

September 27, 2023

City of Pompano Beach
Planning and Zoning Department
100 W Atlantic Blvd
Pompano Beach, FL 33060

RE: Atlantic Realty Residential
Project #: PZ23-12000039
KEITH Project No. 10230.19

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments dated September 5th, 2023, KEITH and the project team offer the following responses to your comments/questions:

Zoning Review Comments:

Max Wemyss- max.wemyss@copbfl.com

1. Provide an updated Overall District Site Plan.
RESPONSE: Refer to overall master Plan Sheet MP-101.
2. Provide detail for all buildings. Garage Building 1 and 2? Is all trash brought to the centralized compactor?
RESPONSE: Details for all buildings have been provided. Elevations and floor plans for each building are included in the submitted set. See architecture set of plans.
3. The proposed development falls within Development Area A of the Live! Resorts PCD. The required buffer of development area A shall be installed prior to issuance of the first certificate of occupancy for new development, except for any casino related expansion. Although this trigger is likely to be met prior to CO issuance for this proposed development, please be advised.
RESPONSE: Comment Acknowledged.
4. Note: proposed fence not to interfere with the required perimeter buffer.
RESPONSE: Proposed fence is coordinated with perimeter buffer design. See LA sheets LP-101 to LP-104.
5. Provide details for proposed "Private Road" on north side of development. A Plat (NVAL) and PCD Amendment will likely be necessary to accommodate. Will FDEP permit additional turn lane off Powerline Road?
RESPONSE: NVAL amendment application is being processed with Broward County. Powerline Road is under a separate FDOT permit.
6. Show the location of and connection to adjacent transit facilities.
RESPONSE: Please refer to SP-103 for location and connection to existing bus stop locations along Powerline Road. Bus stop improvements are under separate Powerline Road FDOT permit.
7. Sustainability Narrative provides Efficient Cooling and LEED Certified. Provide documentation of techniques that will be used to satisfy the requirements, as necessary, prior to Development Order issuance. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question. Provide the LEED Registration and Verification of the LEED Preliminary Rating.

RESPONSE: We intend to implement the following sustainable options: Energy-star air conditioners; white flat roofs; and other criteria required to achieve an NGBS Certification (alternatively to LEED) at level Bronze or Silver. Moreover, the development is characterized as infill and is part of a mixed-use masterplan.

8. Traffic Impact Study Required per Exhibit S

RESPONSE: Refer to revised trip generation letter prepared by Kimley Horn uploaded to documents folder.

9. The site complies with the intensity and dimensional standards of the zoning district.

RESPONSE: Comment Acknowledged.

10. Stacking – Consider additional stacking space on either side of the gated entrance. Cars will inevitably block the access and parking spaces located closest to the gates.

RESPONSE: South entrance will be accessible to residents only. North entrance will be accessible to residents and guests. Each will be access key compatible. North side will have a call box. Both entrances will have a knox box for fire access.

11. Are electric vehicle charging stations proposed?

RESPONSE: Yes, (2) EV charging spaces will be provided for each building, totaling 20 spaces.

12. Building Orientation - Fronting Streets

The front facade of all buildings, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza, not an off-street surface parking area. In the case of corner lots, the primary entrance shall face the street from which the building derives its street address. Nothing shall prohibit a secondary entrance from facing a surface parking area.

RESPONSE: The primary entrances of multistory residential buildings are fronted onto plazas. Please refer to the site plan for locations. These plazas will be featured in all 4 and 5-story residential buildings with special hardscape (different paving materials, benches, bike racks, lighting, etc., to be determined as the project progresses). Moreover, most of ground floor apartments will allow direct access from building exteriors; the exceptions are units directly facing Powerline and Loop Roads (both public right-of-way). Site fence is proposed at property perimeter on both west and south sides of the parcel, meeting CPTED directives and providing security and privacy to ground floor units placed along these heavy-traffic streets.

