



# DRC

PZ24-12000001

07/03/2024

May 14, 2024

Saul Umana  
City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL. 33060

Re: Lakes At Palm Aire  
Applications: Major Final Site Plan – PZ24-12000001

Mr. Umana,

The purpose of this document is to provide responses to the Development Review comments from the Pre-Application meeting held on March 12, 2024. The DRC meeting was held to review the proposed Major Site Plan application package submitted on February 22, 2024. Each comment is listed below along with a response to each in blue.

**Building Division: Todd Striker**

1. BLDG 2-28-24

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:** Acknowledged and Applicant will comply at Building Permit.

2. 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:** Acknowledged and Applicant will comply at Building Permit.

3. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

**Response:** Acknowledged and Applicant will comply at Building Permit and during construction.

4. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(C). PZ24-12000001  
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**Response:** Acknowledged and Applicant will comply at Building Permit and during construction.

5. FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1.

**Response:** Acknowledged and Applicant will comply at Building Permit and during construction.

6. 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:** Acknowledged and Applicant will comply at Major Final Site Plan application, with submittal of Preliminary Engineering plans.

7. 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:** Acknowledged and Applicant will comply during onsite sales operations.

8. 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 2020 FBC Accessibility.

**Response:** Acknowledged and Applicant will comply at Building Permit and during construction.

9. 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:** Acknowledged and Applicant will comply at Building Permit and during construction.

10. 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. PZ24-12000001  
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**Response:** Acknowledged and Applicant will comply at Major Site Plan application, Building Permit and during construction.

11. FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

**Response:** Acknowledged and Applicant will comply at Major Site Plan application, Building Permit and during construction.

12. 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:** Acknowledged and Applicant will comply at Major Site Plan application, Building Permit and during construction.

13. 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:** Applicant is proposing two story fee simple townhomes. Automatic sprinklers are not applicable.

14. It 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:** Acknowledged and Applicant will comply at Major Site Plan application, Building Permit and during construction.

15. 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:** Acknowledged and Applicant will comply at Major Site Plan application, Building Permit and during construction.

16. 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.

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**Response:** Acknowledged and Applicant will comply at Major Site Plan application, Building Permit and during construction.

17. 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:** Acknowledged and Applicant will comply at Major Site Plan application, Building Permit and during construction.

18. 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:** Acknowledged and Applicant will comply at Major Site Plan application, Building Permit and during construction.

19. 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 and Applicant will comply at Building Permit.

20. 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 and Applicant will comply at Building Permit.

21. 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 and Applicant will comply at Major Site Plan application, Building Permit and during construction. **PZ24-12000001**  
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22. 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 and Applicant will comply at Major Site Plan application, Building Permit and during construction.

23. 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 and Applicant will comply at Building Permit and during construction.

24. 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 and Applicant will comply at Building Permit and during construction. Townhomes are not threshold buildings.

25. 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 and Applicant will comply at Building Permit and during construction.

26. 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 and Applicant will comply at Building Permit and during construction.

27. 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:** Acknowledged and Applicant will comply at Major Site Plan application.

28. 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.

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**Response:** Acknowledged and Applicant will comply at Major Site Plan application.

29. 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 and Applicant will comply at Building Permit and during construction.

30. 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 and Applicant will comply at Major Site Plan application, Building Permit and during construction. Preliminary Engineering Plans will be submitted for review as part of Major Site Plan application. Preliminary grading and drainage plans will be provided.

31. 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:** Acknowledged and Applicant will comply at Major Site Plan application, Building Permit and during construction. Preliminary Engineering Plans will be submitted for review as part of Major Site Plan application. Preliminary grading and drainage plans will be provided.

32. 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 and Applicant will comply during construction.

33. 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 and Applicant will comply at Building Permit. **PZ24-12000001**  
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34. 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 and Applicant will comply at Major Site Plan application, Building Permit and during construction.

**Utilities: Nathaniel Watson**

The following comments are as discussed during the January 10, 2024 Utilities meeting.

Concerns

- Proximity to the raw water supply and electrical system
- May impact future well development and generator
- 75% of the City's water comes from this wellfield and may impact future supplies
- Impact to recharge to the aquifer
- Stormwater storage
- Addition stormwater runoff due to impervious areas

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

**Response:** Acknowledged. Applicant team has received PAM comments and this Major Site Plan application proposes to address the PAM comments. This response letter will be submitted with the Major Final Site Plan application.

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

**Response:** Acknowledged. Applicant team will apply for the indicated permits with the permitting agencies.

3. Please submit a sedimentation and erosion control plan. Exercise best management practices with regard to sedimentation and erosion control.

**Response:** Applicant team will submit Preliminary Engineering plans with the Major Final Site Plan application. A conceptual engineering plan was submitted by the applicant team with the pre-application submittal.

4. The subject site has three existing City raw water supply wells with two approved site locations for future expansion. 124 PE-1 Preliminary Engineering plan nor 012 FSP-4 Final Site Plan or 014 FSP-6 Final Site Plan show the future City raw water well house along the north east section

of the proposed development. The civil plan must detail all on & off- site **PZ24-12000001**  
potable water, sewer and storm drainage utility infrastructure to include the **07/03/2024**  
City's existing and future raw water mains (as discussed during the  
January 10, 2024 meeting) electrical lines and appurtenances proposed to  
serving and upon the subject development. Please correct.

**Response:** Preliminary Engineering plans will be submitted with the  
Major Final Site Plan application. The existing and proposed utilities  
and relevant connections will be shown on the plans. The site plan  
will also show the proposed ten (10) - foot franchise utilities in which  
the franchise utilities will be located - FPL, ATT etc.

5. Please note that the proposed water meter, backflow and water main  
must be consistent. Please correct. The water meter may not be smaller  
than the prevailing backflow or water main.

**Response:** The meter, backflow, and water main are revised to 8".

6. Please note that water meters 3" and larger are not City stock items and are  
subject to an eight-month order lead time once paid. Please arrange to order the  
meters in coordination of the developments construction schedule to best ensure  
a timely installation.

**Response:** Applicant team will request required water meters with sufficient time  
for ordering purposes.

7. Please attach 2022 City Engineering Standard details as they apply. City  
Engineering Standard details can be obtained from the following link: Standard  
Details | City of Pompano Beach (pompanobeachfl.gov). 102-1 Valve Box  
Settings, 103-1 Gate or Valve Plug Settings, 104-1 Filling and Flushing  
Connection, 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device,  
106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification  
Marker, 117-2 TF550 Installation and Specification, 118- 1 Restrained Joint  
Information, 118-2 Restrained Joint Information, 118-3 Restrained Joint  
Information, 119-1 Water Pipe Identification, 120-1 Pipe and Marker Balls  
Location, 121-1 Min. Horizontal Separation for Potable water, 122-1 Utility  
Crossing, 122-2 Potable Water Supply Notes, 122-3 Potable Water Supply, 205-1  
Plug Valve setting, 315-1 Typical Screen For Utilities, 316-1 Required Tree  
Locations

**Response:** Typical City details have been added to the Preliminary Engineering  
Plans.

8. The civil plan depicting off-site potable water connections must state the total  
estimated water consumptive use of the development in gallons per day (GPD).

**Response:** Total gallons per day is indicated on the Site Plan at  
57,000 GPD for water and sewer demand. This information will be added to the  
Preliminary Engineering Water and Sewer Plans.



9. The civil plan depicting off-site sewer connections must state the total estimated wastewater discharge of the development in gallons per day (GPD)

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**Response:** Total gallons per day is indicated on the Site Plan at 57,000 GPD for water and sewer demand. This information will be added to the Preliminary Engineering Water and Sewer Plans.

10. Please note on the subject Landscape plans 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. Please overlay the landscape plans with the site and off-site raw and potable water utility infrastructure and appurtenances to include the raw water electrical service lines demonstrating the aforementioned clearances and setbacks.

**Response:** A note has been added to the Key Sheet of the Landscape Plan set.

11. Please submit an approved FDEP notice of intent permit for the propose water main installation. Required during official Bldg. E-plan submittal.

**Response:** Acknowledged and Applicant will comply at Building Permit.

12. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official Bldg. E-plan submittal

**Response:** Acknowledged and Applicant will comply at Building Permit.

13. The subject site has three existing City raw water supply wells with two approved site locations for future expansion. Three zones (1,2 & 3. Approximately 1,320 lf in diameter of the well head) from well head surround each well and have potential to limit certain types of development as per Broward County's wellfield protection ordinance. Prior to development of these areas, coordination and permitting will be required through Broward County Environmental Protection and Growth Management Department. Please submit an approved permit from Broward for the subject development

**Response:** Applicant team will comply with Article XIII Wellfield Protection of the Broward County code. Applicant is working with City Utilities Department to design the community, per the setbacks and requirements discussed.

14. Concern about wellfield recharge with the filling in of the existing lakes. Provide a pre and post development recharge analysis and include in the Application

**Response:** As confirmed in our meeting with the Utility Department on 1/10/2024, the wellfield protection jurisdiction resides with SFWMD and/or Broward County. The project will meet all wellfield protection requirements of the jurisdictions with authority, and at the 1/10/2024 meeting we agreed to provide to the Utility Department copies of any calculations we prepare as we proceed through the SFWMD and Broward County permit processes. As those permits are obtained with final site development permits, said calculations will occur after LUPA, zoning, and site plan approvals.

