

PZ22-12000045

05/03/2023

April 5, 23

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

RE: 2050 Dr. Martin Luther King Jr. Blvd.
Application #PZ22-12000045
KEITH Project No. 13100.00

Dear City of Pompano Beach Reviewers:

Based on your Development Review Committee comments dated February 6th, 2023, KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: Daniel Keester

Daniel.keester@copbfl.com

PENDING RESUBMITTAL

Comments requiring action from the Applicant:

-Land use for this parcel is Commercial (C). The size of this property is 164,972 square feet / 3.78 acres; however, given the commercial land use there are no residential entitlements. An application for

1. Flexibility Units (P&Z: 22-05000008) has been submitted & is concurrently under review. The zoning for the property is B-3 (General Business) and would restrict the maximum density to 46 units per acre (3.78 acres x 46 units / acre = 123 units); however, a code amendment is currently under consideration by the City Commission to allow Applicants using policy 2.16.3 a 50% density bonus. The plans submitted propose 265 multi-family units on the property, where the maximum number of units (provided that the City Commission adopt the code amendment) is 261.

RESPONSE: Plans have been revised to 261 units.

2. Provide information on the site plan, a breakdown of the total number of units based on the number of bedrooms. Floor plans have been provided that will include a range of 1, 2, 3 and 4 bedroom units. On the site plan data table, provide the total number (265), and a breakdown of each unit type for the entire site (i.e. 1 Bedroom Units = X, 2 Bedroom Units = Y, etc.).

RESPONSE: Data on units has been added on site plan and architectural drawings.

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3. A cross access agreement exists to the southern property and this development is not taking advantage of the access. Utilizing the cross access agreement would offer future tenants of the development the ability to access the property from the south Powerline & exit the site to go west (without making a u- turn from Dr. Martin Luther King Jr. Blvd).

RESPONSE: Project has been designed as a contained sperate secure site. The fact that adjacent property has provided additional access does not make it mandatory to connect. Adequate access to the site is provided.

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

RESPONSE: SCAD letter in progress and will be provided prior to building permits.

5. It is strongly advised that the Applicant hold a Neighborhood Meeting (refer to 155.2302 for guidelines on holding a neighborhood meeting). This should be done prior to placement of the P&Z Agenda.

RESPONSE: The applicant held a neighborhood meeting on March 15th at 6:30 PM

6. Additionally, it is recommended to present the plan to NW CRA District & Collier City Civic Association.

RESPONSE: Future meeting will be considered once plan has further DRC concurrence.

ENGINEERING DEPARTMENT COMMENTS: David McGirr

david.mcgirr@copbfl.com

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

RESPONSE: BCRED Stormwater permit will be provided when received (at time of building permitting).

2. Plan sheet 413 CU-101 needs to show the existing pipe being restrained to the east.

RESPONSE: Sheet CU-101 has been revised to show the existing pipe being restrained.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

5. The City of Pompano Beach Engineering Division requires that all COPB underground

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utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or tracy.wynn@copbfl.com.

RESPONSE: Acknowledged. COPB existing utility GIS has been received and is shown on plan sheets.

6. 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: The existing utilities are shown for reference

7. Plans sheet 700 LP 001 looks like a tree is going in on top of the watermain East side.

RESPONSE: The water main and street trees will remain in the location proposed. The water main will be at a minimum 5 'deep, the trees will be small due to FPL requirements and will have a minimal root system, and a root barrier will be installed between the trees and the water main to ensure they do not negatively impact each other.

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 under departments /engineering.

RESPONSE: Most recent COPB engineering standard details are shown on the detail sheets (500 series sheets).

9. 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: FDEP NPDES permit will be provided when received (at time of building permitting).

10. 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: FDEP NOI will be provided when received (at time of building permitting).

11. 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 shown on the civil engineering plans

RESPONSE: BCRED Wastewater permit will be provided when received (at time of

12. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the shown on the civil engineering plans.

RESPONSE: FDEP Stormwater permit will be provided when received (at time of building permitting).

13. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

RESPONSE: FDEP Water permit will be provided when received (at time of building permitting).

14. 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 Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

RESPONSE: The note can be found on the Landscape Plan

15. Please note on civil plans when submitted 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. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

How to retire old laterals

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

RESPONSE: Acknowledged. Note is shown on demolition plans CD-101.

16. Place a note on the PGD plans that the existing roadway within the project limits and

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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.

RESPONSE: Note has been added to sheet CP-101 as requested.

LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM

wade.collum@copbfl.com

1. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced. A mitigation table would be acceptable.

RESPONSE: The mitigation values and dollar amounts are on the Tree Disposition Table

2. Provide pervious area calculations.

RESPONSE: See Civil plans for pervious area calculations.

3. Provide a street tree count along Powerline Rd. staff is unclear about the dual property lines.

RESPONSE: All the trees along Powerline Road count towards the street tree requirement. Any trees over the required street trees will count towards the site requirements.

4. Street trees required along MLK can be shifted onto the site.

RESPONSE: The new street trees along MLK have been moved to be inside the fence.

5. Provide evidence of availability for proposed Stoppers.

RESPONSE: Confirmation will be provided with the permit applications.

6. Spec Jap Blues as tree form and no shearing.

RESPONSE: This is noted on the plant list.

7. Show retention areas on the landscape plan, and adjust species accordingly.

RESPONSE: The retention areas are labeled, and include appropriate species.

8. Provide a dumpster detail. Proposed dual dumpsters within the drive isle are highly irregular and do not have required screening.

RESPONSE: Dumpster enclosures are no longer being proposed.

9. Show sod on the plan.

RESPONSE: Sod areas have been labeled.

10. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas. Provide civil sheet #'s and note on the landscape plan

RESPONSE: Reference arch. sections for typical footer detail.

11. Show locations of the billboards and if they will be removed.

RESPONSE: Applicant has agreed to remove all billboards from the site subject to final site plan approval and subject to obtaining all required legal releases from any affected party.

12. Sight triangles are to be shown outside the property line only.

RESPONSE: Plans have been revised.

13. Clarify property lines along the West perimeter as it relates to required trees along that corridor.

RESPONSE: Plans have been revised for clarity.

14. Provide a Phase Plan or an order of construction for the purposes of CO Issuance later.

RESPONSE: A phasing plan will be provided with the permit application per owner.

15. It appears that the NE corner is a good location for a specimen flowering canopy tree (Royal Poinciana) and perhaps flanked by some Medjools.

RESPONSE: A Strangler Fig is proposed to be relocated there

16. Show light poles on the landscape plan As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

RESPONSE: Light pole locations will not conflict with required utilities or canopy trees.

17. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.

RESPONSE: This note is on the Landscape Plan.

18. 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: This note is on the Landscape Plan.

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

RESPONSE: This note is on the Landscape Plan.

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

RESPONSE: This response letter outlines all department comments. Each comment has been addressed and with associated sheets, if applicable.

RESPONSE: Comment acknowledged.

BSO DEPARTMENT COMMENTS: PATRICK NOBLE

Patrick.Noble@sheriff.org

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Disclaimer:

This safety and security 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, threats, breaches, or liabilities that might occur without any review.

REMAINING CONDITIONS REQUIRED FOR APPROVAL:

1. CPTED Lighting Standards Initials

- a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual battery, etc.

RESPONSE: Motion-sensor security alert lights to be added over all exterior doors

2. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

Initials

- a. All solid exterior doors, including each unit residential entry door, must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Robberies of this type can be very deadly so planning and designing ahead to prevent or deter these incidents is vital.

RESPONSE: All solid exterior doors to have 180-degree wide angle door viewer (peephole).

Note added to plans

3. Burglar Alarms Security Alarms/ Safes – Physical & Mechanical Security Strengthening

Initials

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- 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 computers, monitors, 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.

RESPONSE: Alarm to be installed for leasing office. Note added to plans

4. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening Initials

- a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates:
- b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.
- c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.
- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.
- e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- f. Dumpster areas must be secured with Access Control and video surveillance.

