



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott

Christina Bilenki
David F. Milledge
Jeffrey Schneider
Sara Thompson

Subject: The Oaks at Palm Aire
Site Plan DRC Comment Responses
Case No: 23-12000017
RESPONSE DATE: August 16, 2023

Planning Division - Daniel Keester | daniel.keester@copbfl.com

Status: Authorized with Conditions.

Comments requiring action from the Applicant:

1. The property is unplatted. Prior to building permit approval, the Applicant must provide a copy of the approved plat from Broward County or a letter from the Broward County Planning Council stating that the proposal is exempt.

Response: Acknowledged. A copy of the approved plat will be provided upon receipt from Broward County.

2. The site plan indicates that 41 units will be deed restricted to moderate income affordable for 30-years (36 1-bedroom units & 5 2-bedroom units). A Declaration of Restrictive Covenants must be recorded to this effect prior to building permit.

Response: Acknowledged.

Notes / No Action Necessary:

1. The property is located within the Palm Aire dashed line land use district, which is out of residential units so flex units must be applied to allow any additional residential in Palm Aire. Flex units can only be allocated to areas originally intended for residential use and are not part of one of the golf courses (past or present) which have an underlying land use designation of Open Space/Recreation (OR). Note: None of the residential may overlap into the recreational parcel (Parcel 2) where the Oaks Country Club and associated parking and accessory uses are proposed to be relocated.

Response: Acknowledged.

2. Applicant has filed an application seeking 41 Flex Units (P&Z: 23-05000007) from the City Commission, and must be approved prior to building permit approval.

Response: Acknowledged.

3. Applicant has provide a copy of Preliminary school capacity availability determination (SCAD)from Broward County School District (SBBC-3568-2023), prior to building permit approval a final determination must be submitted.

Response: Acknowledged.

4. The City has sufficient capacity to accommodate the proposal.

Response: Acknowledged.

Zoning Division - Pamela Stanton | pamela.stanton@copbfl.com

1. Comment remains: Minimum spacing between principal structures is 25 feet, pursuant to Section 155.3212.C. On the Site Plan, the proposed spacing between a Type 1 Building and a Carriage House measures less than 8 feet.

Response: All carriage homes have been removed from the site plan. The minimum spacing between principal structures requirement is met all around the site plan layout. Refer to sheet SP-1.

2. Comment remains, as a dimension for the building height, measured from finished grade to the mean height for each building was not found on the elevations: The Dimensional Requirements table on the Site Plan indicates the proposed maximum building height is 50 feet. Section 155.9401.G states that the height of a structure is determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the mean height between eaves and ridge for a gable, hip, cone, gambrel or shed roof. Revise the table to provide the correct building height, and provide the correct building height on all elevation sheets, measured from finished grade to the mean height for each building.

Response: All elevations have been updated with correct building height dimensions as measured by city code, please see all elevation sheets.

3. Comment remains as the plans depict mechanical equipment in front of various buildings: AC Units are not allowed in front of the buildings, pursuant to Section 155.4302.B.2.g. Revise plans to relocate the AC Units accordingly.

Response: All ac units in front of the buildings have been relocated to meet Section 155.4302.B.2.g. Refer to sheet SP-1.

4. Comment remains and was modified to provide the correct location to which the measurement must be taken: The Parking table on the Site Plan indicates 476 spaces provided for the multifamily/carriage homes portion of the project. Table 155.5101.G.8.b requires 100-foot vehicle stacking from the street right-of-way along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway. Provide a dimension on the Site Plan indicating compliance with this requirement.

Response: The required dimension according to Table 155.5101.G.8.b of 100-foot vehicle stacking from the street right-of-way along the centerline of the stacking lane, have been provided for the 2 entries proposed on the project. Refer to sheet SP-1 and SP-2.

5. Comment remains: Provide the City Standard Parking Space detail on the plans. The detail that was found is not the City Standard Parking Space detail and does not provide sufficient detail.

Response: City Standard Parking Space has been revised. Please see SP-2.

6. Comment remains and requires clarification: Clarify whether the parking spaces that are abutting the garage doors on the Carriage Homes will be assigned to the residents of the abutting unit. The response states "The carriage home buildings have only 4 units. Each one of these units has 1 garage and a tandem space abutting the garage door of the unit. These parking spaces will be assigned to the tandem space abutting the garage door of the unit. These parking spaces will be assigned to the residents of the abutting units. The other 5 parking spaces shown in front of the carriage homes to not abut garage doors, so they do not require unit assignment." However, the Carriage Home ground level plans show 9 garages and the elevations show 9 garage doors. Five of the internal garage spaces are labeled as "unassigned." Verify whether the carriage home ground level plans are correct, and if so, clarify how an internal garage parking space and abutting tandem parking space will be unassigned.