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15. Existing infrastructure is assumed to be within an easement or controlled by the utility. Show the City's infrastructure and requested easements on the conceptual development plan. Where is the easement for the 20" relocated potable water main?

**Response:** Final Site Plan has been updated in order to show the requested 50' easements for the existing well sites. In addition, easements for the existing and proposed water mains and raw water mains have been indicated, per the requested easement widths from the Utility Department.

16. Proposed development is encroaching on a 20" potable supply. Show the potable water supply line and the requested easement on the conceptual development plan

**Response:** Final Site Plan and Preliminary Engineering Plans are indicating a proposed relocation of the potable water line within the Subject Property. The required 20' easements are also shown on both plans.

17. Proposed development is encroaching on western wells 24 and 25 along with the raw water transmission line. Show the location of this infrastructure and the requested easements and water retention for maintenance on the conceptual development plan. Where is the water retention for maintenance?

**Response:** Final Site Plan has been updated in order to show the requested 50' easements for the existing well sites. In addition, the 30' x 30' maintenance areas have been indicated on the plans. This maintenance area will include an inlet in which well sites can be flushed into.

18. As discussed during the January 10, 2024 meeting, need water main easements of 30'. Show on conceptual development plan. Proposed easement appears to be less than 30' for the raw water main

**Response:** Final Site Plan has been updated in order to show the requested 30' easements for the existing and proposed relocation of the raw water main.

19. Need well easements of 50' with water retention area for well maintenance. Please show on conceptual development plan.

**Response:** Final Site Plan has been updated in order to show the requested 50' easements for the existing well sites. In addition, the 30' x 30' maintenance areas have been indicated on the plans. This maintenance area will include an inlet in which well sites can be flushed into.

20. As discussed during the January 10, 2024 meeting, new raw water main and well site easements should be obtained for the two future well sites, Generator Building and installation of 1,600 ft. of 24" C900. Show locations on proposed development plan. Where is the future raw water main and well to be placed in the NE section of the development?

**Response:** Two proposed locations for the future well sites have been indicated on the plans. The requested easements, as well as maintenance areas are also indicated on the plans. Finally, a proposed area is indicated in the southeast corner for the location of the generator building. The size of the building is what was discussed with Utility staff at the January 10, 2024 meeting.

21. Wells 24, 25, 26 need to have power moved underground. All future wells shall be underground power. Show locations of these wells and space for underground power on the conceptual development plan

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**Response:** Final Site Plan indicates 10' franchise utility easements along the proposed private roadway tract on either side of the tract. This is the location of underground power infrastructure. Existing well sites can 'tie into' the new electrical lines proposed within the 10' utility easements. Proposed well sites will also use the proposed 10' utility easements and proposed new electrical infrastructure for services.

22. Mutually agreed upon electrical contractor should be used for all power supplies to the wells and wellfield. Problems with inferior work to the north demonstrate this need. Electrical Engineer for design. All underground electrical supply to be encased in concrete. Please provide a \$5 million bond at time of building permit which will be used to address any damage to our infrastructure during construction.

**Response:** Pulte Homes utilizes reputable electrical contractors.

23. Look at property considerations (give the Utility property) to install a generator for the southern wellfield area. Please show locations on conceptual development plan.

**Response:** A proposed area is indicated in the southeast corner for the location of the generator building for future construction, as discussed with Utility staff at the January 10, 2024 meeting.

24. Access to all infrastructure through an ingress/egress agreement. Show locations on conceptual development plans

**Response:** Dimensions and labels have been added to the Final Site Plan which indicates that the private roadway tract areas will have City Utility Ingress and Egress easements over them. These easements can be provided by separate instrument recorded in the public records of Broward County, if necessary.

25. Comply with all Broward County Wellfield protections, SFWMD and DEP regulations. Provide letters from both agencies as part of LUPA/Rezoning process to confirm any conditions those agencies will have for filling the small lakes and entitling the property

**Response:** Applicant team will be submitting for permit approval to Broward County / SFWMD with the completed Preliminary Engineering. Comments will be provided to the City as part of this process. Permit issuance will be at a future date should the Major Final Site Plan be conditionally approved. City Land Development permits can be issued after the issuance of Broward County / SFWMD.

**Broward County Sheriff's Office - Anthony Russo**

**ATTENTION**

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

**A. CPTED / SECURITY CONSULTANT**

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.

Initials AD

**B. DISCLAIMER**

SAFETY AND SECURITY REVIEWS do 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.

Initials AD

**C. CPTED & SECURITY STRENGTHENING**

CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. \*\*\*

Initials AD

**D. \*\*\* 155.2407.E.9., SITE PLAN REVIEW STANDARDS \*\*\***

COMPLIES WITH CRIME PREVENTION SECURITY  
STRENGTHENING AND CPTED STANDARDS..."

THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING &  
ZONING REVIEW & APPROVAL.

Initials AD

**E. \*\*\* PRELIMINARY APPLICATION REVIEW (PAM)\*\*\***

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses.

Initials AD

F. \*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL \*\*\*

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Note: if EITHER the SECURITY STRENGTHENING AND CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required

Initials XD

G. . \*\*\* LATE-NIGHT BUSINESS NOW OR LATER \*\*\*

YES \_\_\_\_\_ OR NO X \_\_\_\_\_

Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new and retrofit, must include the required conditions for a late-night business to legally open and operate. If a development project is authorized and completed without including all the late-night business safety and security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly and disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials XD

Kenneth D.  
DeLaTorre



Digitally signed by: Kenneth D.  
DeLaTorre  
Date: 2024-05-13 14:49:49 -0400

SIGN FULL NAME: \_\_\_\_\_

**Response:** The CPTED information has also been added within sheet CPTED.1 within the Plan Set, as well as indicated within the CPTED Narrative.

\*\*\*Important Please Read\*\*\*

The CPTED Narrative in the DRC or PAM Documents folder & the CPTED Narrative in the DRC or PAM Drawing folder should be synonymous. In addition to incorporating the below stated measures onto your existing CPTED Drawing Document, please also update your CPTED Narrative Document to include all the same verbiage when re-submitting into the Pompano ePlan

1. Territorial Reinforcement and Access Control - Trespass, Way finding, Ground Rules & Other Signage.

- a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

**Response:** A copy of the Affidavit is included within the Major Final Site Plan application package and attached to the CPTED Narrative.

- b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the

property: North, South, East, and West.

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**Response:** Additional signage locations have been added to the site. See updated plan set.

- c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism

**Response:** Additional signage locations have been added to the site. See updated plan set. Signage is proposed in locations within certain landscape buffers in front of proposed landscaping so that that view is unobstructed.

- d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response

**Response:** Signage will be provided onsite at public locations such as the primary recreation area limiting access and indicating hours of operation.

- e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks

**Response:** Way finding signs will be erected at all interior private roadways and intersections in order to indicate street names and vehicular movements. Please refer to the Preliminary Engineering plan set for details within the preliminary paving, grading and drainage plans.

- f. The property address number signage should be prominently displayed, unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway, preferably be reflective &/or illuminated for instant recognition by law enforcement & EMS when responding to emergency calls for service.

**Response:** Approved home addressing numbers will be displayed on each of the residential townhome buildings and unobstructed from view from the adjacent private roadway tracts.



**2. CPTED Landscaping Standards****2A: Natural Surveillance - Landscaping**

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

**Response:** Vehicular and pedestrian access control is proposed at the primary entrance. A camera will also be located at the primary entrance, as well as within the primary recreation parcel. Landscaping will be adjusted to avoid conflicts.

- b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this specialized field.

**Response:** Proposed landscaping will be specified at 24" in height for hedge material to avoid ambush points in common area locations and private rec amenity parcel. Homeowner's association documents will provide strict maintenance obligations for proposed landscaping to be maintained at specified heights.

- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

**Response:** Proposed landscaping will be specified at 24" in height for hedge material to avoid ambush points in common area locations and private rec amenity parcel. Homeowner's association documents will provide strict maintenance obligations for proposed landscaping to be maintained at specified heights.

- d. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

**Response:** Proposed trees will be specified to maintain 8' of clear trunk and Homeowner's association documents will provide strict maintenance obligations for proposed landscaping to be maintained at specified heights. Vehicular and pedestrian access control is proposed at the primary entrance. A camera will also be located at the primary entrance, as well as within the primary recreation parcel. Landscaping will be adjusted to avoid conflicts.

- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code

**Response:** Acknowledged and applicant will comply.

**2. B. Territorial Reinforcement - Landscaping**

- a. Design in dense, low-profile and/ or harsh thorny- like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities

**Response:** The landscape design will be done accordingly. Additionally, Homeowner's association documents will provide strict maintenance obligations for proposed landscaping to be maintained.

**3. CPTED Lighting Standards**

- a. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

**Response:** Acknowledged and applicant will comply.

- b. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), 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 with regards o any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

**Response:** Pulte includes a ring camera at every front door. This will provide motion activated video and the ability to communicate to whoever is outside the door via app. The Homeowner may elect, to connect the Ring app, to the police department (or is it BSO here?). In addition, prospective homebuyers will have the option to install motion sensor lighting after purchase.

- c. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

**Response:** Prospective homebuyers will have the option to install motion sensor lighting after purchase.

- d. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution or trespass. PZ24-12000001  
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**Response:** Acknowledged and applicant will comply.

- e. Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

**Response:** Acknowledged and applicant will comply.

- f. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

**Response:** Acknowledged and applicant will comply. Landscape Architect and Photometric Engineer have review plans and made revisions to avoid conflicts with street lighting and landscaping.