13. Multi-Building Development

Development composed of multiple buildings totaling 50,000 or more square feet of floor area shall be configured to:

- (A) Break up the site into a series of smaller "blocks" defined by on-site streets, vehicle accessways, pedestrian walkways, or other circulation routes;
 - (B) Frame the corner of an adjacent street intersection or entry point to the development;
 - (C) Frame and enclose a " Main Street " pedestrian or vehicle access corridor within the development site;
 - (D) Frame and enclose on at least three sides of parking areas, public spaces, or other site amenities;
- or
- (E) Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings.

RESPONSE:

(A) The development has been configured in a manner that the site have been broken up into smaller blocks. On the site plan layout there is the Northeast/Southeast blocks with buildings #3 and #4, Northwest/Southwest blocks with building #1 and #6 and the multifamily 2 story bldgs. on Powerline and the center block that runs North -South with buildings #2, #7, and #5 and includes the clubhouse area to the East and the Maintenance building and pickle ball court to the West.

(B) North and South East corners intersections are framed by L shaped buildings #3 and #4.

(C) Buildings #2, #7, and #5 frame and enclose the Main street vehicle access corridor running north-South where are located the main access to the development.

(D) Parking areas are enclosed in blocks Northeast/Southeast with buildings #2, #3, #4 and #5. They are also enclosed on Northwest/Southwest blocks with building #1 and #6 and the multifamily 2 story bldgs.



on Powerline Refer to site plan layout.

14. The primary entrances of buildings shall be oriented towards a street along the perimeter of a development, towards streets or driveways interior to the development, or towards open space areas, courtyards, or plazas.
RESPONSE: The primary entrances of all buildings are oriented towards a street along the perimeter of a development, towards streets or driveways interior to the development, or towards open space areas, courtyards, or plazas. Please refer to the site plan for all locations.
15. Street Side Facades - The street-facing side facades of buildings shall be articulated with the same facade details as provided on the building's front facade, or be screened from off-site views through fences, walls, or landscaping at least eight feet high.
RESPONSE: All the street-facing side facades of buildings have been designed and articulated in a manner that replicates/use the same elements present in the building's front facades. Refer to elevations sheets A.I.4-102 through A.I.4-106, A.II.4-101 through A.II.4-104 and A.III.4-101 through A.III.4-104.
16. Outbuildings - Outbuildings located in front of other buildings within the same development shall include a consistent level of façade articulation and architectural detail on all sides of the building as well as exterior materials and colors that are compatible with the primary building in the development.
RESPONSE: All the outbuildings within the development have a level of consistency and articulation using details, elements, materials, and colors that are present in the main buildings. Refer to sheets A.CH.4-101, A.G.4-101 through A.G.4-102 for garages, clubhouse, and maintenance building elevations
17. All street facing facades shall be 30 percent fenestrated with transparent windows and doors.
RESPONSE: Acknowledged. Refer to diagram sheet A.III.4-101.
18. Street-facing facades shall not include roll up doors.
RESPONSE: None of the street facing facades have roll up doors. Refer to elevations sheets A.I.4-102, A.I.4-104, A.II.4-102, A.II.4-104, A.III.4-101, A.III.4-103.
19. Elevations and floor plans are required for all proposed buildings.
RESPONSE: All elevations with variations for bldg. type and all floor plans for each building type have been provided and included in the submitted set.

Engineering Department Review 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 for the proposed paving and drainage shown on the civil engineering drawings.
RESPONSE: Acknowledged. This will be provided during the permitting process.
2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
RESPONSE: Acknowledged.
3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
RESPONSE: Acknowledged.
4. Utility plan sheets that show the public and private sewer manholes need to have the SEWER COAT NOTE ADDED TO THE PLAN SHEET.
RESPONSE: Please refer to Civil Sheets CU-101 through CU-104



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5. 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: All proposed and existing utilities are shown on the landscape plans, sheets LP-101-LP-104. The required notes are included on sheet LP-002 and the standard details are included on sheet LP-501.

