



November 24, 2020

**City of Pompano Beach
100 W Atlantic Blvd
Pompano Beach, FL 33060**

RE: Application #: PZ20-12000028

KEITH Project No.: 10961.01 – Sonata

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated December 2nd, 2020 KEITH and the Development Team offer the following responses to your comments/questions:

PLANNING DEPARTMENT: Daniel Keester

1. Land use for this parcel is Commercial (6.15 gross acres) and Low-Medium (2.17 acres). An application requesting 100 Flexibility Units has been approved by the City Commission (Resolution 2020-43). The proposal appears generally consistent with the conceptual plan, attached to the Resolution.

RESPONSE: Comment Acknowledged

2. -Plat must be reviewed and approved by the City Commission, prior to building permit approval. (P&Z: 20-14000014 under review)

RESPONSE: Comment Acknowledged

3. -Prior to site plan approval, provide a signed agreement documenting that 45 units will be lease at 70% AMI and 15 units will be market rate units (above 120% of AMI) and how the affordability requirements will be met, pursuant to Section 154.61 (E). (Resolution 2020-43 / Section 5)

RESPONSE: Comment Acknowledged

4. -Prior to site plan approval, the applicant shall receive approval of an abandonment for the right-of-way that exists in the southwestern corner of the south parcel. (Resolution

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 W. Livingston
Orlando, FL 32835
954.788.3400

P&Z

PZ20-12000028

1/27/21

2020-43 / Section 7)

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

6. -The city has sufficient capacity to accommodate the proposal.

RESPONSE: Comment Acknowledged

ENGINEERING DEPARTMENT: David McGirr

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting

1. 1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

RESPONSE: Comment Acknowledged

2. Landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Upload 2019 COPB Engineering Standard street tree detail 316-1.

RESPONSE: Comment Acknowledged

3. At time of permitting submit an Engineering permit application for the proposed off-site water and sewer, onsite and offsite paving and curbing

RESPONSE: Comment Acknowledged

4. At time of permitting submit a copy of a signed agreed upon contract or a schedule of values for the proposed off-site water and sewer onsite/offsite paving. Please include sub-base, lime rock, prime and asphalt or concrete. Per page two of the Engineering Application: In order to determine permit fees, please provide an executed contract between the registered property owner and the contractor performing the proposed work.

RESPONSE: Comment Acknowledged.

5. Engineering plan #325 –CP-102-Engineering Plan proposes to convert a public dry retention pond that services torrential rain runoff and abates flooding along N Dixie Hwy.



Acceptance of design and suitable remediation of the dry retention pond is underway and yet on-going with the owner/developer and the City

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment Acknowledged.

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

RESPONSE: The 2019 City Engineering Details have been added to sheets CP-501 and CU-501 through CU-504.

8. With the proposed on street parking 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.

RESPONSE: On street parking is no longer proposed as part of this project.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project.****

FIRE DEPARTMENT: Jim Galloway

1. - () 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.(Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) 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) See page 2 of attached Water Supply and Fire Apparatus Document

RESPONSE: Please see uploaded email showing fire flow calculations from fire sprinkler consultant

2. Currently proposed location of Building #3 has fire apparatus access. fire standpipe requirements from previous review not required



RESPONSE: Comment Acknowledged

3. proposed fire hydrant loop for North building: connect proposed fire protection loop using 12-inch water main on 8th Street. Use 8-inch mains and supply both fire hydrants and fire sprinkler systems for buildings.

RESPONSE: As discussed during our telephone conversation and email coordination, the fire services and hydrants in the north parcel are now proposed to be connected to the 12-inch water main in NW 8th Street, which is a looped main.

4. Locate FDC within 10 to 15 ft of proposed fire hydrants. same side of roads at corners of buildings. must have free 15ft clear access from fire apparatus to FDC and hydrant. COPB Ord.

RESPONSE: As requested, all FDCs have been revised to be located within between 10 and 15 feet of fire hydrants.

5. fire protection mains with fire hydrants and fire sprinkler supply must be looped with two water supplies. minimum 8-inch mains.

RESPONSE: As requested and previously discussed, the proposed on-site water main for the south parcel is now proposed to be looped between the 12-inch water mains in N. Dixie Highway and NW 8th Street.

BUILDING DIVISION: Carpelo Jeoboam

1. 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.

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.

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.



City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

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.

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).

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.

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.

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.

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.

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 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

5. FBC 1003.1 The enforcing agency will require that all general requirements specified



in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, window walls, railings, awnings...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

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



107.3.4.0.1).