RESPONSE: No dumpster enclosure. Each building has its own trash room with dumpsters on wheels. When trash day comes, maintenance to roll out dumpster to designated trash area for pick up.

5. Graffiti Maintenance – CPTED Initials

- a. Exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

RESPONSE: Note added to the elevations. Exterior wall surfaces along the building perimeter to be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.

7. Miscellaneous: CPTED & Security Strengthening

- a. Any blind areas not covered by security cameras, including shared interior hallways

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of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

RESPONSE: Understood

- b. 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.

RESPONSE: No ground floor exterior air condition units. All units are roof top.

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

RESPONSE: No Bike storage racks provided, typical bicycle racks provided

- d. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

RESPONSE: Lighted planters provided

- 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.

RESPONSE: Understood

BUILDING DIVISION COMMENTS: Todd Stricker

todd.stricker@copbfl.com

BLDG 2-6-23

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.

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

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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).

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 A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

RESPONSE: Comment Acknowledged

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site

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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_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

RESPONSE: Comment Acknowledged

3.FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

RESPONSE: Comment Acknowledged

4.FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

RESPONSE: Comment Acknowledged

5.FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire- resistance rating.

RESPONSE: Comment Acknowledged

6.FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

RESPONSE: Comment Acknowledged

7.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

RESPONSE: Comment Acknowledged

8.FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

RESPONSE: Comment Acknowledged

9.FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

RESPONSE: Comment Acknowledged

10.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

RESPONSE: Comment Acknowledged

11.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

RESPONSE: Comment Acknowledged

12.FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer

pursuant to the requirements of this code shall be hand signed, dated and sealed.

RESPONSE: Comment Acknowledged

13.FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

RESPONSE: Comment Acknowledged

14.FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

RESPONSE: Comment Acknowledged

15.FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

RESPONSE: Comment Acknowledged

16.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

RESPONSE: Comment Acknowledged

17.FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

RESPONSE: Comment Acknowledged

18.FBC A208.2.3.3 Parking for guests, employees, and other non- residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

RESPONSE: Comment Acknowledged

19.FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

RESPONSE: Comment Acknowledged

20.If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

RESPONSE: Comment Acknowledged

21.FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

RESPONSE: Comment Acknowledged

22.1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

24.FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

RESPONSE: Comment Acknowledged

25.FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

RESPONSE: Comment Acknowledged

FIRE DEPARTMENT COMMENTS: Jim Galloway

jim.galloway@copbfl.com

Current Adopted Fire Code:

Florida Fire Prevention Code 7th Edition

NFPA 1 and 101, 2018 Editions with Florida Changes.

Reference: FAC 69A-3.012 for other Adopted NFPA Standards. Current adopted standards are NFPA 1 and 101 2018 edition NFPA 13, 14 and 72 2016 Editions.

1. Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2)

RESPONSE: Fire department connections have been provided as requested.

2. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 2018ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)

RESPONSE: Access is provided from the main road in the site as requested.

3. Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if driver's remain with vehicle.

RESPONSE: Fire turnaround area has been provided at main entrance as requested.

4. Single 20ft wide access road provided for entire complex:

RESPONSE: Comment Acknowledged

5. Post: "No Parking Fire Lane by Order of Fire and Police". Signs max 60ft apart. (NFPA 1 2018ed chapter 18 section 18.2.3.5) Post on each side of road.

RESPONSE: Note added to plan on signs every 60 feet.

6. Each of the proposed vehicle access points must be designed to allow vehicles to either enter or exit if required during an emergency. No one way spikes can be installed.

RESPONSE: Comment Acknowledged

7. 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.

RESPONSE: Fire flow calculations and fire flow test results have been provided with this resubmittal.

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8. 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. NOT ABLE TO LOCATE DOCUMENTS.

RESPONSE: Fire flow calculations and fire flow test results have been provided with this resubmittal.

9. 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. NOT ABLE TO LOCATE DOCUMENTS.

RESPONSE: Fire flow calculations and fire flow test results have been provided with this resubmittal.