- g. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

**Response:** Prospective homebuyers will have the option to install motion sensor lighting after purchase.

- h. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

**Response:** Acknowledged and applicant will comply. Landscape Architect and Photometric Engineer have review plans and made revisions to avoid conflicts with street lighting and landscaping.

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

- a. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager 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. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

**Response:** N/A.

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- b. For Residential, (Homes, Apartments, Condos, Hotel, Motel, etc.) all solid exterior doors must have a see-through reinforced security window or at the minimum a 180-degree wide angle door viewer (peephole). 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. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

**Response:** Residential townhome doors will have peepholes for security purposes.

- c. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.

**Response:** Perimeter fencing is proposed within transitional landscape buffers as well as at primary entrance to control access.

- d. 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:** Perimeter fencing and walls are proposed within transitional landscape buffers as well as at primary entrance to control access. Pedestrian gates will be provided to limit access to only residents and guests.

- e. Solid walls, 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.

**Response:** A concrete panel wall is proposed within the buffer along the north property line.

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- f. Solid walls that are low to the ground (knee high) & used as symbolic or security 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.

**Response:** No low walls are proposed within common areas or primary Rec Area.

- g. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

**Response:** Hedges proposed at pedestrian fence locations will be maintained at 24" to allow for visibility for 'see through' fencing CPTED concepts.

- h. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

**Response:** Exterior doors and sliders will have locks.

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

**Response:** Exterior doors and sliders will have locks.

- j. Incorporated traffic calming devices in the drive- thru lanes to protect pedestrians, employees & to prevent excessive vehicle speed.

**Response:** Primary entrance has been designed with a roundabout and landscape islands in order to provide traffic calming and speed control at secured entrance.

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

- a. Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are

stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

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**Response:** N/A. Residential community.

- 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:** N/A. Residential community.

- c. For Residential only: 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. Future resident owners will have the option to install a hard wired security alarm system of their choosing with reduced cost & not be inconvenienced by installation process thereby offering an added incentive to install an alarm system.

**Response:** All homes will be pre-wired for security systems. Homeowners will have the option to install security system as part of construction, or after closing.

- d. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ 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. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, etc.

**Response:** N/A. Residential fee simple community.

- e. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any) Areas designated for employee & customer transactions such as a reception desk, counter tops &/or bar should be designed with a clear delineation &/or enclosure separating public from private areas. The purpose is to protect employees & to deter the accidental or intentional trespass into a restricted area & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. This also provides a greater sense of security for employees utilizing the space.



**Response:** N/A. Residential fee simple community.

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

**Response:** N/A. Residential community will have curb side pick up for trash pickup.

- 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 the following on both the swing and pedestrian gates.

**Response:** N/A. Residential community will have curb side pick up for trash pickup.

- 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.

**Response:** N/A. Residential community will have curb side pick up for trash pickup.

- 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.

**Response:** N/A. Residential community will have curb side pick up for trash pickup.

- 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.

**Response:** N/A. Residential community will have curb side pick up for trash pickup.

- 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:** N/A. Residential community will have curb side pick up for trash pickup.

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

**Response:** N/A. Residential community will have curb side pick up for trash pickup.

- g. Enclosed trash rooms (if any) must be equipped with constant lighting or at a minimum have a secured sensor system that provides immediate illumination upon entry into the trash room. P724-12000001  
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**Response:** N/A. Residential community will have curb side pick up for trash pickup.

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys, key fobs or similar devices that are kept on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.).

**Response:** N/A. Residential fee simple community. Primary vehicular entrance will have a secured entrance with vehicular gates and a call box to control access into the community. This access as well as the other secondary access points for emergency purposes only will have a Knox lock that can only be utilized by the EMS providers. Finally, pedestrian gates at the entrance will limit access to the homeowner's and their guests. No onsite property management office is proposed.

- a. Describe access key control security system - general description only such as mechanical, electronic, bio-metric, etc.

**Response:** N/A. Residential fee simple community. Primary vehicular entrance will have a secured entrance with vehicular gates and a call box to control access into the community. This access as well as the other secondary access points for emergency purposes only will have a Knox lock that can only be utilized by the EMS providers. Finally, pedestrian gates at the entrance will limit access to the homeowner's and their guests. No onsite property management office is proposed.

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

**Response:** N/A. Residential fee simple community. No onsite property management office or security office is proposed.

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

**Response:** N/A. Residential fee simple community. No onsite property management office or security office is proposed.

- d. Management office door must have a security viewer (door scope /peephole) or reinforced security window.

**Response:** N/A. Residential fee simple community. No onsite property management office or security office is proposed.

8. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters. **PZ24-12000001**  
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**Response:** N/A. Residential fee simple community. Primary vehicular entrance will have a secured entrance with vehicular gates and a call box to control access into the community. This access as well as the other secondary access points for emergency purposes only will have a Knox lock that can only be utilized by the EMS providers. Finally, pedestrian gates at the entrance will limit access to the homeowner's and their guests. No onsite property management office is proposed.

- a. 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 (see Electronic Surveillance Section).

**Response:** N/A. Residential fee simple community. Parking lot is only at the primary Rec Area and is open from dawn until dusk use.

- b. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist. (see Electronic Surveillance Section).

**Response:** N/A. Residential fee simple community. Parking lot is only at the primary Rec Area and is open from dawn until dusk use. Camera will be installed at primary rec area.

- c. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones."

**Response:** N/A. Residential fee simple community. Parking lot is only at the primary Rec Area and is open from dawn until dusk use. Camera will be installed at primary rec area.

- d. 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.

**Response:** Residential fee simple community. Primary vehicular entrance will have a secured entrance with vehicular gates and a call box to control access into the community. This access as well as the other secondary access points for emergency purposes only will have a Knox lock that can only be utilized by the EMS providers. Finally, pedestrian gates at the entrance will limit access to the homeowner's and their guests. No onsite property management office is proposed. Camera will be installed at primary vehicular entrance.

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- e. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems to deter tailgating / "piggybacking" by non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

**Response:** Residential fee simple community. Primary vehicular entrance will have a secured entrance with vehicular gates and a call box to control access into the community. This access as well as the other secondary access points for emergency purposes only will have a Knox lock that can only be utilized by the EMS providers. Finally, pedestrian gates at the entrance will limit access to the homeowner's and their guests. No onsite property management office is proposed. Camera will be installed at primary vehicular entrance.

- f. Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional.

**Response:** Internal streets are private roadways dedicated to the homeowner's association. HOA documents and signage will indicate no overnight parking is allowed. Finally, primary Rec Area parking will also have signage along with the ability of the HOA to tow any unauthorized vehicle.

- g. Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

**Response:** Internal streets are private roadways dedicated to the homeowner's association. HOA documents and signage will indicate no overnight parking is allowed. Finally, primary Rec Area parking will also have signage along with the ability of the HOA to tow any unauthorized vehicle.

- h. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

**Response:** Internal streets are private roadways dedicated to the homeowner's association. HOA documents and signage will indicate no overnight parking is allowed. Finally, primary Rec Area parking will also have signage along with the ability of the HOA to tow any unauthorized vehicle. HOA documents will indicate language that the HOA has the ability to tow unauthorized vehicles.

- i. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

**Response:** Sidewalk connections are provided at the head of the vehicle within the parking lot servicing the private Rec Area  
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#### 9. Electronic Surveillance – Security Strengthening

\*\*\* ATTENTION \*\*\* PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

- a. Pompano Beach M.O. 155.2407.E: Site Plan Review Standards: Development complies with Crime Prevention \*\*\*SECURITY STRENGTHENING (Includes Mechanical and Electronic Security) AND CPTED STANDARDS. This requires BOTH to be addressed including Electronic Surveillance. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.

**Response:** A camera will also be located at the primary entrance, as well as within the primary recreation parcel.

- b. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

**Response:** A camera will also be located at the primary entrance, as well as within the primary recreation parcel.

- c. Ensure electronic surveillance cameras are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

**Response:** A camera will also be located at the primary entrance, as well as within the primary recreation parcel.

- d. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc.

**Response:** A camera will also be located at the primary entrance, as well as within the primary recreation parcel.

- e. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. P724-12000001  
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**Response:** A camera will also be located at the primary entrance, as well as within the primary recreation parcel. Landscaping will be adjusted to avoid conflicts.

- f. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

**Response:** Applicant design time will coordinate to avoid conflicts.

- g. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters as well as internal common areas such as recreation rooms, exercise rooms, community pools, playgrounds, etc.

**Response:** A camera will also be located at the primary entrance, as well as within the primary recreation parcel.

- h. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

**Response:** A camera will also be located at the primary entrance, as well as within the primary recreation parcel.

- i. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

**Response:** A camera will also be located at the primary entrance, as well as within the primary recreation parcel.

#### 10. Miscellaneous: CPTED & Security Strengthening

- a. Ensure all publicly accessible exterior electrical power outlets have a lock & internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

**Response:** Community will have perimeter fencing, vehicular and pedestrian access control at the primary entrance. Rec areas will have limited access from dawn until dusk. There will be no public accessible outlets.



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- b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

**Response:** Community will have perimeter fencing, vehicular and pedestrian access control at the primary entrance. Rec areas will have limited access from dawn until dusk. There will be no public accessible spigots.

- c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities. This can be utilized for the benefit of individuals & motorists.

**Response:** Blind spot mirrors can be installed should the management company or homeowner's association consider a need for one at certain locations and intersections.