RESPONSE: Comment Acknowledged

11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 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

16. 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



17. 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

18. 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

19. 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

20. 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

BSO DEPARTMENT: Scott Longo

Disclaimer:

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

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities



for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

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

1. 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 padlock.

RESPONSE: Comment Acknowledged

c. Bottom gate clearances must be 8" above the ground for viewing underneath.

RESPONSE: Comment Acknowledged

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.

RESPONSE: Comment Acknowledged

e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

RESPONSE: Comment Acknowledged

f. Dumpster areas must be secured with Access Control and video surveillance.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

Parking Garage & Lot, and Adjacent Access Perimeters:

1. a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

b. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.



c. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

d. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

Miscellaneous: CPTED & Security Strengthening

1. a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

c. Any blind areas not covered by security cameras including interior hallways of the resident housing for example must install corner security mirrors to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

d. Surveillances cameras installed in .Elevators

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



1. a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also 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.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

CRA Department: Comments Provided Via Email dated June 30th, 2020

1. CRA still wants on-street parking. If commercial/retail use is located along Dixie Highway is still proposed, which it is, you need on-street parking to make it successful. On-street does not mean that it has to be completely in the R/W; it could be located on the property.

RESPONSE: Pursuant to Table VII – Design Criteria for Construction of Streets within Trafficway Corridors, within the Broward County Code, on-street parking is prohibited on all classified trafficways (including 4-lane collector roadways). This comment has been resolved via email with Nguyen Tran dated 11/12/2020.

UTILITIES DEPARTMENT: Nathaniel Watson

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Comment Acknowledged

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work.

RESPONSE: Comment Acknowledged

3. Please procure an approved South Florida Water Management District permit or exemption for the proposed site work.

RESPONSE: Comment Acknowledged

4. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

RESPONSE: Comment Acknowledged



5. 5. Engineering plan #325 –CP-102-Engineering Plan proposes to convert a public dry retention pond that services torrential rain runoff and abates flooding along N Dixie Hwy. Acceptance of design and suitable remediation of the dry retention pond is underway and yet on-going with the owner/developer and the City.

RESPONSE: Comment acknowledged.

6. Please note on #410-LP-100 Overall Landscape Plan & #420-LP-101 North & #420-LP-102 South that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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.

RESPONSE: Comment acknowledged. Landscape plans and utility plans have been coordinated to comply with these requirements.

7. Please attach the following 2019 City Engineering Standard Details as they apply: #106-3 Fire Meter and Backflow Device, #122-1 Utility Crossing, #200-1 Service Laterals with Risers, #200-2 Shallow Service Laterals, #201-1 Gravity Sewer Laterals, #201-2 WYE Gravity Sewer Saddle, #202-1 Adjustable Repair Coupling Notes, #400-1 Type C Inlet, #401-1 Type D Inlet, #402-1 Type E Inlet, #403-1 Type H Inlet, #408-1 Structure Tops (Type 7-NT), #408-2 Structure Tops (Type 7-T), #409-1 Cover for Manholes and Inlets, #410-1 Cast Iron Grates, #411-1 Cast Iron Frame for Manholes, #412-1 Optional Construction Joints, #412-2 Optional Construction Joints, #413-1 Eye Bolt and Chain for Locking Grates, #414-1 Water Stop Seal

RESPONSE: Applicable details have been added to sheets CU-501 through CU-505.

LANDSCAPE REVIEW: Wade Collum

1. Based on site visit, stated DBH and conditions need to be revaluated and corrected. Resubmit 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 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.

RESPONSE: DBH and conditions listed are based on multiple site visits to verify trees and their conditions. We will follow up directly with Urban Forestry department to confirm sizes and conditions.

2. Provide the dollar value and DBH of trees removed vs. the dollar value to replace.



of trees replaced, note the mitigation DBH and \$ trees on the plant list and note how this is being addressed.

RESPONSE: This information was previously provided on sheet LD-001 and is now also provided on plant list sheet LP-002 as requested.

3. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping clarify square footage on each individual parcel please.

RESPONSE: Provided on sheet LP-002. Square footage for each parcel is listed in the tree requirements table at the top as part of "Project Information" section

4. Please provide an overall site data table and two individual data tables for each parcel.

RESPONSE: Please see uploaded site data sheet A-002.

5. Provide tree quantities individually and as a whole

RESPONSE: Individual call outs have been added to plans as well as overall quantities listed in plant list.

6. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.

RESPONSE: Approval from BCEPGMD for filling of the existing dry retention area shall be provided prior to issuance of Building Permit.