10. Provide additional fire hydrants for Fire Dept access and use for each of the proposed structures. Minimum 2 immediately accessible for each building.

RESPONSE: Both proposed hydrants on-site are within 400' of an entrance to each of the buildings on-site. Please provide requirement and/or code section describing the required location of the additional hydrant(s).

11. Civil plans provide sizes of existing and proposed water main sizes. () Provide location of water supply connections and Fire Department

RESPONSE: FDC locations have been provided as requested. See CU-101.

12. Connection for each proposed buildings fire protection systems. NOT ABLE TO LOCATE FDC FOR PARKING STRUCTURE. Refer to latest editions of NFPA 88. All parking garages require fire sprinklers. Specially if electric cars will be proposed for charging.

RESPONSE: FDC for parking garage has been provided as requested.

13. Each proposed building provide a life safety plan showing locations of remote egress and fire department access.

RESPONSE: Life safety provided

14. 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: Comment acknowledged

15. 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: Shaft to be provided in the event a BDA is required once building is complete and if testing at that point requires.

Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK)

Broward Fire Code Amendments

16. BFCA F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

F-121.2.7 Residential occupancy:

a. All hotels and motels.

b. Multi-story residential/dormitory buildings five (5) floors or more

RESPONSE: AED and SBK placed on every other floor beginning on the first floor, life safety updated

17. F-121.2.7.1 Multi story occupancies listed above shall place an AED and SBK on every other floor beginning on the first floor. The AED and SBK shall be placed near the elevator(s) beginning in the first-floor lobby (first floor, third floor, fifth floor etc.)

RESPONSE: AED and SBK placed on every other floor beginning on the first floor, life safety updated

18. Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

RESPONSE: Comment Acknowledged

19. Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standard: NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This would include systems such as Fire alarm, fire sprinkler, standpipes, smoke control systems, fire doors, fire

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extinguishers, emergency lights/exit signs, etc. This is not a complete list of life safety and fire protection systems; each building may vary with complexity. Buildings emergency plan must be updated and provided to all residence on an annual basis.

RESPONSE: Comment Acknowledged

CRA COMMENTS: Kimberly Vasquez

Kimberly.vasquez@copbfl.com

1. CRA is in general support of residential on this site however the CRA encourages the use of County Policy 2.16.3 which offers a generous density bonus of 6 units for every moderate income housing unit deed restricted for 30-years. This would result in the need for only 18 flex units (compared to 123) and is consistent with the City's Mixed Income Housing Policy.

RESPONSE: This application adheres to the recently adopted Mixed Income Housing Policy.

UTILITIES COMMENTS: Nathaniel Watson

Nathaniel.Watson@copbfl.com

Comments not provided by 2/16/2023. Contact Nathaniel directly for comments.

ZONING COMMENTS: Lauren Gratzer

lauren.gratzer@copbfl.com

1. This project is being reviewed as a Major Site Plan with Building Design. The applicant has opted to use the Broward County density policy and must meet the requirements of our Code Section 155.4202.
<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43714> Standards Applicable to Household Living Uses.

RESPONSE: Comment Acknowledged

2. The applicant is currently going through the process to obtain Flex units for this project within the B-3 Zoning District. These Flex units must be finalized prior to building permit approval.

RESPONSE: Comment Acknowledged

3. The property must be unified as one site prior to building permit approval.

RESPONSE: Comment Acknowledged

4. This project proposes to take advantage of a Flex Unit Allocation and County Policy 2.16.03 to obtain the development rights for 123 units. The City has created a process to encourage the development of the City's commercial corridors with mixed-use or

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residential development, with specific site and building design standards specified in section 155.4202.A.1. The site plan provided prioritizes access from and to MLK Blvd. However, the code created enabling this development, requires limitations on access points from one street frontage and prioritizes access to be obtained from cross access where feasible. The City worked to obtain a cross access easement on the recently approved development to the south of this subject property (950 N Powerline Rd). The City maintains the position that this opportunity for cross access is feasible and is supported by the opportunity to reduce curb cuts on MLK Blvd. A revised site plan that includes a connection to the southern property would limit direct vehicular access along major roadways and allow for more convenient access for the residences of this project.