- d. 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:** AC units will have serial numbers indicated on relevant equipment.

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

**Response:** Bike racks are located within the community in certain locations. A bike rack is located within the Primary Rec Area for residential use adjacent to the mail box kiosk location. .

- f. 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:** Internal roadways are private access streets with posted speed limits of 25 mph or less, based upon homeowner's association consideration. Should bollards be necessary at any location within the community, it will be at the discretion of the

homeowner's association.

- g. If the building/ development 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:** Should the primary Rec Area have a community Wi-Fi system, it will be encrypted and password protected.

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

**Response:** N/A.

- i. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.

**Response:** N/A.

- j. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests to deter loitering, trespassing, sleeping, vagrancy, etc

**Response:** Outdoor benches will be specified with arm rests and dividers to avoid vagrancy.

#### **Fire Department - Jim Galloway**

1. (X) Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing

**Response:** Preliminary Engineering Plans, which include proposed water and sewer plans, are included within the Major Final Site Plan application submittal package.

2. (X) 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:** Residential townhome buildings are two story fee simple units with 2-hour fire walls through the roof between units. Fire sprinklers are not necessary. The required fire flow is 1000 gpm for 1 hour per NFPA 18.4.5.1

3. (X) 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

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**Response:** Fire flow test will be conducted.

4. (X) Provide location of fire hydrants and proper spacing throughout site as per NFPA 1 Chapter 18 2021 Edition. Highly recommended that fire hydrants are located on lot lines

**Response:** Preliminary Engineering Plans, which include proposed water and sewer plans, are included within the Major Final Site Plan application submittal package. The water and sewer plans indicate the hydrant locations in accordance to the required spacing (maximum spacing of 500 feet per NFPA 18.5.3(2)).

5. (X) Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates. Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with a readily accessible manual releasing device. (City of Pompano Ordinance 95.08) All New & Existing automatic entry gates installed in either commercial or multi-family communities shall be provided with a Universal Access System as per the Florida Fire Prevention Code Broward County Amendments in section F- 108.9.3. Existing applications may be provided up to one (1) year to complete as approved by the AHJ. Important Things to Know about Click 2 Enter (C2E) Operates by using radio frequency technology. Provides public safety agencies with a quick, safe, secure, and reliable means to activate gates, bollards, doors, or any security access control mechanism. Compatible with Analog or Digital Radio Transmitters Enhanced user-programmable latch open feature allows departments to specify gate open periods from one minute on. Uses regulated 12V to 24V DC @ 500ma Power Supplies The C2E Transmitter is enclosed in a Nema 4 Box with a Reflective Logo for Identification. The Technical Assistance & Customer Support Number for C2E is 877.939.3800.

**Response:** Secured vehicular primary access point off of West Atlantic Boulevard will have a Knox Lock for EMS access. In addition, the system will incorporate Click 2 Enter (C2E) system. Finally the secondary access points proposed onsite are only for EMS access only. Each of these secondary emergency access points will have a Knox Lock for EMS access.

6. (X) Plans showing auto cad provide legend for lines. Does not appear that clear width is provided

**Response:** A Legend has been added to the Life Safety Circulation Plan in order to provide additional details to the line work indicated within the plan. Legend indicates the swing pattern line work for the fire truck access. A dimension has also been added to the pavement area to indicate overall width.

7. (X) Turn around would be required at East end of property along with the proposed 2nd entry gate

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**Response:** East access is only for emergency access. Residents will not have access. A 24' wide access aisle has been provided for the proposed well site. This access aisle can be used for other vehicles to turn around. A garbage truck template has been indicated as an additional exhibit to show this. Fire and EMS access at the southeast quadrant of the property is only for EMS use and is secured with a Knox lock. Finally, applicant team has followed up with Coastal Waste Incorporated, the trash hauler for Pompano Beach and has received a sign off on this circulation. See attached email.

8. (X) Additional vehicle access gate near lot 148?

**Response:** An additional emergency access has been provided directly in front of lot 148. This emergency access will also have a Knox Lock only accessible by the EMS providers. Secured access with a fence is provided onto North Course Drive.

### **Zoning Department - Saul Umana**

1. On the Site Plan, please provide a table of all proposed easements. Identify all easements on site plan using a variation of colors. Once recorded, provide recordation detail on table

**Response:** A separate easement exhibit has been added as FSP-13. A Legend is included which is color coded with the easements and relevant widths.

2. Provide a plot plan showing the property line boundaries of each town. Ensure each townhome has a an area of 1800 sq. ft. This area cannot include common areas.

**Response:** Please see Detail Sheet #1 for updates to the Townhome Property Development Regulation Detail. The minimum square footage has been dimensioned as well as indicated within the table to indicate that the minimum square footage that is required is met. In addition, additional dimensions have been added on the Site Plan in certain locations where the townhome lots are located indicating dimensions and minimum dimensions.

3. Provide driveway length and widths. Ensure that two parking spaces can be accommodated. Designate one space on the driveway as guest parking space. Each townhome will responsible of maintaining access to their own guest parking as opposed to a surface shared guest parking area.

**Response:** Please see Detail Sheet #1 for updates to the Townhome Property Development Regulation Detail. A minimum dimension is indicated for the driveway widths. Finally, additional details have been added to the Site Plan to indicate width and depth in certain locations. The driveways will be a minimum of 20' feet deep in order to provide more open space area in front of the home.

4. Per Landscaping comments, provide/ indicate on site plan and landscape plan what is being counted towards the pervious requirement.

**Response:** A table has been added to Detail Sheet #1 which indicates the breakdown of impervious and pervious area calculation to justify the indicated

amount within the Site Data.

5. Site Data Table on 002 MP1 Master Plan says 214 DU instead of 190. Different from Final Site Plan Data.

**Response:** The rezoning MP1 site data table matches the maximum allowable density from the LUPA application. The rezoning application will match the LUPA application. The final site plan will indicate the actual number of units under the maximum allowed under the Land Use Designation requested.

6. On Site Plan, provide a note on each individual structure designating what type of architectural style it will be to ensure architectural variability.

**Response:** A note has been added to the townhome buildings in order to differentiate between the proposed 20' townhomes and 24' townhomes. See Legend provided on FSP.1.

7. On all elevations, provide material and color call outs on the facades.

**Response:** Revised architectural plans have been included within the Major Final Site Plan package which provides additional details of the townhome facades.

8. 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.

**Response:** The preliminary architectural plans indicate a mean roof building height of 25' - 10 1/2" for the 20' townhome buildings. The preliminary architectural plans indicate a mean roof building height of 24' - 10 1/2" for the 24' townhome buildings. These overall heights are well under the maximum allowed of 35' under the RM-12 Zoning District.

9. Provide a maximum build out plan for each townhome. This can be as detail. Primarily looking for pervious data for future permitting and ensuring the site overall still meets the minimum required 25% pervious.

**Response:** The Property Development Regulation Detail, for each relevant townhome building (20' or 24') has been updated in order to provide hatched in detail indicating the areas of previous data per standard townhome lot. In addition, a Site Impervious Calculations Chart has been added to sheet DET.1.

10. Provide bike parking in the clubhouse. For the bike parking requirement for the townhomes, a note showing bikes can be stored inside the garage shall suffice.

**Response:** A bike rack has been added to the Primary Rec Area just adjacent to the centralized mailbox kiosk.

#### H. Bicycle Access and Circulation

##### 1. Required Bicycle Access

##### a. General Bicycle Access

Except individual lot development of a single family dwelling or two family dwelling, all developments shall be served by an

internal bicycle circulation system (including bike routes, bike lanes, and/ or bike paths) that permits safe, convenient, efficient, and orderly movement of bicyclists among the following origin and destination points within the development, as well as between the internal bicycle circulation system and adjoining parts of an existing or planned external, community wide bicycle circulation system and any adjoining public parks, greenways, schools, community centers, and shopping areas:

**Response:** The private internal roadways will have a bike lane / path symbol stripped on the pavement. See Preliminary Engineering Plans for details.

- i. Bicycle parking facilities (See Section 155.5102.L, Bicycle Parking Facilities.) or areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions);

**Response:** Despite the fact that Section 155.5102.L. Indicates that, "Multi-Family development (excluding duplexes and **townhomes**), nonresidential, and mixed-use development shall comply with the following standards:" for required bicycle facilities, applicant has provided a bike rack within the primary Rec Area. The proposed residential development is a fee simple residential **townhome** development. See revised Site Plan and detail sheet for detail.

- ii. Any designated or planned bus stops and shelters (onsite or on an adjacent street); and
- iii. Recreation facilities and other common use area and amenities.

**Response:** A bike rack has been added to the Primary Rec Area just adjacent to the centralized mailbox kiosk.

11. Provide details of the garbage staging area. If they will be stored outside, provide adequate screening. If the intention is to maintain garbage inside, show staging area in the garage.

**Response:** Garbage bins will be curb side pick up in roll away and will be stored within the garage areas. Homeowner's documentation will provide requirements on timing of storage after pickup as well as storage so that not visible of the bins. A note has been added to the Project Notes of the Final Site Plan.

12. Clearly demonstrate the sidewalks on site plan.

#### Sidewalks Required

- i. Except individual lot development of a single family dwelling or two family dwelling, all developments shall install sidewalks on both sides of all roadways within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting



city standards is already in place).