7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 14' of landscape areas between a vehicular use area and an abutting building for the short buildings and 24' for Bldg.#1

RESPONSE: Refer to landscape Data table for requirements. Other landscape area will be enhanced to mitigate for any short falls.

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. Show light poles on the landscape plan. I don't see the light poles on the LP.

RESPONSE: Light poles and landscape plans have been coordinated. LP sheets now show light poles.

8. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping, only shown on most end islands.

RESPONSE: Architect

9. 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. Palms shown on north parcel at end of parking row east side and by dumpster there is no tree



RESPONSE: Palms in those areas have been replaced with trees to meet the requirement.

there is a missing end island by the entrance aisle on the north parcel.

RESPONSE: Comment Acknowledged.

10. Provide required Type B Perimeter Buffers on South parcel as per 155.5203.F.3. and provide a cross section detail.

RESPONSE: Refer to buffer details on LP-501.

Clarify which option as it relates to width and the wall/no wall requirements.

RESPONSE: Refer to buffer details on LP-501.

11. 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. I see the note but not symbol, please verify.

RESPONSE: Per the note, bubblers are to be provided for all new tree installations until establishment.

12. Show sod and irrigation in the ROW on both parcels. North of North parcel shows a flat curb going out to the edge of travel lane, but it is unclear where the ROW line is and what should be sodded. Please label the sidewalk.

RESPONSE: Sod and irrigation is now shown in the ROW on both parcels.

13. Change out all CES's in bump out islands to large canopy tree as there is adequate root space for the required large canopy trees.

RESPONSE: CEs in bump out islands have been replaced with large canopy trees.

14. Please show Royal Poinciana's on all 3 diagonal corners facing Dixie Hy. That borders the public realm.

RESPONSE: Royal Poinciana's would be in conflict with the FPL Right Tree Right Place requirements in these areas.

15. Orient north landscape plan to be without phase lines and match the site plan(s)

RESPONSE: Landscape plans are oriented to match site plans.

16. Provide a planting detail for the Yellow Tabs that shows a cap rock, fence gate or the like in the planting hole.

RESPONSE: Planting details for trees are on sheet LP-501.

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

RESPONSE: Comment Acknowledged.

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



RESPONSE: Comment Acknowledged. You can always find this document uploaded to the Documents Folder within ePlan for any KEITH project.

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

RESPONSE: Comment Acknowledged.

ZONING DEPARTMENT: Max Wemyss

Flex/General Comments

Flex/General Comments

1. The property has received approval from the City Commission for up to 100 flexibility units via Resolution 2020-43, which provides the following:

a. (SECTION 1) That the City Commission of the City of Pompano Beach hereby allocates a maximum of 100 flex units, all of which will come from the unified flex zone for the proposed housing project to be constructed on the property which is legally described in Exhibit "A."

RESPONSE: Comment Acknowledged

b. (SECTION 2) The number of flex units in the unified flex zone shall be reduced by however many units are necessary for the project, not to exceed 100 units.

RESPONSE: Comment Acknowledged

c. (SECTION 3) The proposed project shall be generally consistent in regard to building placement, setbacks and buffering with the attached conceptual site plan as shown in Exhibit "B," a copy of which is attached hereto. Minor revisions that are necessary to meet the City's Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.

RESPONSE: Comment Acknowledged

d. (SECTION 4) The proposed Development Project must be built in substantial conformity with the attached conceptual site plan as shown in Exhibit "B," a copy of which is attached and made a part of this Resolution. The conceptual and final site plan must be able to meet all code requirements with no variances. If the requested density cannot be accommodated on site based on all applicable code requirements, any flex units that will not fit on site must be returned to the flex pool.

RESPONSE: Comment Acknowledged

e. (SECTION 5) Prior to site plan approval the Applicant shall provide a signed agreement documenting that 45 units will be leased at 70% AMI and 15 units will be market rate units (above 120% of AMI) and how the affordability requirements will be met, pursuant to Section 154.61(E) Planning.

RESPONSE: Comment Acknowledged



f. (SECTION 6) The conceptual plan shall illustrate a type C perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers, shall screen off-street surface parking areas located adjacent to single-family residential development, in order to ensure compatibility.

RESPONSE: Comment Acknowledged

g. (SECTION 7) Prior to site plan approval, the applicant shall receive approval of an abandonment for the right-of-way that exists in the southwestern corner of the south parcel.

RESPONSE: Comment Acknowledged

h. (SECTION 8) Prior to the building permit approval, the dedication for additional right-of-way along Dixie Hwy, NW 8th Court, and NW 3rd Avenue shall be made.