RESPONSE: Additional access is not necessary for the site to function. The site has been designed to be a secure project not relying on adjacent properties.

5. Comment not addressed: The required setback information on the site plan data table is not accurate. Refer to table 155.4202.A.1.a.vi. and revise the required setbacks. This policy requires a minimum and maximum setback. Indicate on the site plan table that this code section is being used and identify both the min and max.

RESPONSE: Setbacks in data table has been revised to cite section.

6. The street side requires a minimum of a 0' setback and a max of 20' on the front and street. Building A on MLK exceeds this setback requirement. Move the building closer to MLK.

RESPONSE: Building moved closed to MLK and complies within range of 0'-20' per setback. The buildings on Powerline Road are limited due to easements. The Closest that a building can be to Powerline Road is 33.8 feet.

7. The front yard setback exceeds the maximum setback permitted per table 155.4202.A.1.a.vi. Revise the site plan.

RESPONSE: Setbacks are measured from balcony. On MLK the setback is 20 feet meeting code requirement. On powerline Road setback is limited due to easement constraints. Building is as close as possible.

8. Comment not addressed: Revise the setbacks to be measured from the edge of the overhangs or balconies, as these shall be included within the required building setbacks. The interior side yard setback is not measured from the southern property line to the closest part of the building. Provide this dimension on both the drawing and in the site plan data chart.

RESPONSE: Setbacks have been revised on site plan.

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9. Provide the Build-To-Zone percentage calculation on the site plan data table. The Build-To-Zone is the area on a lot located between the minimum and maximum setbacks that require a principal structure. This property shall have a minimum of 60% building area within this zone per table 155.4202.A.1.a.vi.

RESPONSE: Applicant could not find reference to 60% in the code section cited. Due to the unique triangular shape of the parcel frontage measurements are difficult since portions of MLK frontage have Powerline buildings. However, based on a measurement from the access on MLK both frontage percentages are or exceed 60%.

10. On the site data table of the site plan add in that the requirements for lot coverage and building height is a maximum and the requirements for pervious area and VUA pervious is a minimum.

RESPONSE: Data table has been revised.

11. As defined in section 155. 9401.Measurment, "Lot Coverage (expressed as a percentage of lot area) shall be determined by measuring the total horizontal land area (in square feet) covered by all principal and accessory structures on the lot, dividing that coverage area by the total lot area (See subsection A above.), and multiplying the result by 100", AKA the footprint of all buildings. Revise the site data table on the site plan where it says "Gross building area = 61,455", as this is the total footprint of all buildings on site. Breakdown the FOOTPRINT of these buildings individually (including the parking structure) within the impervious area breakdown on the site data table.

RESPONSE: Data table has been revised.

12. As defined in Part 5: Terms and Uses Defined, the Gross Floor Area (or the gross building area) is "the sum of the gross horizontal areas of EACH FLOOR of the principal building and any accessory buildings or structures, measured from the exterior walls or from the centerline of party walls. The term does not include any area used exclusively for the surface parking of motor vehicles (e.g., garage) or for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space. The site plan data table includes a note that says "see architectural plans for interior building area". However, the location of this information is unclear. On the site plan data table, provide the total gross building area, as defined above, for all four residential buildings in addition to a breakdown for each individual building. For ex: total gross building area = 40,000 SF. Building A = 10,000 SF; Building B=10,000 SF, etc.

RESPONSE: Data table has been revised.

13. The required minimum percentage of landscaping within the VUA is 15%, not 10%. Correct this on the site plan data table (155.5203.D.4).

RESPONSE: Data table revised.

14. Comment not addressed: Provide a “total” line in the site plan data table for the overall impervious area.

RESPONSE: Data table revised.