**Response:** Applicant design team has designed a private street cross section which limits the amount of pavement / impervious area onsite. A sidewalk is proposed on one side of the road in order to propose more previous swale area within the private street access tract. This was intentionally done, from a design perspective, acknowledging the sensitivity of the location of the proposed residential community in proximity to the existing well sites. The applicant team discussed this concept with staff at several meetings, including a meeting with staff on December 13, 2023. Applicant team also sent plans and requested comments with City Engineering staff as well via email and discussed with City Utilities at a meeting on January 10, 2024. No City staff objected to this design. This design concept is indicated within the Sustainability Narrative section of the Project Narrative as well. See Project Narrative / Justification Statement for additional details.

13. General Walkway Layout and Design

a. General Walkway Standards

Required pedestrian walkways shall

- i. Be at least five feet wide in residential and industrial zoning districts and seven feet wide in commercial zoning districts:

**Response:** Proposed sidewalks are five (5) - feet in width. See site plan, as well as Detail Sheet #1 for details and cross section.

- ii. Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals

**Response:** Crosswalks are provided. Please refer to the Preliminary Engineering Plans Paving, Grading and Drainage Plans.

- iii. Have adequate lighting for security and safety

**Response:** Photometric Plans are included within the Major Final Site Plan submittal package. These plans indicate the amount of foot-candles required for safe vehicular and pedestrian access within the proposed private streets.

- iv. Meet the accessibility guidelines promulgated under the Americans with Disabilities Act (ADA); an

**Response:** ADA tactile strips are provided at all internal intersections where crosswalks are opposed. See Preliminary Engineering Plans Paving, Grading and Drainage Plans for details.

13. Designate the direction of the setbacks on the site plan and on the site data table.

**Response:** Additional dimensions have been added to the Site Plan, which indicate perimeter setbacks of the townhome units to the property line. Please refer to the Property Development Regulations Detail on DET.1 for additional

information on the RM-12 setbacks.

14. Off Street Parking spaces must be double stripped. (Clubhouse) Markings
- Except for parking areas serving single family dwellings, each required off street parking area and space, and each off street loading area and berth, shall be identified by double striping as well as other surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Such marking including directional arrows, lettering on signs and in handicapped designated areas, and labeling of the pavement shall be maintained so as to be readily visible at all times.

**Response:** Final Site Plan has been revised in order to show double striping for the parking spaces within the Primary Rec Area. In addition, the parking detail on Detail Sheet #1 has been revised as well.

15. Extend the sidewalk to 7 ft min to serve as the continuous curbing requirement.

- The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.

**Response:** Parking space at Primary Rec Area has been revised in order to add a 2' vehicular overhang, followed by a 5' free and clear sidewalk. The parking detail on Detail Sheet #1 has also been revised to indicate the overhang and overall walkway area dimension.

16. Secure all outside agency approvals for the entrance, lake drainage, and roadway extension onto Atlantic Boulevard.

**Response:** Applicant team has had a preliminary meeting with FDOT regarding the connection to West Atlantic Avenue on December 14, 2023. A copy of the preliminary email comments is attached to this response letter. The permitting process with South Florida Water Management District and Broward County regarding onsite lakes and drainage will resume now that Preliminary Engineering plans are completed and included within this submittal package.

17. At the time of DRC Submittal, provide a sustainability narrative outlining how this project intends to meet the required sustainable development points.

- Applicability

All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development.

1. Multifamily residential development shall achieve at least ten points.

**Response:** On page 8 of the Project Narrative, Applicant team has indicated a summary table from the City code Table 155.5802, which indicates that a total of sixteen (16) points have been proposed of the required ten (10) points for this residential community.

18. Please confirm is mail delivery for this project will be handled via a centralized location or individual mailboxes

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**Response:** A centralized location is proposed within the Primary Rec Amenity just west of the parking area.

19. Architectural Appearance Design Narrative. Provide a response to following:

Multi Building Development

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). Buildings may be oriented towards off street parking lots only in cases where no other practical alternative exists. (See Figure 155.5601.C.1.b: Multi-building orientation.)

**Response:** Primary entrances into each of the residential townhomes is oriented towards the front facade and towards the private street tract, as well as the vehicular driveways in all cases except the end units in the twenty (20) foot townhomes. The end units have entrances on the side of the townhome with the walkway connections connecting to the vehicular driveway in front of the townhome.

c. Building Configuration

- i. Multifamily residential developments with six or fewer dwelling units shall be configured through massing, door placement, centralized parking location, and use of exterior materials to give each building the appearance of a large, single family home.

**Response:** The four and five unit residential townhomes for the twenty foot townhomes have doors facing the front facade on the interior units and the end units have doors on the side facades to add interest and break up the front facades. This allows for the end units to have additional architectural facade treatments in order to provide variation in the front facade as well as make the individual townhomes look as separate homes. Also the four and five unit residential townhomes for the twenty - four (24) unit townhomes have recessed door / access ways which indicate and differentiate individual townhomes as well.

- ii. Ground floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway

**Response:** All residential townhomes will have homeowner access points either from the front facade or side facade with an associated walkway connecting to the vehicular driveway. Driveways are in the front of the townhomes and will have direct access to the private street area.

## 2. Maximum Building Size

- a. Individual structure footprints shall not exceed a maximum of 20,000 square feet.

**Response:** The largest maximum size of proposed townhome buildings is a 8 - unit townhome which is approximately 169' long by a depth of 54.' This results in a maximum footprint size of 9,126 square feet which is well below the 20,000 square feet maximum.

- b. The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units

**Response:** The longest residential townhome proposed is a seven unit 24' townhome building. This building length is approximately 169' in length which is well below the 180' maximum length.

## 3. Building Facades

- a. 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.

**Response:** Applicant is proposing internal private streets. None of the property abuts a public right of way or West Atlantic Avenue. End units of the residential townhomes have wall projection variations from the rest of the townhomes building.

- b. Wall offsets shall have a minimum depth of two feet

**Response:** End unit townhome offset is over two and a half feet. The twenty - four unit townhomes have broken up the front facade with individual entry ways that are all recesses.

- c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance
- ii. A covered porch
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane
- 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;  
or
- viii. Integrated planters that incorporate landscaped areas  
or places for sitting

**Response:** A variety of design features have been incorporated into the design such as recessed entrances, covered porches, columns, roof overhangs of one foot, and window banding. Please

refer to the Architectural Detail Plans for details (Detail G). **PZ24-12000001**  
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#### 4. Architectural Variability

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:** Applicant has design two different townhome building units in order to provide onsite variability – 20' and 24' wide homes as well as two distinct architectural styles – Coastal and Modern. Building configurations vary from four to eight units providing for additional variety in streetscape exceeding 30% of footprint and significantly different mass and scale. Roof form also varies by building configuration and architectural style.

#### 5. Roofs

- a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.

**Response:** Flat roofs are not proposed.

- b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

**Response:** Alternate roof forms and pitches are proposed over each of the individual townhomes which include varied entries. Entries are either front facing or side entry.

- c. All roof based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street

**Response:** Roof vents are located either on the rears or the sides of the townhome buildings to minimize visual impact from the private streets. See included roofing plans within the Architectural Plan set.

#### 6. Materials

- a. Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices , at

corners, or as a repetitive pattern.

**Response:** Material changes are done around windows, doors and cornices to provide facade variation. In addition, sill details, and bracket and beam details are included to further break up facade areas.

- b. Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or window.

**Response:** Material changes are proposed on the facades of the townhomes as summarized above. 'Heavier' materials such as stone veneer is proposed in certain locations at the lower portions of the facade areas.

### **Landscape Review - Wade Collum**

1. Submittal is incomplete and was routed without the basic required documentation.

**Response:** The updated submittal package contains a full set of landscape plans.

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

**Response:** Site plan and landscape plans indicate 10' utility easements around the private roadway tract. This easement includes all franchise utilities including FPL for power to service the community. The Project Narrative has been updated in order to indicate this information.

3. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.

**Response:** Signed and sealed landscape plans were included within the Pre-Application submittal. In addition, the City required signature affidavit from the Landscape Architect was also included. Applicant team will submit all of this information with the Major Final Site Plan submittal package.

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

**Response:** A tree survey is included, as required by the submittal checklist, with the Major Final Site Plan submittal package. In addition, a Tree Disposition Plan and table is included within the Major Final Site Plan submittal package.

5. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all non-specimen 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 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. Palm tree values will be based on the Cost Replacement method.

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**Response:** See Tree Appraisal Table included in the submittal package. The total cost replacement is \$86,705 for the replacement and establishment of 20 trees and 37 palms. No invasive trees were included in the calculations. The appraisal methodology used is as follows:

#### Cost Replacement Methodology

##### Step 1:

Find the average market value for a tree, then divide the total cost of the tree by size to give a value per inch DBH.

- Slash Pine = 2.5" for \$185	\$74 Unit Cost per inch DBH
- Laurel Oak = 2.5" for \$145	\$58 Unit Cost per inch DBH
- Live Oak = 2.5" for \$225	\$90 Unit Cost per inch DBH
- Cabbage Palm = 11' avg. CT for \$175	\$16 Unit Cost per ft. CT
- Mahogany = 2.5" for \$145	\$58 Unit Cost per inch DBH
- Black Olive = 2.5" for \$225	\$90 Unit Cost per inch DBH
- Bismark Palm = 4' avg. CT for \$375	\$88 Unit Cost per ft. CT
- Blue Jacaranda = 2.5" for \$185	\$74 Unit Cost per inch DBH
- Strangler fig = 2.5" for \$185	\$74 Unit Cost per inch DBH

\*Tree values were based on market research and pulled from Becker Tree Farm List

\*Blue Jacaranda and Strangler fig prices were unknown so an average of the other species unit cost per inch DBH was used for these two species.