RESPONSE: Comment Acknowledged

i. (SECTION 9) Prior to the building permit approval, the applicant shall provide a Unity of Title or its equivalent.

RESPONSE: Comment Acknowledged

j. (SECTION 10) Prior to the building permit approval, the applicant shall submit a platting determination letter.

RESPONSE: Comment Acknowledged. The site is currently being platted. A recorded plat will be provided prior to building permit approval.

k. (SECTION 11) Failure of the applicant to obtain a principal building permit for its project as shown in Exhibit "B" within two years of the date of this resolution shall render the allocation of the flex units null and void.

RESPONSE: Comment Acknowledged

2. Due to modifications in the site plan that have occurred post City Commission approval of the flex unit allocation, the proposed site plan configuration will need to be presented to the Commission in order for the flex allocation to be reaffirmed, in accordance with Section 3 of the Resolution.

RESPONSE: This comment has been removed from the staff report per email from zoning reviewer dated 11/12/2020

3. Detail the off-site improvements, specifically to Dixie Hwy, on-street parking, curbs, street trees/grates, and sidewalks. Confirm with the GO Bond Team that the proposed Streetscape is consistent with the design of Dixie Hwy scheduled improvements.

a. Pedestrian crosswalks are proposed for NW 8th Street. However, it is not clear if these connect with a sidewalk leading to Dixie Hwy, or if striping is proposed for a mid-block pedestrian crossing. Please clarify and include details in plans.

RESPONSE: Proposed Crosswalk has been removed from plans.



Development Standards Comments

4. Screening, Fences, Walls

a. Provide details for the landscape buffers and elements, specifically if this includes any fences/walls

RESPONSE: Refer to revised site plans on sheets A0.03B & A0.03C

b. Rooftop mechanical equipment is shown on a flat roof with a parapet height of 4'-10". This height must be equal to height mechanical equipment for screening purposes.

RESPONSE: Mechanical compressor units to be located on the roofs of building #1, #2 & #3. Refer to site plan on sheet A0.03B – generator with screen.

5. Environmental Protection/Infrastructure

a. Utility Lines - all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground.

RESPONSE: Please see uploaded letter of determination from FPL objecting to the underground conversion request.

Building Design Comments

6. A multifamily dwelling shall comply with the design standards for multifamily development in Section 155.5601, Multifamily Residential Design Standards. Provide a narrative of compliance for the AAC Submittal.

RESPONSE: Comment Acknowledged.

7. A mixed-use development shall comply with the design standards for Commercial, Institutional, and Mixed-Use Development in Section 155.5602. Provide a narrative of compliance for the AAC Submittal.

RESPONSE: Comment Acknowledged.

8. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.

RESPONSE: Comment Acknowledged.

9. A Master Sign program for this mixed-use development will be required. For ease of approvals, include all signage details in your building design submittal.

RESPONSE: Comment Acknowledged.

10. All sign structures will be reviewed by the AAC. For ease of approvals, include sign structure details (materials/colors/fonts/placement) in your Building Design submittal.

RESPONSE: Comment Acknowledged.

11. AAC will require a presentation of building architecture and design. Elevations must detail colors and materials with product information. An 11x17 Color/Material board,



consistent with those specified on the elevations must be provided as part of the AAC Submittal/Application

RESPONSE: Comment Acknowledged

SOLID WASTE REVIEW: Beth Dubow

Solid Waste and Recycling Comments

Project Name: Sonata

Address: corner of North Federal Hwy and 613 – 715 N Dixie Highway

P&Z#: 20-12000028

Review: 11/03/2020

DRC Meeting Date: 11/18/2020

REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. For the 44 units in buildings 2 and 3, an 8-yard dumpster serviced twice a week (or a level of service equivalent to that) will be required.

RESPONSE: Comment Acknowledged.

2. The trash enclosure shown on this site is strictly pedestrian. This site plan must show access for a truck to service the garbage enclosure for buildings 2 and 3. This enclosure may need to be relocated as service in the street (NW 8th Court) is not allowable. Provide access ON SITE for a truck to service a collection area/enclosure.\

RESPONSE: Comment Acknowledged. The plans show an onsite dumpster. This comment was clarified at the DRC Meeting on December 2nd, 2020

3. The access leading to the trash room shown for Building 1 on the south parcel should have pavement markings prohibiting parking in the service drive.

RESPONSE: Comment Acknowledged. Please see revised plans.

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: 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 highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.

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

RESPONSE: Comment Acknowledged