15. Comment not addressed: Multifamily dwellings shall provide a minimum of one off-street parking space per 1,000 square feet of gross FLOOR AREA, with a minimum of one off-street parking space per unit with 2 bedrooms or less (155.4202.A.1.a.viii.(F)). Units with 3 or more bedrooms will provide the parking required in Table 155.5102.D.1. Put the correct and complete parking formula on the site plan data table. The site plan data table is using the total site area square footage, not the total gross floor area. The number of bedrooms in each unit is unclear.

RESPONSE: Based on review of code section 155.4202.A.1.a.viii.F cited the project meets the required parking. Total has been adjusted based on total square feet of residential buildings.

16. Provide the total number of units being provided with a breakdown of the number of bedrooms per unit on the site plan data table (ex: 10 units total, 5 units have 3 bedrooms, 5 units have 2 bedrooms). The narrative says there will be 261 units, but the numbers listed on the site plan building graphic adds up to 265. Clarify the correct number of units.

RESPONSE: Data table has been revised.

17. The parking breakdown on the site plan is not consistent with the breakdown on sheet “300-A- 01_overall_ground_floor_plan”. Revise the site plan data table to reflect the correct math.

RESPONSE: Site plan has been revised to the correct amounts required.

18. The project narrative states the billboards will be incorporated into the site plan, however, they are not shown on the site plan. Illustrate on the site plan where the billboards are located in relation to the proposed buildings. Likewise, clarify on the demolition plan if these billboards will remain or be removed. The demo plan currently shows these will be removed.

RESPONSE: Applicant has agreed to remove all billboards from the site subject to final site plan approval and subject to obtaining all required legal releases from any affected party.

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19. Clarify if the 28' roadway easement is being abandoned along the west side of the property, as there are buildings proposed within this easement and it is necessary to move the buildings closer to this property line in order to meet the maximum setback requirement. If so, call it out on the site plan.

RESPONSE: It is the intention to abandon the roadway easement.

20. The site plan (SP-101) and the Overall Ground Plan sheets are in conflict of each other. Revise so all plans are consistent. Below are some but may not be all inconsistencies.

- One shows the bus stop and landing pad on site along MLK, the other doesn't.
- One shows the existing chain link fence along the south property line will remain, the other proposes a 6' aluminum picket.
- One shows two trash facilities on either side of the road, the other shows one on each side. Clarify which one is correct as the circulation plan shows the trash trucks using this staging area for pickup. Call out what this larger "trash" facility is.
- The required setbacks listed are different, and wrong on each.
- Confirm the accurate dimensions. One plan shows the sidewalk as 5.6' wide and the other shows them as 5'-7".
- The building dimensions are different. Correct SP-101 to measure the full length and width of the buildings.
- The setbacks to building C from the west are different and the setbacks between building A and the sidewalk are different on each plan.
- The width of the trash area is different.
- One calls out a fence at the entrance to the call box, the other doesn't. Provide on both.
- The parking garage dimensions are different on each plan.
- SP-101 is missing a balcony on building B-1, compared to the other plan.

I. RESPONSE: Overall ground plan has been eliminated.

21. Clarify what the trash procedures will be. Why are there both trash enclosures for the exterior dumpster in addition to trash rooms on the ground floor of each building? There doesn't appear to be trash chutes within the building. Will residents drop trash into the exterior trash dumpsters or in the trash room of their building? What happens with the trash in the trash rooms?

RESPONSE: Trash chutes are located in each building. On garbage pick up days the staff will roll out the dumpsters to a central locations for efficient pick up.

22. The trash room of building B-2 doesn't have a sidewalk leading to the exterior door. Provide this access.

RESPONSE: Revised

23. Provide a chart on the floor plan sheets that breaks down the square footage for each unit type. Include the total number of units (and bedroom count for each) within each building. For example: building A has 10 units total, 5 are unit 1 (2 bedrooms) = 1,000 SF each and 5 are unit 2 (3 bedrooms) = 1,200 SF each. Include the minimum required floor area per dwelling per table 155.4202.A.1.a.iii.

RESPONSE: Data table has been revised.

24. Comment not addressed: Provide colored elevations. The black and white elevations do not clearly depict the architectural style proposed. Additionally, they are required for submittal to the Architectural Appearance Committee (AAC). Renderings are also strongly encouraged to be submitted for the AAC.