##### Step 2:

Multiply the tree or palm size by the unit cost. Then multiply that value by the condition rating percentage. Multiple the sum by 2.5 for cost of installation and establishment.

Example: Tree #3524, Black Olive, 22"DBH, Fair condition 58.75% (0.5875), Black olive unit cost \$90

- 22"DBH \* 90 = 1,980
- (1,980 \* .5875) \* 2.5 = 2,910
- Cost Replacement = \$2,910

\*Same for palms except the condition was not factored into the equation due to most palms being of good health and typically are palm for palm replacement.

\*All cost replacement values were rounded up to the nearest (5)

The Tree Disposition Plan indicates the assessment of the trees as well.

6. 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.

**Response:** A tree appraisal is included within the Major Final Site Plan package for the existing trees; completed by a certified tree arborist.

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7. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

**Response:** A Tree Disposition Plan and tree appraisal is included within the submittal package. Any additional trees provided to address mitigation will be planted as supplemental landscape material in buffers, common areas and onsite park and recreation areas.

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

**Response:** Included within the Major Site Plan application package are Preliminary Engineering Plans and drainage calculations. This information will be utilized in order to initiate the permitting process through SFWMD and BC for onsite drainage areas and design.

9. Provide approvals from SFWMD for vehicular cross access as proposed on the north side.

**Response:** Included within the Major Site Plan application package are Preliminary Engineering Plans and drainage calculations. Applicant will initiate the permitting process with SFWMD and BC for the proposed vehicular access and culvert over the canal ROW with the relevant civil engineering designs.

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

**Response:** A data table addressing the Minimum Site Development Landscape is included on the Key Sheet of the Landscape Plan set.

11. This is a PR Zoning District and is required to have 2 trees per 2000 sq. ft which is approximately 600 trees. Show this is in the data table. Street trees cannot be used toward this calculation.

**Response:** Applicant is proposing a rezoning to RM-12 Multiple Family Residential District. Applicant is not proposing to keep the property in the PR - Parks and Recreation Zoning District designation.

12. 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:** The Landscape Schedule has been revised to reflect the increase in height of half of the proposed trees and palms per comment.

13. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 13' of landscape areas between a vehicular use area and an abutting building for all buildings proposed.

**Response:** The required VUA landscape is depicted at the project entrance adjacent to lots 1 and 190. The area exceeds 13' and is landscaped with trees at a maximum average of 30' on center.

14. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;

**Response:** The VUA at the entry provides a minimum area of 13' and is landscaped with trees at a maximum average of 30' on center.

- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

**Response:** Applicant is not proposing suspended pavement systems.

15. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

**Response:** Per the code section, this requirement shall not apply along those parts of a building façade containing building entrances, driveways into garages or carports, or loading docks. Applicant has provided landscape based on the driveway modifications made

16. Provide landscape typical sheets with landscaping shown on them.

**Response:** Typical Unit Landscape Plans are included in the submittal package.

17. Provide an overall landscape plan.

**Response:** An overall Landscape Plan is included in the submittal package.

18. Sheet I-3 is confusing and doesn't quickly align with the match lines on other sheets.

**Response:** The updated Landscape Plans have been modified for clarity per comment.

19. 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:** A footer detail for the proposed townhomes is included on the Landscape Detail sheet LSP.9

20. 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:** No light pole fixtures are in conflict with proposed required landscaping.

21. Show light poles with radii on the landscape sheets.

**Response:** Light poles with a radii dimension is included for all lighting in the Landscape Plan set.

22. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**Response:** Continuous curbing is utilized around the VUA at the entry per comment.

23. Provide VUA requirements as per 155.5203.D along both sides of all ingress egress areas.

**Response:** The VUA requirements have been included on the Key Sheet of the Landscape Plan set.

24. Provide Street Trees at 1:40' as per 155.5203.G.2.c.in all other areas on both sides of the roadways.

**Response:** A Street Tree Plan has been provided with trees an average of 40' on center. The Street Tree locations have been adjusted to work in conjunction to the required utility locations, etc. Front yard trees for each townhome are also supplementing the street tree requirements as these trees are above what is required per townhome

25. Provide a street tree plan on a separate Street Tree sheet.

**Response:** A street tree plan has been prepared and is included in the submittal package.

26. Where adequate soil space is not available per soil volume then providing Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas may be an option. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Show on Civil sheets all proposed areas for this.

**Response:** Applicant is not proposing suspended pavement systems.

27. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in bordering hardscapes or utilities. PZ24-12000001  
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**Response:** A Root Barrier detail been added to the Landscape Detail sheet.

28. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

**Response:** An irrigation plan is included within the Major Final Site Plan package. It is the applicant's understanding that reuse is not available and cannot be utilized in proximity to the onsite exiting well sites.

29. Bubblers will be provided for all new and relocated trees and palms.

**Response:** An irrigation plan is included within the Major Final Site Plan package. Irrigation will be provided for any relocated trees and palms.

30. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C

**Response:** Dumpsters are not proposed onsite. Applicant is proposing Homeowner's Waste Management roll away bins. This includes the Primary Rec Area as well. Homeowner's Association management company will be responsible to put out bins and store out of visibility during non-pick up days within the Primary Rec AREa.

31. Rework Phase Plan to include perimeter plantings, street trees, entrance, mail kiosks, amenities etc. to be included in Phase I by the first CO.

**Response:** The Landscape Plans have been revised in order to match the Phasing Plan within the resubmittal package. Common area landscaping, and buffer landscaping for the relevant phase will be required to be installed and signed off by the City in order for certificate of occupancy release within the relevant phase.

32. There are large existing trees on site that could be retained, relocated and preserved. Please adjust to accommodate.

**Response:** A Tree Disposition Plan and tree appraisal is included within the submittal package. Any additional trees provided to address mitigation will be planted as supplemental landscape material in buffers, common areas and onsite park and recreation areas.

33. As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median:

- i. Is at least eight feet wide;
- ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and
- iii. Is protected from vehicular encroachment by curbing

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**Response:** Driveway areas have been redesigned in order to adhere to the driveway requirements of City Code Section 155.5101.G.7.b.i. This provides minimum driveway depth of twenty (20) - feet from back of gutter or sidewalk. This provides more open space area at building front foundation area for more landscape plantings.

34. 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:** A note has been added to the Landscape Key Sheet within the Landscape Data reflecting the requirement. Proposed trees in perimeter buffers are specified as 16' OAH.

35. As per 155.5204.F. No development, work, or demo activity shall be allowed within the drip-line of a tree or tree protection area.

**Response:** There is no plan to preserve existing trees or palms due to construction restraints.

36. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**Response:** There is no plan to preserve existing trees or palms due to construction restraints.

37. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**Response:** There is no plan to preserve existing trees or palms due to construction restraints.

38. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

**Response:** Specifications and directives will be provided once a decision is made on how to address mitigation.



39. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power driven soil auger may be used under the tree.

**Response:** Areas that in conflict with utilities will be addressed with a required root barrier with efforts made to maintain 10' separation.

40. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.

**Response:** A note has been added to the Landscape Detail sheet reflecting the requirement.

41. Provide civil sheets.

**Response:** Included within the Major Site Plan application package are Preliminary Engineering Plans.

42. Show locations of all proofed FDC's, including but not limited to fire hydrants.

**Response:** Included within the Major Site Plan application package are Preliminary Engineering Plans. Included within this plan set are the water and sewer plans, which indicate locations of hydrants and relevant utility infrastructure.

43. Provide a pervious area sheet with pervious calculations.

**Response:** Please refer to the Final Site Plan set which includes a breakdown and tabulation of the calculations for impervious and pervious areas within the Detail Sheet #1.

44. Provide a proper plant list to include trees and palms. Remove gallon sizes from shrubs and groundcover.

**Response:** A Landscape Schedule is included on the Landscape Detail sheet LSP.9 with gallon sizes removed per comment.

45. Provide a note that plant spacing shall supersede plant quantity to fill the bed.

**Response:** A note has been added to the Landscape Detail sheet reflecting the requirement.

46. Provide a landscape notes and detail sheet.

**Response:** Landscape notes and a detail sheet has been added to the Landscape Plan set.

47. Provide soil specifications in percentage form.

**Response:** Soils on site are mapped as Udorthents and Immokalee fine sand.

48. Sheet LSP-2, populate southern buffer with trees at south edge of property. Perimeter trees stop at lake just west of pool area.

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**Response:** Per the Site Plan, a perimeter buffer is not required adjacent to the lake as the water body provides adequate buffering.

49. Sheet LP-3 is misaligned and is not easily trackable to review and reference, consider changing.

**Response:** Sheet LSP.3 has been modified for clarity.

50. Note on typical sheet references required trees shown on overall plan, but none are shown, correct clarify.

**Response:** The Typical Landscape sheets have been updated to reflect the proposed trees.

51. LSP-1 shows proposed lake that does not directly abut existing lake to the south as referred in the note which is +/- 50' from existing multi family building to the south. Confirm this is correct and the approach is structurally sound. Show adjoining parcel building lines greyed out on the plan for reference and correct.

**Response:** Sheet LSP.1 has been modified to depict more of the lake per comment. At the time of the submittal, information was not available regarding the existing multi-family building.

52. 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 co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**Response:** A note has been added to the Landscape Detail sheet reflecting the requirement.