Response: All carriage homes have been removed from the site plan. Refer to sheet SP-1.

7. Comment remains as various terminal landscape islands measure less than the minimum required 8 feet in width: Landscape islands and landscape divider medians in parking areas must be a minimum 8 feet in width and cannot be encumbered by walkways, pursuant to Section 155.5203.D.4. Provide dimensions for the width of all islands and divider medians, in compliance with this requirement.

Response: All landscape islands, terminal islands and landscape medians have been adjusted to meet the 8' wide min. and measured on the site plan. Refer to sheet SP-1.

8. Comment remains: Landscape areas are required between vehicular use areas and abutting buildings in accordance with Section 155.5203.D.5. The minimum required widths of the landscape areas cannot be encumbered by walkways. Revise plans as necessary to comply with the requirements of this Section and provide dimensions on the site plan for the width of the landscape area between the building and the vehicular use area, excluding walkways.

Response: Landscape area required between vehicular use areas and abutting building have been adjusted in accordance with Section 155.5203.D.5. meeting the minimum distance required. All these areas have been dimensioned on the site plan. Refer to sheet SP-1.

9. The response to the pre-application comment requesting a fence detail for the 4-foot fence stated that fencing details have been provided on the detail sheet of the landscape plans that include 5-foot tall black aluminum picket fencing. However, no details were found on the landscape plan. Provide a detail of the proposed fence, in accordance with Section 155.5302.E, Perimeter Fences and Walls Abutting Street Rights-of-Way.

Response: The detail plan sheet LP.30 provides for the 5' tall picket fence detail as required.

10. Multi-building residential developments must ensure that each structure is distinguished from the others through the use of two or more of the Architectural Variability standards, pursuant to Section 155.5601.C.4. As submitted, no architectural variability was found between the detached garages. As part of the multi-building residential development, the detached garage buildings are subject to the Architectural Variability standards.

Response: Detached garages have been updated to meet code section 155.5601.C.4. See sheets G-1A, G-1B and G-1C.

11. Provide plans and elevations for the Golf Club Accessory Structure and Un-Manned Guard House.

Response: Plans and elevations for the Golf Club Accessory Structure and Un-Manned Guard House have been provided. Refer to sheet ACC-3.1.

12. Provide exterior building colors, materials, and finishes on all building elevation sheet for the detached garages.

Response: Material and color legend has been provided for detached garages, See sheets G-1A, G-1B and G-1C.

13. Staff acknowledges that bike storage has been provided in each multifamily building, and it is recommended that additional bike racks be provided at common areas such as the pool area and open spaces (plaza, park and play area), as well as at the Golf Club Clubhouse.

Response: The site and hardscape plans will accommodate for bike rack locations throughout the site near the recreation spaces and adjacent to each building.

14. The site plan shows tandem parking abutting the detached garage building that is near the play area. Combined with the tandem spaces at the Carriage Home buildings, the total number of available parking spaces that are not assigned or reserved is significantly diminished. Provide calculations indicating the number of spaces that will be available, considering that the spaces abutting garage doors and the spaces within the garages will be assigned to the same resident.

Response: The detached garages with tandem are only 30 spaces in total. Assuming there are 15 units that requires 2 spaces per unit, the rest of the parking spaces provided, cover the amount of required spaces per code.

15. Clarify the intended purpose/use of the area on the east side of Oaks Clubhouse Dr that was added to the site plan for this submittal and label the area. Provide dimensions for the parking spaces, landscape islands, and divider medians excluding 2-foot overhangs in this area on the site plan.

Response: The intent of this area is for valet parking purposes only.

16. Access to the area on the east side of Oaks Clubhouse Dr must be via a 2-way ingress/egress driveway that connects to Oaks Clubhouse Dr.

Response: The access to the area on the East side of Oaks Clubhouse Dr it is a 2-way ingress/egress driveway and has been connected to Oaks Clubhouse Dr. Refer to sheet SP-1.

17. Identify the proposed surface material for the area on the east side of Oaks Clubhouse Dr. If the area is intended for vehicular use, the subgrade would be compacted to a point that stormwater would not percolate downward, and therefore the surface material would not be considered pervious.

Response: This area is no longer being counted towards pervious calculations. The surface material will be asphalt.

18. Verify the proposed pervious area for the Golf Club Parcel II. The site information table indicates 58.6% proposed pervious area. Vehicular use areas that are surfaced with asphalt, concrete, pavers or similar, golf cart path, and pedestrian walkways do not count as pervious area (see comment #17 above).

Response: This area is no longer being counted towards pervious calculations and site data table has been updated as such.

19. Verify the proposed pervious area for Parcel I. Vehicular use areas, golf cart paths and walkways that are paved with pervious concrete or asphalt, pavers or similar do not count as pervious area (see comment #17 above).

