

March 1, 2023

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

RE: Pompano Beach Townhomes
Project #: PZ23-12000005
KEITH Project No. 12411.00 – Pompano Beach Townhomes

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments dated February 7th, 2023, KEITH and the project team offer the following responses to your comments/questions:

Fire Review Comments: PENDING RESUBMITTAL

Jim Galloway – Jim.galloway@copbfl.com

1. Classification determination? Will each of the proposed units have their own Folio number with Broward County Tax? Meaning Fee Simple townhomes? or are these proposed to be condominium/apartments?

RESPONSE: Fee simple Townhomes.

2. Depending on response for previous question, buildings may require fire sprinkler and fire alarm systems as per NFPA 101 chapter 30.

RESPONSE: Understood.

3. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

RESPONSE: Fire flow calculations and fire flow test results have been provided as requested.

4. 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: Fire flow calculations and fire flow test results have been provided as requested.

5. Post: "No Parking Fire Lane by Order of Fire and Police". Signs max 60ft apart. (NFPA 1 2018ed chapter 18 section 18.2.3.6.3)

RESPONSE: Signs have been added to plans as requested.

6. Homeowner's documents must provide for maintaining a clear roadway with no parking on either side of road.

RESPONSE: Homeowners documentation will be provided confirming that the roadway will maintain a clear width on either side of road. "No Parking" signage to be posted as it relates to fire truck circulation.

Engineering Department Review Comments: PENDING RESUBMITTAL

David McGirr – david.mcgirr@copbfl.com

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

RESPONSE: BCEPGMD permit shall be provided at time of building permitting.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Tracy Wynn has been contacted and all COPB existing utilities are shown on plans.

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

RESPONSE: Details in plan sheets are most current City engineering standard details.

6. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing



City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

RESPONSE: See landscape note sheet LP-001.

7. Plan sheet 412 CU-101 The proposed 4" watermain between the two 4" meters should be labeled private and will not be a city asset along with the sub-meters.

RESPONSE: Proposed watermain has been labeled as private as requested.

8. Plan sheet CP-101 PGD does not show any dimensions for the proposed alley way driveway? Submit a cross sectional detail for the alley way.

RESPONSE: Cross section for the driveway has been added. See CP-301.

9. Note on civil plan sheet 412 CU-101 when submitted that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

How to retire old laterals

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

RESPONSE: Notes are shown on CU-101 as requested.

10. With the proposed project place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

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



DRC

Planning Department Review Comments: Authorized with Conditions

Daniel Keester – Daniel.keester@copbfl.com

1. Land use for this parcel is Commercial (1.17 gross acres). An application requesting Flexibility Units must be submitted and approved by the City Commission.

RESPONSE: Comment Acknowledged.

2. Provide a platting determination letter from Broward County Planning Council, confirming that platting would not be required for this property.

RESPONSE: Comment acknowledged; applicant is in process of obtaining platting determination letter from planning council.

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

RESPONSE: Comment acknowledged.

4. The property is abuts N Dixie Highway, NW 15th Court & NW 15 Place. The survey provided indicates the overall width of Dixie Highway (95 feet). It also indicates that there are 50 feet of right-of-way for NW 15 Court and NW 15 Place (noting 25 feet to the centerline). These roadways provide the minimum right-of-way required pursuant to Chapter 100.01.

RESPONSE: Comment acknowledged.

5. The property fronts onto N Dixie Highway, which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 80 feet for this roadway. No additional right-of-way is required.

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

7. Applicant may submit to DRC for a formal review.

RESPONSE: Comment acknowledged.



DRC

Building Division Review Comments: Authorized with Conditions

James DeMars– James.DeMars@copbfl.com

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

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

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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

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



FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

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

RESPONSE: Comment Acknowledged

1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

6. 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.



DRC

Also provide tested design from accepted agency for rated walls and penetration details.
RESPONSE: Comment Acknowledged

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

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

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

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

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

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

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

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

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



RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

17. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

RESPONSE: Comment Acknowledged

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

Utilities Department Review Comments: No Comments at this time.

Landscape Department Review Comments: PENDING RESUBMITTAL

Wade Collum – Wade.Collum@copbfl.com

1. Tree survey to show existing Washy

RESPONSE: See Tree Disposition Plan for tree/palm data

2. Provide required Type C Perimeter Buffers on the West sides as per 155.5203.F.3. and provide a cross section detail.

RESPONSE: A variance application will be submitted

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

RESPONSE: See the Plant List and Data Table for breakdown

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: See the Plant List and Data Table for breakdown

4. As per 155.5203.B.2.g No more than 50 percent of the total number of required trees shall be palm trees.

RESPONSE: Acknowledged

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

RESPONSE: This is depicted on the Landscape Data Table

6. Is it possible to incorporate FPL RTRP double /palms at the units that face Dixie Hy top create a sense of scale and place? Morning sun is going to be direct there.

