcgirr@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<p>21-12000001 Pre-Application review 1-26-21 david.mcgirr@copbfl.com 954-786-5514 Medical Office and Senior Center 101 NW 12 St.</p> <p>1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans. Acknowledged.</p> <p>2. Submit an engineering permit application for the proposed asphalt paving, concrete curbing and public sidewalk. (At time of Permitting) Acknowledged.</p> <p>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) Acknowledged.</p> <p>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 department 216-1 Acknowledged. Landscaping acknowledged – note provided</p> <p>5. The proposed water main and services, sanitary sewer connection to service this</p>

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					<p>project and proposed drainage must be approved by the City of Pompano Beach Utilities Division. Acknowledge.</p> <p>6. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices. An Erosion Control Plan is provided with this submission.</p> <p>7. 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. The City's standard details have been incorporated into the plans set submitted.</p> <p>8. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats. As noted on the Paving, Grading & Drainage Plan (PGD), Sheet C3.0, detectable dome mats will be installed at the sidewalk on either side of the NW 12th Street driveway connection. The dome mat construction detail is provided with the PGD details.</p> <p>9. 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. A note has been added to the Water & Sewer Plan, Sheet C4.0, regarding the abandonment of any existing water and/or sewer connection.</p> <p>How to retire old laterals</p> <ul style="list-style-type: none">• 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
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					<p>and city approved couplings)</p> <ul style="list-style-type: none"> • 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) <p>Acknowledged.</p> <p>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. The requested note has been added to the PGD plan.</p> <p>**** 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. ****</p>
	LANDSCAPE REVIEW	Wade Collum wade.collum@copbfl.com	pamela.mccleod@copbfl.com	PendingResubmit	<p>1. Remove color from landscape plan and convert to a dumb pdf as staff is having a difficult time manipulating the image for a proper review.</p> <p>Acknowledged</p> <p>2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Provided on I</p> <p>1. See notes</p> <p>3. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section</p>

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					<p>155.5203 Provided signed and sealed.</p> <p>4. 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 Done initially. Tree survey provided.</p> <p>5. 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 nonspecimen 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. Tree appraisal report included in package.</p> <p>6. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced. Clarify mitigation Mitigation table updated and placed on L-3. See L-1 for replacement values.</p> <p>7. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. 50% of all canopy trees and palms set to required heights. See table on L-1.</p> <p>8. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 11' of landscape areas between a vehicular use area and an abutting building. Areas between building and VUA are meeting 11' landscape area and courtyard area of 2,404 sf contributes to meet requirement.</p> <p>9. Provide a photometric plan. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strip, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings. Light</p>
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					<p>poles removed from required landscape areas.</p> <p>10. 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 end islands. End islands provided in landscape. See L-1.</p> <p>11. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows. Change palms to canopy trees and provide a row of shrubs. Palms were changed to canopy trees.</p> <p>12. 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. All islands are 8' min. See L-1.</p> <p>13. Show Japanese Blueberry's to be tree form not cone shaped. Note has been updated in tree table. See L-1.</p> <p>14. Provide Street Trees at 1:40' as per 155.5203.G.2.c. and show in the ROW along NE 12th. Trees have been updated. See L-1.</p> <p>15. Remove utilities from required landscape islands. No utilities ins landscape islands. See L-1</p> <p>16. Separate out lady palms and Bougainvillea from tree plant list. Changes have been made to plant list. See L-1.</p> <p>17. Show sod on the plan. SOD marked in designated areas. See L-1</p> <p>18. Provide soil specifications. See Sheet L-4 General Specifications #29.</p> <p>19. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk. See details and notes on Sheet L-4.</p> <p>20. If trees are to be contained specify that the root ball will be shaved at the perimeter to remove all circling roots. Note added. See L-1</p> <p>21. As per 155.5203.B.5.a. Provide scaled Irrigation Plan. See Sheet IB-1.</p>
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					<p>22. 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 for all trees. See details L-4.</p> <p>23. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Details updated. See L-4.</p> <p>24. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed. Plant list updated. See table on L-1.</p> <p>25. 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. See notes on L-1.</p> <p>26. 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. See notes on L-1.</p> <p>27. 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. See notes on L-1.</p> <p>28. All tree work will require permitting by a registered Broward County Tree Trimmer. See notes on L-1.</p> <p>29. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. See attached report.</p> <p>30. Additional comments may be rendered a time of resubmittal. Acknowledged.</p>
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