Response: Pervious area calculation has been updated for Parcel I and only pervious surfaces are being represented in such calculations, see site data table on SP-1.

20. Clarify the intended purpose/use of the area that was added to the northwest corner of Parcel II. Label the area.

Response: The area was added to help the clubhouse area meet the pertinent pervious area requirements and to associate a "lawn" area with the clubhouse.

21. The proposed parcel configurations that would be created as a result of this project must be coordinated and established in Broward County records.

Response: Acknowledged.

22. The maximum allowable number of parking spaces for commercial uses cannot exceed 125 percent of the minimum number of parking spaces required, pursuant to Section 155.5102.D.5. The parking data on the site information table indicates that 422 percent of the required number of parking spaces is proposed for Parcel II with the commercial use. Address this issue.

Response: Parking spaces number for the commercial parcel have been adjusted to meet requirements. Refer to sheet SP-1.

23. On the photometric plan, include the footcandles at the property lines for the area on the east side of Oaks Clubhouse Dr.

Response: See revised plans with added property line values requested.

24. The Site Plan Narrative includes a statement that the subject parcels will be replatted concurrent with the site plan process. Provide the current status of the replatting.

Response: The plat application was submitted to the City for DRC review on July 12, 2023.

25. The following comment will be a condition of approval: Provide a copy of the final Plat prior to permit approval.

Response: Acknowledged. A copy of the final plat approval will be provided prior to permit approval.

26. The following comment will be a condition of approval: A cross-access easement agreement will be required for the gated residential ingress/egress between Parcel I and Parcel II.

Response: Acknowledged. A cross-access easement will be provided.

27. The following comment will be a condition of approval: Address issues related to existing utility easements.

Response: Acknowledged.

Landscape Division - Wade Collum | wade.collum@copbfl.com

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

Response: Please refer to LP.1 that covers general notes including the requested note regarding overhead utilizes being buried.

2. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates

the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

Response: Please refer to sheets TD.1 and TD.2 which provides for the requested information and was coordinated with the updated tree appraisal report.

3. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised.

Response: The Tree Appraisal is based on Rule 14-40.030 of the Florida Administrative Code.

4. Provide methodology for tree values as some numbers appear low.

Response: The appraisal was adjusted for a few trees in question.

5. Verify that all three tree disposition lists are matching to the tree survey.

Response: Please refer to TD.2 with the updated table which corresponds with the tabular list and tree survey.

6. Provide an additional cell on the tree dipso list with the dollar values once they have been recalculated.

Response: Please refer to TD.2 with the updated table with tree values.

7. 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: The landscape architect will work directly with the City staff to develop this value comparison upon review of the updated site and landscape plan to determine final quantities and values.

8. Plans state that the present plans are conceptual, clarify and correct.

Response: The plans initially submitted were conceptual in nature, however, the current design package has been developed in keeping with the code requirements for landscape plans.

9. Please provide callouts and link symbols so that a proper review can be performed.

Response: All plants and symbols are appropriately called out on the updated landscape plans as requested.

10. Provide a plant list including common name, botanical name, sizes, heights, spreads, etc.

Response: The landscape schedule has been updated and provided on LP.30 and includes specifications for each plant proposed.

11. Remove Dahoons and Veitchia's from the buffer tree category plant list.

Response: These species have been removed from the buffer tree planting list.

12. Remove Royals from the street tree category plant list.

Response: Royal Palm trees have been removed from the street tree list and are not proposed where they could be in conflict with VUA.

13. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

Response: The landscape architect will work directly with the City staff to develop this value comparison upon review of the updated site and landscape plan to determine final quantities and values.

14. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

Response: All landscape islands, terminal islands and landscape medians have been adjusted to meet the 8' wide min. and measured on the site plan. Refer to sheet SP-1 for dimensions and the landscape plans for proposed tree locations within each island.

15. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: The proposed terminal islands have been updated to meet this minimum requirement and are dimensioned on SP.1.

16. Shift location of walkways and pathways to outside of tree location requirements for landscape end islands.

Response: The proposed terminal islands have been updated to meet this minimum requirement and are dimensioned on SP.1.

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

Response: This requirement will be handled by the Civil Engineer and permitted through Broward County as required.

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

Response: Please refer to LP.30 for the provided landscape requirements chart.

19. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

Response: Building elevations have been provided, all building heights have been identified and are 5-story tall. The landscape requirement charts references building heights to confirm the required tree and palm heights.

20. 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: Acknowledged, the specifications for the required trees and palms meet the requirements as noted.

21. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

Response: All areas between buildings and vehicular use are dimensioned and exclude sidewalks and building footers. Building footers are identified as a perimeter dashed line around all buildings. See SP-1.