RESPONSE: Solitaire Palms have been added.

7. Provide a photometric plan.

RESPONSE: A Photometric Plan is provided with the resubmittal

8. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

RESPONSE: No light poles are proposed for this project

9. 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: Acknowledged

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

RESPONSE: With this project being townhomes, the driveways will be paved without curbs as would a single-family residence. Curbs would be applicable to commercial development.

11. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

RESPONSE: Landscape Islands have been provided between the driveways

12. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

RESPONSE: FDOT approved trees have been provided at 1:25'

13. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

RESPONSE: This note is on the plans

14. Show sod on the plan

RESPONSE: Sod is labeled on the plans

15. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

RESPONSE: This is on the Landscape Details

16. Provide a mechanical equipment screening detail.

RESPONSE: The A/C Units are screened per code requirements

17. Jap Blues to be tree form, no shearing

RESPONSE: The specification has been added to the plant list



DRC

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

RESPONSE: This note is on the plans

19. Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

RESPONSE: This note is on the plans

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

RESPONSE: RESPONSE: This note is on the plans

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

RESPONSE: This note is on the plans

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

RESPONSE: Acknowledged

BSO Department Review Comments: No Comments at this time.

CRA Department Review Comments: No Comments at this time.

Waste Management Department Review Comments: Pending Resubmittal

Beth Debow – Beth.Dubow@copbfl.com

1. Provide details of how the garbage will be handled for this site. How will the residents of the townhouse units handle their garbage/recycling?

RESPONSE: Garbage can, and recycling cans will be stored in the garage and then pull to the street upon trash/recycle days. Garages enlarged to fit both trash and recycle cans.

2. A trash enclosure with a dumpster is needed for this site; show the location/orientation on the site plan. Provide details including dimensions, building materials, gates/opening, etc.

RESPONSE: Intent is to use trash/recycle cans stored in the garage units, no dumpsters are proposed.

3. It is suggested to use bollards inside the trash enclosure to protect the walls from the rolling dumpster.

RESPONSE: Intent is to use trash/recycle cans stored in the garage units, no dumpsters are proposed.

4. Please specify if this is a condominium or rental property.

RESPONSE: There are no rentals, per the CRA Agreement, these will be fee simple townhomes

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).

Understood, even though recycling is not required we are providing space for the recycle bins

NOTE: Owners of this commercial property (rental units are considered commercial use as it pertains to garbage collection) are responsible for securing garbage collection service directly from Coastal Waste & Recycling.

Comment Acknowledged



NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

Comment Acknowledged

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

Comment Acknowledged

Zoning Department Review Comments: PENDING RESUBMITTAL

Saul Umana– Saul.Umana@copbfl.com

1. This project is being reviewed as a minor site plan with building design.

RESPONSE: Comment acknowledged.

2. The use of townhomes adjacent to Single-Family requires a Type C landscaping buffer. Provide required Type C Perimeter Buffers on the West sides as per 155.5203.F.3.

RESPONSE: Applicant will be requesting a variance from the type "C" Buffer

3. The use of the Public Alley will need to be discussed with Staff. Staff recommends formally abandoning the alley to legally use this space. During the abandonment, only half of the alley will be given to the applicant. Please take into consideration the space needed for the type c buffer requirement, life safety, and drive aisle widths.

RESPONSE: Applicant seeking property owner approval to sell portion of the alley to allow for 24' drive aisle.

4. Tandem parking is not permitted. Applicant to revise the plans to comply with the parking requirements without the use of tandem parking.

RESPONSE: Comment has been disregarded, City has confirmed there is no tandem parking requirement. Confirmed with staff at pre-app meeting.

5. Zoning Data Table:

- a) Correct the property folio number
- b) Revise the data to reflect new property post dedication
- c) Provide the individual structure (2) footprint and gross floor area on the Zoning data table
- d) Height: see below
- e) Revise the lot coverage percentage (based on footprint rather than gross floor)
- d) Revise the "Required" interior side setback – 10'ft min for residential projects in B-3

RESPONSE: Folio number has been corrected. Site data reflects 3,100 SF additional R/W to provide 1,800 SF lot size. Building footprints have been separated on site data table. Building A & B. Lot coverage percentage based on buildings footprint. Interior side setback (was



reflects 10' min adjacent to residential. Refer to SP-101.

6. For townhome developments, each townhome must have an individual lot with a minimum of 1,800 SF and a minimum width of 18 feet (155.3209.C). Common areas such as parking lots, drive aisles, etc. shall not be part of the individual lots. Provide a lot plan that demonstrates this.

RESPONSE: Please see the attached exhibit demonstrating compliance with the 1,800 SF lot size.

7. Provide the total number of bike parking spaces on the site plan information table. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in anyone parking area (155.5102.L).