53. 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:** A note has been added to the Key Sheet and Landscape Detail sheet reflecting the requirement.

54. 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:** A note has been added to the Landscape Detail sheet reflecting the requirement.

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

**Response:** Comment acknowledged and a note has been added to the Landscape Detail sheet reflecting the requirement.

56. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. P724-12000001  
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**Response:** A response letter is included within the Major Final Site Plan submittal package, which addresses how each of the comments indicated within the Pre-Application meeting staff report was addressed.

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

**Response:** Understood. Applicant team will respond and follow up with staff on future resubmittals and comments.

#### **Engineering Department - David McGirr**

Conceptual civil plan design lacked detail and specifics.

**Response:** Conceptual preliminary engineering plans were submitted as part of the Pre-Application meeting. Intent was to show City staff proposed utility relocations and connection points in order to finalize detailed preliminary engineering plans. Detailed preliminary engineering plans, which include preliminary paving, grading and drainage plans, are included within the Major Final Site Plan application package.

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

**Response:** Applicant will provide permits prior to construction.

2. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd.

**Response:** Applicant design team has meet with FDOT regarding the driveway connection on West Atlantic Boulevard. A copy of the preliminary comments, received via email, is attached to this response letter.

3. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd/

**Response:** Applicant design team has meet with FDOT regarding the driveway connection on West Atlantic Boulevard. A copy of the preliminary comments, received via email, is attached to this response letter. Detailed paving, grading and drainage plans will be submitted for permit review with the relevant permitting agencies.

4. Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of W. Atl. Blvd.

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**Response:** Applicant design team has meet with FDOT regarding the driveway connection on West Atlantic Boulevard. A copy of the preliminary comments received via email, is attached to this response letter. Detailed utility plans will be submitted for permit review with the relevant permitting agencies.

5. Submit / upload a South Florida Water Management Div. right-of-way permit or exemption for the proposed construction within there right-of way.

**Response:** A SFWMD right of way permit will be provided prior to construction.

6. 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 Raw water-main connections shown on the civil engineering drawing.

**Response:** A FDEP permit for the proposed potable and raw water mains will be provided prior to construction.

7. 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 wastewater collection systems and sewer force mains shown on the civil engineering plans.

**Response:** A BCEPGMD issued permit for the proposed sewer collection and transmission system will be provided prior to construction.

8. 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 wastewater collection systems and sewer force main shown on the civil engineering plans.

**Response:** A BCEPGMD issued permit for the proposed sewer collection and transmission system will be provided prior to construction.

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

**Response:** Detailed preliminary engineering plans have been completed by the project Civil Engineer and are included within the Major Final Site Plan submittal package. These plans include preliminary water and sewer plans which indicate proposed water and sewer system to service the proposed residential community as well as proposed points of connection to existing infrastructure. Final engineering plans will be submitted for a construction permit.

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

**Response:** Detailed preliminary engineering plans have been completed by the project Civil Engineer and are included within the Major Final Site Plan submittal package. These plans indicate proposed connections and proposed relocation of existing water mains and raw water mains for review by the City. Applicant design team acknowledges City Utilities and Planning and Zoning Department concerns regarding existing onsite City wells. Applicant design team has revised plans

accordingly to address comments provided by both departments.

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11. 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](http://www.pompanobeachfl.gov) under departments /engineering.

**Response:** City details have been included on the preliminary engineering plans.

12. 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:** The FDEP NPDES Notice of Intent acknowledgement with the General Permit information will be provided prior to construction.

13. 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:** The FDEP NPDES Notice of Intent acknowledgement with the General Permit information will be provided prior to construction.

14. The subject site has three existing City raw water supply wells with two approved site locations for future expansion. 124 PE-1 Preliminary Engineering plan nor 012 FSP-4 Final Site Plan or 014 FSP-6 Final Site Plan show the future City raw water well house along the north east section of the proposed development. The civil plan must detail all on & off-site potable water, sewer and storm drainage utility infrastructure to include the City's existing and future raw water mains (as discussed during the January 10, 2024 meeting) electrical lines and appurtenances proposed to serving and upon the subject development. Please correct.

**Response:** Applicant design team has proposed two locations for future well sites for consideration by City staff. Applicant design team will continue to coordinate with City staff regarding the location of these future well sites, as part of the Major Final Site Plan application review process.

15. The subject site has three existing City raw water supply wells with two approved site locations for future expansion. Three zones (1,2 & 3. Approximately 1,320 lf in diameter of the well head) from well head surround each well and have potential to limit certain types of development as per Broward County's wellfield protection ordinance. Prior to development of these areas, coordination and permitting will be required through Broward County Environmental Protection and Growth Management Department. Please submit an approved permit from Broward for the subject development.

**Response:** Applicant design team has followed up, preliminarily with BC Environmental Permitting Division regarding the interpretation and requirements of Article XIII. Applicant design team will be submitting for permit application and review by Broward County Environmental Permitting Division.

16. Concern about wellfield recharge with the filling in of the existing lakes. Provide a pre and post development recharge analysis and include in the Application. P724-12000001  
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**Response:** As confirmed in our meeting with the Utility Department on 1/10/2024, the wellfield protection jurisdiction resides with SFWMD and/or Broward County. The project will meet all wellfield protection requirements of the jurisdictions with authority, and at the 1/10/2024 meeting we agreed to provide to the Utility Department copies of any calculations we prepare as we proceed through the SFWMD and Broward County permit processes. As those permits are obtained with final site development permits, said calculations will occur after LUPA, zoning, and site plan approvals.

17. Existing infrastructure is assumed to be within an easement or controlled by the utility. Show the City's infrastructure and requested easements on the conceptual development plan. Where is the easement for the 20" relocated potable water main.

**Response:** A color coded exhibit is included within the plan set in order to indicate easements and widths for existing, proposed and proposed relocated mains to service the property.

18. Proposed development is encroaching on a 20" potable supply. Show the potable water supply line and the requested easement on the conceptual development plan

**Response:** Detailed preliminary engineering plans have been completed by the project Civil Engineer and are included within the Major Final Site Plan submittal package. These plans indicate proposed points of connection and new routing of the existing 20" potable water supply main. A detailed color-coded exhibit is also included which indicates relevant easements and widths within the Major Final Site Plan package.

19. Proposed development is encroaching on western wells 24 and 25 along with the raw water transmission line. Show the location of this infrastructure and the requested easements and water retention for maintenance on the conceptual development plan. Where is the water retention for maintenance?

**Response:** Applicant design team has indicated the requested easements for the existing well sites including access easements on proposed road tract areas. Applicant design team has incorporate the 30' x 30' maintenance area, which includes an inlet for well site maintenance.

20. Need well easements of 50' with water retention area for well maintenance. Please show on conceptual development plan.

**Response:** Applicant design team has indicated the requested easements for the existing well sites including access easements on proposed road tract areas. Applicant design team has incorporate the 30' x 30' maintenance area, which includes an inlet for well site maintenance.

21. As discussed during the January 10, 2024 meeting, new raw water main and well site easements should be obtained for the two future well sites, Generator Building and installation of 1,600 ft. of 24" C900. Show locations on proposed development plan. Where is the future raw water main and well to be placed in the NE section of the development?



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**Response:** Preliminary plans were submitted as part of Pre-Application Submittal package which indicated two proposed future well site locations. Location indicated and set aside areas for City future well sites. Applicant design team will continue to work with City in design and locations of future well sites.

22. Wells 24, 25, 26 need to have power moved underground. All future wells shall be underground power. Show locations of these wells and space for underground power on the conceptual development plan.

**Response:** Final site plan and all plans indicate ten (10) - foot utility easements on either side of the proposed private roadway tract. This ten - foot utility easement is for all franchise utility providers, including Florida Power and Light for electrical service for residential community.

23. Mutually agreed upon electrical contractor should be used for all power supplies to the wells and wellfield. Problems with inferior work to the north demonstrate this need. Electrical Engineer for design. All underground electrical supply to be encased in concrete. Please provide a \$5 million bond at time of building permit which will be used to address any damage to our infrastructure during construction.

**Response:** Applicant team will follow up with City regarding request as part of detailed plan review.

24. Look at property considerations (give the Utility property) to install a generator for the southern wellfield area. Please show locations on conceptual development plan.

**Response:** Preliminary plans propose a future well site as well as a generator building in the southeast quadrant of the property.

25. Access to all infrastructure through an ingress/egress agreement. Show locations on conceptual development plans.

**Response:** Preliminary plans indicate notes and dimensions over proposed internal private roadway tracts with label, "City Utility Ingress / Egress Easement."

26. Comply with all Broward County Wellfield protections, SFWMD and DEP regulations. Provide letters from both agencies as part of LUPA/Rezoning process to confirm any conditions those agencies will have for filling the small lakes and entitling the property.

**Response:** Detailed preliminary engineering plans have been completed by the project Civil Engineer and are included within the Major Final Site Plan submittal package. Final Engineering plans will be prepared for construction. Permit applications will be submitted to the regulatory agencies and permits issued prior to construction.

27. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G), 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. PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

\*\*\*\*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. \*\*\*\*

**Response:** A note has been added to the Key Sheet of the Landscape Plan set per comment.

On behalf of Pulte Home Company, LLC., Design and Entitlement Consultants, LLC. respectfully requests approval of the development applications filed for the Lakes at Palm Aire residential community.

Sincerely,



Kenneth DeLaTorre  
Design and Entitlement Consultants, LLC.