6. 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: Acknowledged. This will be provided during the permitting process.

7. 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: Acknowledged. This will be provided during the permitting process.

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

RESPONSE: Acknowledged. This will be provided during the permitting process.

9. 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 gravity waste water shown on the civil engineering plans.

RESPONSE: Acknowledged. This will be provided during the permitting process.

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

RESPONSE: Acknowledged. This will be provided during the permitting process.

11. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities

RESPONSE: Acknowledged. This will be provided during the permitting process.

12. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit.

RESPONSE: Acknowledged. This will be provided during the permitting process.

13. Upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments / engineering

RESPONSE: See Civil Details Sheet CU-501 through CU-505.



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Building Division Comments:

Todd Stricker- todd.stricker@copbfl.com

1. 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: A life safety plan for each bldg. type has been provided. Refer to LS plans in the submitted set.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

9. 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: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

15. 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



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within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

18. 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: Acknowledged.

Landscape Review Comments:

Mark Brumet- mark.brumet@copbfl.com

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

RESPONSE: All onsite overhead utilities will be removed and the proposed services will be underground.

2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

RESPONSE: A specific purpose tree survey has been submitted for review. Please refer to sheets E1.

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

RESPONSE: Tree appraisals and all the required information listed above is included on the Tree Disposition Plans. Refer to sheets LD-101-LD-104.

4. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed. The dollar value, palm height, and caliper of trees replaced.

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RESPONSE: A tree removal summary and proposed tree summary table has been provided. See sheet LD-001.

5. The proposed development falls within Development Area A of the Live! Resorts PCD. The required buffer of development area A shall be installed prior to issuance of the first certificate of occupancy for new development, except for any casino related expansion. Although this trigger is likely to be met prior to CO issuance for this proposed development, please be advised.

RESPONSE: Comment acknowledge. The Powerline Buffer of Development Area 'A' along the western limits of this application is under a separate building permit (BP22-1765).

6. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

RESPONSE: A data table has been filled in and provided on sheet LP-002.

7. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

RESPONSE: This requirement has been included in the data table on sheet LP-002.

8. Please provide callouts so that a proper review can be performed.

RESPONSE: Landscape callouts have been provided for proper review. See sheets LP-101 through 104.

9. It appears that this project may conflict with the location of the Basin Stormwater area, please clarify.

RESPONSE: The temporary stormwater basin is north of this project and does not conflict with the project limits.

10. Provide overall heights for Palms in the palm column.

RESPONSE: Overall heights for the palms have been added to the plant list. Refer to sheet LP-002.

11. Relocate FPL transformers proposed in required landscape islands.

RESPONSE: FPL transformers have been proposed outside of landscape islands to avoid conflict with landscape. See sheets LP-101 through 104.

12. Provide two large / medium canopy trees in the large corner islands that abut two rows of parking.

RESPONSE: 20' oak trees are proposed in the larger corner islands that abut two rows of parking. We think the larger oak tree will have more success than trying to fit two trees within these islands.

13. Provide large canopy trees in the parking islands, the flowering trees may be used in the head to head.

RESPONSE: Large canopy trees have been added to the parking lot islands.

14. Can some palms be proposed along the west facing buildings #d 8 & 9 to create a little more scale?

RESPONSE: The west facing buildings are only 2-stories. We have large canopy trees and palms proposed as part of the buffer permit (BP2-1765) to help with the scale of the buildings.

15. Please verify if the Tecoma stans is being proposed and a multi or standard and provide evidence of availability. This is a wonderful flowering species but staff has concerns with its adaptability to such a harsh landscape perhaps at building fronts??



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RESPONSE: The size of the Tecoma stans has been reduced and the quantity is limited.