RESPONSE: Colored elevations shown. Main color palette is a mix of off white/grey with splash of accent colors for variety between buildings. Renderings will be prepared and presented for AAC

25. Clarify on the elevations what the space above the roof line is for. Call out all elements on the elevations. Is this just parapets for roof top mechanical equipment? Provide an outline of the mechanical equipment behind the parapets to show that these rooftop units will be fully screened by these parapets. 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 (155.5301.A.1.a).

RESPONSE: Space above roof line is the parapet. Parapet called out on elevation. Outline of mechanical equipment added to elevations

26. Per section 155.9401.Measurement, "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, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof (See Figure 155.9401.G: General Height Measurement.)." Per the elevations, the height from grade is 64'-8" (accounting for the -0.8" from grade), however, the site data table says the height is 75'. Revise the site data table to reflect the correct building height.

RESPONSE: Site data table revised

27. Comment not addressed: all parking, including within a parking garage, shall be double striped (155.5102C.4). Note this on the parking garage floor plan.

RESPONSE: Double striped shown and implemented into design. Note added.

28. Comment not addressed: Provide the parking space dimensions (a min of 9'x18') and the drive aisle widths on the parking garage floor plan. These should be at least 12' wide for one-ways and 24' wide for two-ways.

RESPONSE: Dimensions shown, see latest submission

29. Comment not addressed: Provide a detail of the dumpster enclosures in which meet the screening requirements of section 155.5301.C.a.

RESPONSE: Dumpster enclosures are no longer proposed.

30. Provide a narrative as to how the proposal meets the standards of code section 155.5605.Parking Deck or Design Standards: All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:

- i. Facade articulation (i.e., wall offsets); and
- ii. Horizontal and vertical projections; and
- iii. Material and color variation; and
- iv. Varied proportions of openings.

RESPONSE:

- i. Facade articulation (i.e. wall offsets); and*

Response: Stucco Banding to be provided

- ii. Horizontal and vertical projections; and*

Response: To be incorporated with the stucco banding from requirement above

- iii. Material and color variation; and*

Response: Metal screening and concrete stucco to be provided

- iv. Varied proportions of openings.*

Response: Metal screening and concrete stucco to be provided

31. Provide a detail of the aluminum painted screens on the parking garage. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and; No deck or garage ramp areas shall be visible from the street and shall be internal to the building. Provide evidence the cars will not be seen from the roadway.

RESPONSE: Metal screen detail added to garage elevation sheet. Outline of car shown on elevation to show concealment

32. Revise the photometric plan to include the lumens for each proposed lighting type. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets (155.5401.G).

RESPONSE: LANDSCAPE

33. Provide a detail of all proposed lighting fixtures.

RESPONSE: LANDSCAPE

34. Trees shall be planted at least 15 feet from any light fixture mounted on a pole (155.5203.B.2.g.i.c). Provide the 15' radius on all light poles on the photometric plan and confirm there are no trees within them.

RESPONSE: LANDSCAPE

35. Comment not addressed: A primary entrance providing pedestrian access shall be provided on the primary façades (155.4202.A.1.a.viii.E). Additionally, section 155.5601.C.1.b requires that 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). The elevations do not depict a primary entrance on either side. Identify the primary entrances facing both Powerline Rd and MLK Blvd on the elevations for buildings A, B-1, & C.

RESPONSE: Primary entrance provided + canopy overhangs added to distinguish entry/exit

36. Comment not addressed: Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart. Wall offsets shall have a minimum depth of two feet (155.5601.C.3). On the elevations provide the dimensions between each wall offset.

RESPONSE: Wall offsets incorporated into the design. All exterior living room walls offset into the center by 2' and are dimensioned on the floor plan.