RESPONSE: 8 Bicycle racks are required based on the number of required parking spaces, 4 racks have been provide on the southern end of the property to store up to 8 bicycles located with sidewalk connection to the City's right of way.

8. Provide the width of each driveway and the measurements of the guest parking.

RESPONSE: Driveway widths and guest parking have been dimensioned to comply with standard parking 9'x18'.

9. Pedestrian connectivity for mailbox and guest parking space to townhomes. Provide details. Provide the width of the proposed on-site walkways and bike paths. A pedestrian sidewalk shall be at least 5' wide (155.5101.I.3) and a bike path shall be at least 7' wide (155.5101.H.3).

RESPONSE: Mailbox location has been provided in a more centralized location with 5' sidewalks provide for residence to access.

10. Label and provide measurement of the perimeter landscape buffer on the plans

RESPONSE: Perimeter landscape buffers have been dimensioned on plans.

11. The guest parking spaces shall be double striped (155.5102.C.4). Demonstrate this on the site plan.

RESPONSE: Guest Parking will have double striping per Pompano Beach code sec. 155.5102.C.4 Refer to SP-501 site plan details.

12. Provide the City of Pompano Beach's Engineering detail for the parking stalls.

RESPONSE: COPB Engineering detail for parking stalls has been added as requested.

13. Mechanical equipment shall not be located in the front yard. - *Provide the following note - Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted



on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure.

RESPONSE: Note have been provided on the site plan referencing the mechanical equipment location requirements.

14. CONFIRM> Except for lots containing a single-family, two-family, triplex, fourplex, or mobile home dwelling, all fences and walls exceeding four feet in height, if located within 15 feet of a street right-of-way, shall be supplemented with landscape screening in accordance with the standards in a and b below, to soften the visual impact of the fence. (See Figure 155.5302.F.3: Fence and wall landscaping.)

A. Shrubs Required: One evergreen shrub shall be installed for every five linear feet of fence or wall, and on the side of the fence or wall facing the public street right-of-way. Shrubs shall meet the size standards of Section 155.5203.B.2.g, Shrubs, and may be installed in a staggered, clustered, grouped, or linear fashion.

B. Substitution of Understory Trees: One understory or ornamental tree may be substituted for every three shrubs provided that the tree meets the size standards of Section 155.5203.B.2.h, Trees.

RESPONSE: Landscape screening has been provided for all fences located within 15' of the street R/Wt

15. A photometric plan must be submitted with the DRC submittal and show a minimum of 0.5 foot-candle in vehicular use areas, measured at the edge of a vehicular use area, at ground level and a maximum of 2.0 foot-candles at the property lines, measured at five feet above ground level. Note that trees must be at least 15' from any light pole (155.5203.B.2.g.i.c). Identify this 15' distance.

RESPONSE: Photometric plans has been provided to Pompano Beach code requirements.

16. The maximum height of lighting fixtures is 20' in residential zoning district. Provide this information on the photometric plan.

RESPONSE: Mounting height indicated on photometric plan M.H. 20'

17. Provide sidewalk connection on the southern part of the property

RESPONSE: Sidewalk connection has been provided to the southern portion of the property connecting to city R/W

DEPENDING ON WHAT ENVIRONMENTAL SERVICES SAYS:

18. Provide a detail of the dumpster enclosures. Screening walls shall incorporate at least one of the primary materials or colors of the primary structure on the lot (155.5301.B.3). Commercial containers shall be screened on three sides by a durable, sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate. The height of the screening walls and gate shall be at least six inches higher than the height of the container. The external sides of walls screening a commercial container shall have a "finished"



surface (e.g., textured or painted) and shall be landscaped to soften their visual impact in accordance with Section 155.5302.F.3., Fence and Wall Landscaping.

RESPONSE: No dumpster enclosure is being proposed.

19. Dumpster enclosures shall not be located within any front or street side yard. Provide the setback from the front property line

RESPONSE: No dumpster enclosure is being proposed.

20. Provide a written narrative as to how the following code section is being met (155.5601.C.3). Additionally provide the width and spacing dimensions on the elevation sheet. 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.

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

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: The Following features are incorporated into the design

i. Wall offsets shall have a minimum depth of two feet.

ii. A recessed entrance; INTERIOR units only

iii. A covered porch ; Second floor balcony serve as covered porch for first floor

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

21. 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.



DRC

Provide colored elevations at time of DRC to demonstrate compliance with code section 155.5601.C.6.

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.

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 windows.

RESPONSE:

- a. **A variation in structure length of 30 percent or more;**
- b. A variation in the structure footprint size of 30 percent or more;**

- b. **No colored elevations available at this time but we do have 3d renderings we will show that were approved by CRA**

22. Revise the elevations to show the building height measured 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 (155.9401.G).

RESPONSE: Elevations have been revised. Parapet wall system concealing sloped truss roof system to be used.



DRC