16. Relocate sidewalks out of required landscape parking islands and change to large canopy species trees, and / or use the suspended pavement in these areas throughout the site per the deviations table.

RESPONSE: Sidewalks have been removed from required parking islands. Parking island widths vary, however, 8' is maintained where possible.

17. Large canopy end islands trees at Clubhouse.

RESPONSE: Large canopy trees have been added to the end islands.

18. Provide a Phasing Plan.

RESPONSE: This project is proposed to be built in one phase, however, a TCO will be sought once each building is complete.

19. Please provide permit #'s for all adjoining projects.

RESPONSE: The permit numbers for all adjoining projects have been added to the plan set.

20. Please verify that the proposed private road to the north is going to correctly line up with the traffic calming circle on the loop road. This is not showing up on our end.

RESPONSE: Confirmed the private road will correctly line up with traffic calming circle at the intersection of Private Road and Main Street. A revisions to permit #BP22-4148 to align this shift is in process.

21. Please verify that the west buffer is shifted East per the latest revision to that permit#.

RESPONSE: The west buffer is shown with the latest revision shifted east. Permit number is included on the plans for reference.

22. Increase the heights of the Tibouchina's or propose an alternate species. It appears this is being proposed as an entrance feature tree?

RESPONSE: The Tibouchina's are being proposed as an accent shrub and not located in required tree areas.

23. Provide photometric and irrigation plans. Bubblers will be provided for all new and relocated trees and palms.

RESPONSE: Refer to sheets LI-101 through LI-104 for the irrigation plans and sheet LP-105 for the photometric plans.

24. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings)

RESPONSE: The light poles are not located in any required landscape area.

25. 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 / eccentric footings as it relates to these areas.

RESPONSE: Comment acknowledged. We will ensure the structural engineer coordinates the building footer

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detail with the landscape architect to ensure there is adequate soil space along the buildings. As the project progresses to permit and the necessary soil tests are conducted, the structural details will be included in the submittal package.

26. Show sod on the plans.

RESPONSE: Sod callouts have been provided across landscape sheets. See sheets LP-101 through 104.

27. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

RESPONSE: This note has been included on sheet LP-002, note #14.

28. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

RESPONSE: This note has been included on sheet LP-002, note #16.

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

RESPONSE: This note has been included on sheet LP-002, note #6.

30. 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 has been included on sheet LP-002, note #7.

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

RESPONSE: This note has been included on sheet LP-002, note #8.

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

RESPONSE: Comment responses have been provided to specify how comments have been addressed.

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

RESPONSE: Comment acknowledged.

Fire Department Review Comments:

Jim Galloway- jim.galloway@copbfl.com

1. Due to the density of buildings, access, projected occupant loads and special events of this development area, City of Pompano Beach Fire has required that all structures be protected with fire sprinklers. This would include the vehicle storage buildings and maintenance building.

RESPONSE: Acknowledged.

2. 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



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determined by a recorded method (ie. water wheel) for a minimum twentyfour (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

RESPONSE: Fire Flow test cannot be provided at this time as the watermain infrastructure that will ultimately service this site has not yet been constructed. An analysis performed by a 3rd party engineering firm (Carollo) has been provided showing the available flow to the site at the completion of construction.

3. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

RESPONSE: See the "Fire Flow Data" document included with this submittal for Fire Flow Calculations.

4. Provide location of proposed Fire Dept Connections for each of the buildings on property.

RESPONSE: Proposed FDCs are shown on Civil Water and Sewer Plan Sheets CU-101 through CU-104.

5. Fire Department Connection Location - Minimum 10 to 15 feet of a fire hydrant. Both located on same side of street. Fire Dept. Connection should be located at front of building or at main fire dept. apparatus entrance.

RESPONSE: Acknowledged. FDCs are located no more than 15 feet away from a hydrant at all locations.

6. All backflows and FDCs must have fixed signs stating building address that they supply. Signs must meet City of Pompano Engineering design for No parking or Handicap for size and height.