37. In addition to wall offsets, front facades shall provide a minimum of three of the design features listed in the code for each residential unit fronting onto a public street (155.5601.C.3). The comment response sheet states the below have been chosen:

- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;

- vii. Multiple windows with a minimum four-inch-wide trim;

However, the wall offsets are not identified on the elevations, nor are the “Raised corniced parapets over the entrance door” for EACH RESIDENTIAL UNIT fronting onto a public street. Likewise, the “Multiple windows with a minimum four-inch-wide trim” are not identified for each residential unit on the ground floor.

RESPONSE: Three features being implemented are listed below + explanation

- i. *A recessed entrance;*
A recessed entrance to the balcony entrance by 2' + recessed entry to building
- ii. *A covered porch ;*
A covered porch, all ground floor units have balcony above serving as covered porch
- v. *Eaves projecting at least six inches from the facade plane; Eaves projecting at least six inches from the facade plane; this ties with comment above + stucco banding .*

38. Provide a response as to how the following code section is being met (155.5601.C.4): Repetitive "look- alike" multi-building developments shall be prohibited. Multi-building developments subject to these standards shall ensure that each structure is distinguished from others through the use of two or more of the following features:

- a. A variation in structure length of 30 percent or more;
- b. A variation in the structure footprint size of 30 percent or more;
- c. A distinct variation in color and use of materials;
- d. A variation in the type of dwelling unit contained in the structure that results in a significantly different scale and mass (e.g., garden apartments vs. townhomes);
- e. A variation in structure height by at least ten percent; or
- f. A variation in roof form.

RESPONSE: Feature C and Feature F provided.

39. Identify the rectangles under the double windows on the elevations of the buildings. It is unclear what these are.

RESPONSE: Rectangles under double windows are fixed windows and part of the window system

40. Comment not addressed, this should be its own individual narrative: Provide a sustainability narrative that outlines how this project aims to achieve at least 10 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.

RESPONSE: Sustainability narrative has been included in resubmittal. The project

exceeds the 10 required points.

41. Easement agreement forms shall be submitted at time of building permit for all pavement/walkways within the easements to the west.

RESPONSE: Comment acknowledged.

42. The site plan notes that the overhead wires along MLK are to remain. All shall be placed underground per 155.5509.

RESPONSE: Coordination with FPL is underway and at this point it is believed that they will prefer not to underground the overhead wires.

43. The landscape plan is not clear as to what is living material and what is not. Provide a texture on the landscape plan for the areas with pavers/driveway. Clarify what material will be on the ground for the playground.

RESPONSE: LANDSCAPE

44. Clarify if security cameras will be used on all floors of the parking garage. Staff highly recommends the use of cameras for the safety of the residents. Likewise, clarify how the parking garage will be internally lit. Update the CPTED plan and narrative to address these safety concern issues.

RESPONSE: Security cameras will be placed on all levels of parking garage

45. Bike paths shall be at least 7' wide (155.5101.H.3). Revise the sidewalk widths.

RESPONSE: Sidewalk widths revised to comply

46. Staff recommends moving the trash from the rear of the residential balconies. It is likely to be an unpleasant view and unpleasant smell directly in front of their units.

RESPONSE: Dumpster enclosures are no longer proposed as part of this project.

SOLID WASTE AND RECYCLING: Beth Dubow

Beth.dubow@copbfl.com

1. Provide a narrative explaining how the garbage will be handled for this site. Specifically, if there are garbage chutes maintained by a property manager or if each individual resident is responsible for bringing their trash to the collection areas. This request was not fully addressed in the comment responses since the previous review.

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RESPONSE: No more dumpster enclosures. Trash chutes will be for each building and rolled out to a single pick-up location internal to the site.

2. Provide a circulation plan showing all turning radii measured in feet (not auto turn) along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.

RESPONSE: Circulation plan added.

3. Ensure there is an adequate number of containers and service planned for 123 units.

RESPONSE: Comment acknowledged. The project will provide adequate trash service for the 261-unit development.

4. Relocate or angle the trash enclosures to minimize the amount of backing up and improve the maneuvering needed for a garbage truck to service this site.

RESPONSE: Dumpster enclosures are no longer proposed as part of this project.

NOTE: Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed by the loading/staging areas.

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

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

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 (Coastal Waste & Recycling 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)