CC: Pulte Home Company, LLC.

**From:** Harvey, Carina Carina.Harvey@dot.state.fl.us

**Subject:** RE: Pre-App 05: Pulte-Palm Aire Residential (December 14, 2023)

**Date:** March 18, 2024 at 8:17 AM

**To:** Natalia Lercari nlercari@bowman.com, David McGuire DMcGuire@Broward.org

**Cc:** Beecher, Anthony Anthony.Beecher@dot.state.fl.us, Mckoy, Jason JMMCKOY@broward.org, D4 Access Management D4AccessManagement@dot.state.fl.us, Wallace, Ronald Ronald.Wallace@dot.state.fl.us, kennydd10@gmail.com, ken@designandentitlement.com, BLeshueling@ctseinc.com, Jeff Schnars jeff@schnars.com, Patrick Gonzalez Patrick.Gonzalez@Pulte.com, Aimee Carlson Aimee.Carlson@Pulte.com, Daniel Lemus Daniel.Lemus@Pulte.com

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Received. Thank you!

**Carina Harvey**  
**District Access Management Manager**  
**FDOT District 4 Consultant**  
3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309-3421  
Email: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us)  
Phone: 954-777-4363



**From:** Natalia Lercari <nlercari@bowman.com>

**Sent:** Tuesday, March 12, 2024 5:00 PM

**To:** Harvey, Carina <Carina.Harvey@dot.state.fl.us>; David McGuire <DMcGuire@Broward.org>

**Cc:** Beecher, Anthony <Anthony.Beecher@dot.state.fl.us>; Mckoy, Jason <JMMCKOY@broward.org>; D4 Access Management

<D4AccessManagement@dot.state.fl.us>; Wallace, Ronald

<Ronald.Wallace@dot.state.fl.us>; kennydd10@gmail.com

<ken@designandentitlement.com>; BLeshueling@ctseinc.com; Jeff Schnars

<jeff@schnars.com>; Patrick Gonzalez <Patrick.Gonzalez@Pulte.com>; Aimee Carlson

<Aimee.Carlson@Pulte.com>; Daniel Lemus <Daniel.Lemus@Pulte.com>

**Subject:** RE: Pre-App 05: Pulte-Palm Aire Residential (December 14, 2023)

**EXTERNAL SENDER:** Use caution with links and attachments.

Good Afternoon Carina,

Please see the attached traffic study for the Palm Aire residential project. Please feel free to contact me with any questions.

Thanks,

**NATALIA LERCARI, P.E.**

Branch Manager | **BOWMAN**

2090 Palm Beach Lakes Blvd., Suite 400, West Palm Beach, FL, 33409

O: (561) 840-8650

[nlercari@bowman.com](mailto:nlercari@bowman.com)

**From:** Harvey, Carina <[Carina.Harvey@dot.state.fl.us](mailto:Carina.Harvey@dot.state.fl.us)>  
**Sent:** Thursday, December 14, 2023 5:16 PM  
**To:** Natalia Lercari <[nlercari@bowman.com](mailto:nlercari@bowman.com)>; David McGuire <[DMcGuire@Broward.org](mailto:DMcGuire@Broward.org)>  
**Cc:** Beecher, Anthony <[Anthony.Beecher@dot.state.fl.us](mailto:Anthony.Beecher@dot.state.fl.us)>; Mckoy, Jason <[JMMCKOY@broward.org](mailto:JMMCKOY@broward.org)>; D4 Access Management <[D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us)>; Wallace, Ronald <[Ronald.Wallace@dot.state.fl.us](mailto:Ronald.Wallace@dot.state.fl.us)>; [BLEeshueling@ctseinc.com](mailto:BLEeshueling@ctseinc.com)  
**Subject:** [EXTERNAL] Pre-App 05: Pulte-Palm Aire Residential (December 14, 2023)

Hi Natalia,

It was great speaking with you today. Based on our pre-app meeting, please see our comments:

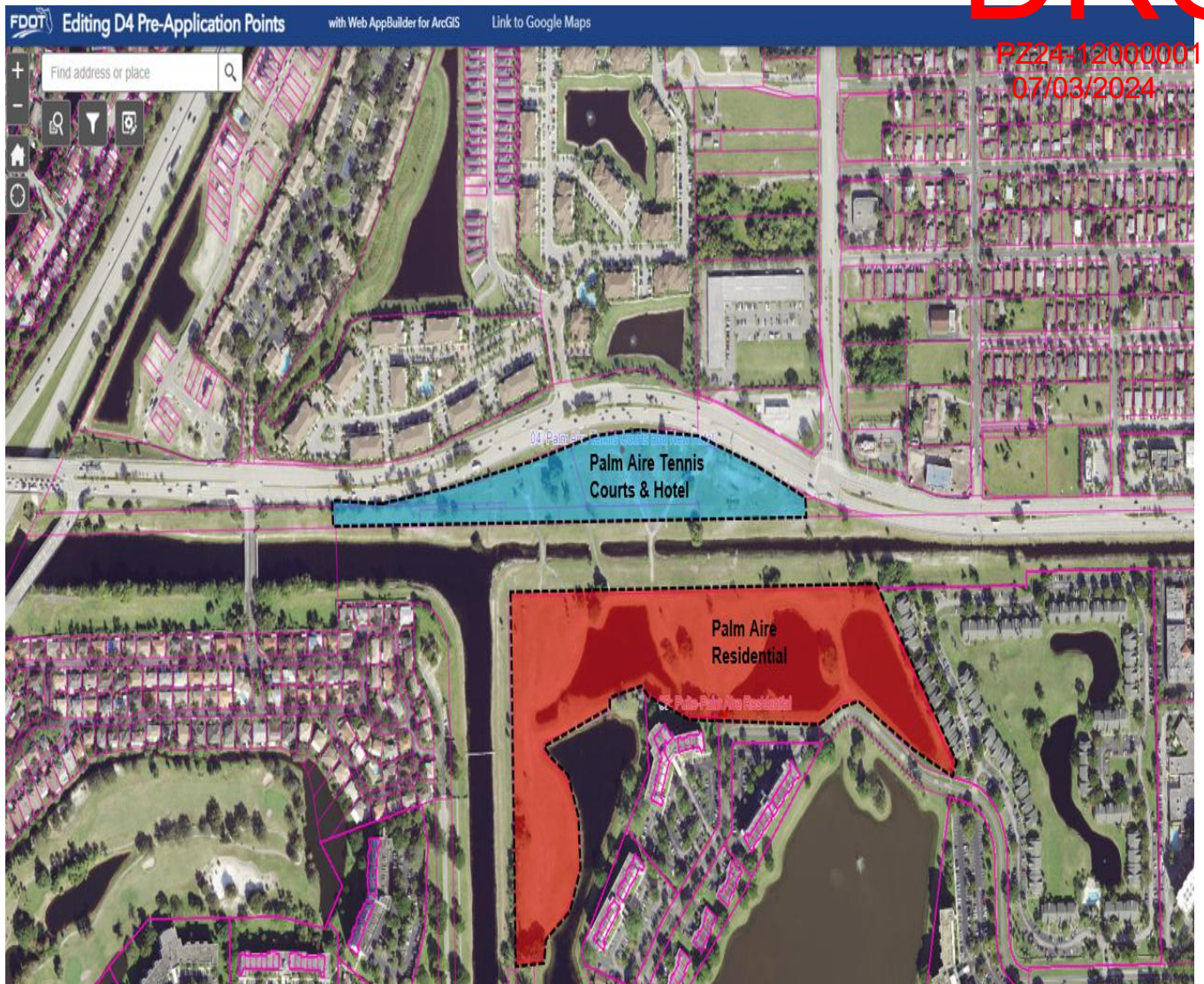
1. A detailed traffic analysis should be conducted to assess any potential impacts to the adjacent road network and intersections (especially the intersection of SR 814/Atlantic Boulevard and NW 31st Street).
2. If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.
3. This section of Atlantic Blvd has a history of Commercial Vehicle and Bicyclist crashes. Coordinate with the safety office for potential remedies, if any.
4. Rebuild traffic signal support (mast arms) for entire intersections to meet current structural requirements and signal display requirements.
5. Concurrent left turn phasing for side street approaches.
6. Confirm if all R/W is available to install ultimate traffic signal equipment.
7. EB Right turn lane will be required.
8. WB Left turn lane will be required.
9. Provide dual in-bound lanes on the new south approach.
10. Coordination with adjacent properties to the west (Palm Aire Tennis Courts and New Hotel) will be required and project trips should be incorporated in the traffic impact analysis. We can provide a copy of their analysis once submitted to our office.
11. Applicant should coordinate efforts for possible shared access.
12. Coordination w/ Broward County Transit will be required (please contact Jason McKoy at [JMMCKOY@broward.org](mailto:JMMCKOY@broward.org))
13. Please see attached plans for the 90% plans for FDOT FM # 447543-1 (please contact Ronald Wallace at [ronald.wallace@dot.state.fl.us](mailto:ronald.wallace@dot.state.fl.us) and Brent Lee-Shue-Ling at [bleeshueling@ctseinc.com](mailto:bleeshueling@ctseinc.com) for further coordination).

DG –

Please let us know if you have any questions or concerns for this project. I'm attaching their preliminary concept for your reference.



# DRC



Thank you,

**Carina Harvey**  
**District Access Management Manager**  
**FDOT District 4 Consultant**  
3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309-3421  
Email: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us)  
Phone: 954-777-4363



# DRC

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