RESPONSE: Acknowledged.

7. Additional fire hydrants are going to be required throughout proposed development for proper coverage for each building.

RESPONSE: Acknowledged. Additional hydrants have been added.

Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments () BFCF 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-121.2.1 Assembly occupancy: a. Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet. () F-121.2.7 Residential occupancy: a. All hotels and motels. b. Multi-story residential/dormitory buildings five (5) floors or more () Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

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

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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)

BSO Review Comments:

Anthony Russo- Anthony_russo@sheriff.org

1. CPTED Lighting Standards

a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main entrance ways, garages, storage doors, storage sheds (if any), etc.

RESPONSE: The project plans to implement motion-sensor alert lights over main entrances to buildings and garages.

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

a. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

RESPONSE: Please refer to CPTED supplemental notes at the end of CPTED narrative and SP-202.

b. Solid walls, (if any) specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

RESPONSE: Please refer to CPTED supplemental notes at the end of CPTED narrative and SP-202.

c. Solid walls (if any) that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.

d. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

RESPONSE: Please refer to CPTED supplemental notes at the end of CPTED narrative and SP-202.

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

a. Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended.

RESPONSE: This comment will be discussed at DRC meeting.

b. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

RESPONSE: Please refer to CPTED supplemental notes at the end of CPTED narrative and SP-202.

c. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

RESPONSE: This comment will be discussed at DRC meeting.

Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc. vehicles, assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships,

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restaurants, valets, etc.)

a. Describe access key control security system - general description only, avoid specific location of key storage safe.

RESPONSE: Centralized access control system with individual, programmed fobs as credentials to access all common doors and gates. Credentials can be canceled in case of loss/theft, and use of credentials can be tracked and users identified through system logs.

b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

RESPONSE: Please refer to CPTED supplemental notes at the end of CPTED narrative and SP-202.

c. A surveillance camera must monitor the office key storage area.

RESPONSE: Please refer to CPTED supplemental notes at the end of CPTED narrative and SP-202.

4. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

a. An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

(Please clarify if this development will be secured with vehicle access control gates at points of entry / exit)

RESPONSE: There will be vehicular gates at two points of ingress/egress (north and south), both of them monitored with cameras to capture all vehicles entering and exiting property.

5. Miscellaneous: CPTED & Security Strengthening

a. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

RESPONSE: Access control through fobs will be implemented in ALL exterior doors available to residents use. All staff doors will be mechanically locked.

Environmental Services Review Comments:

Beth Dubow- beth.dubow@copbfl.com

1. Provide a narrative explaining how the garbage is going to be handled for this site. Without trash chutes or a service elevator, it is not advised to allow residents to bring their garbage through the building to the trash room on the ground floor.

RESPONSE: Residents will bring their regular and recycling trash to the designated room located on the ground floor of their respective building. This room will be conditioned, and upkept by on-site maintenance staff, so residents do not need to leave their buildings to dispose of their refuse.

2. Does each trash room have its own compactor?

RESPONSE: No, there will be only one central compactor in the property. Regular and recycling trash will be transferred from each building to the compactor by on-site maintenance staff.

3. Label all garbage collection staging areas on the site plan

RESPONSE: Refer to refuse circulation plan on SP-301.

4. Provide straight and direct paths from all trash rooms to their assigned staging area.

RESPONSE: Refer to refuse circulation plan on SP-301.

5. Since the garbage will be rolled out for collection, only 4-yard containers or smaller need to be used for this site.

RESPONSE: Refer to refuse circulation plan on SP-301.

6. Provide a circulation plan that shows all the turning radii MEASURED IN FEET (not auto turn) along the path a garbage truck would need in order to provide service to all buildings on this site. Minimum inside radii are 30 feet; minimum outside radii are 50 feet.

RESPONSE: Refer to refuse circulation plan on SP-301.



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NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

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 and 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.

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