22. 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:

DRC

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

Response: Insite studio will coordinate with the plan reviewer related to the VUA areas between buildings upon review of this plan set. Care has been taken to provide for the appropriate tree heights and tiered foundation planting. We will need to review with the plan reviewer.

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

Response: Please refer to LP.30 for the provided landscape requirements chart.

24. 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: See revised plans with optimized locations for lighting to avoid or provide separation from all landscape areas.

25. 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: See revised plans with optimized locations for lighting to avoid or provide separation from all landscape areas.

26. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. North side.

Response: Please refer to the update SP.1 and landscape plans that reflect the island spacing consistent with code requirements.

27. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: The proposed terminal islands have been updated to meet this minimum requirement and are dimensioned on SP.1.

28. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows.

Response: The site boundary adjacent to the VUA has been provided with 10' width exceeding this code requirements and tree spacing is provided also in excess of this requirement.

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

Response: Please refer to Civil plans for curbing details provided around all VUA areas.

DRC

30. As per 155.5204.F.3.d; All 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: Acknowledged

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

Response: Acknowledged, please refer to the updated landscape plans which include street trees on both Oaks Clubhouse Drive and Palm Aire Drive West.

32. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

Response: Building footers are outlined and labeled for every building on the site plan. Additionally, a dimension has been added to demonstrate that the building footers do not encroach into the required foundation landscaping. See SP-1.

33. There are proposed utilities in required landscape areas, relocate and correct.

Response: The landscape plans have been updated with the most current civil design and required utility connections to the proposed improvements.

34. 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: Coordination is ongoing with the irrigation designer to address the updated site configuration and modified landscape plans and will be provided for review.

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

Response: Acknowledged.

36. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

Response: Due to the existing conditions on the site, most of the proposed trees to be preserved are already impacted within the dripline. The applicant will work directly with City staff to identify appropriate tree protection for preservation trees that are appropriate for the site conditions and proposed development plan.

37. As per 155.5204.D.4., tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting.

Response: Acknowledged.

38. 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.

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: Please refer to LP.1 for the draft note as provided, consideration will be given moving forward if the values are what will remain prior to final plan approval.

39. 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: The arborist will work directly with the City staff to develop schedule and process to address the variety of species, conditions and pruning requirements prior to permitting of site development. The applicant would like for the final design to be verified and final disposition plan vetted prior to the completion of this task.

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: The requested note has been added to LP.1.

41. 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: The requested note has been added to LP.1.

42. Correct islands that do not meet minimum 8' width of pervious landscape space inside of curbs. This includes islands where sidewalks are proposed.

Response: All landscape islands have been adjusted to meet 8' width inside of curbs. Refer to sheet SP-1.

43. VUA foundation w/sidewalks.

Response: The applicant is not sure of the request of this comment. Please elaborate on your request.

44. Remove wheel stops from plan.

Response: There are not wheel stops on plan. Refer to sheet SP-1

45. Islands at circle roundabout require trees.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged. Responses to all comments have been provided herein.

Engineering Department - David McGirr | david.mcgirr@copbfl.com

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: BCEPMGD permit will be obtained and provided for the subject project prior to final Engineering approval from the City.

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

Response: Acknowledged.

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

Response: Acknowledged.

4. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

Response: FDEP NPDES permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.

5. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

Response: FDEP NOI will be obtained and provided for the subject project prior to final Engineering approval from the City and start of 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 service line connections shown on the civil engineering drawing.

Response: FDEP Water permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of 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 shown on the civil engineering plans.

Response: BCEPGMD Wastewater permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of 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 shown on the civil engineering plans.

Response: FDEP Wastewater permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.

9. Submit/upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

Response: BCEPGMD Dewatering approval will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.

10. Submit/upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

Response: SFWMD Water Use permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.

11. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Response: The two requested notes have been added to LP.1 and all existing and proposed water and sewer improvements are shown on the landscape plans consistent with the preliminary engineering plans provided with this submittal.

12. Submit/upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: 2022 City Engineering standard details are provided.

13. Submit/upload civil plans.

Response: 2022 City Engineering standard details are provided.

14. Please note on civil plans 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.

Response: Note has been added to the conceptual plan sheet.

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)

DRC

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)

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.

Fire Department - Jim Galloway | jim.galloway@copbfl.com

1. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

Response: Circulation plan is included with this resubmittal.

2. Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2). Each building access must be along routes within the development. Clear path shall be provided to the main entrance between parking spaces. This would include each of the 5 story buildings and then each proposed unit for the carriage houses.

Response: Entries have been identified on the site plan and are located within 50', see SP-1.

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

Response: Complies, please see SP-1.

4. Provide greater detail for exit discharge for each of the buildings. exits must discharge to the exterior of the building and provide an approved lighted surface/pathway to public right of ways. (NFPA 101 chapter 7).

Response: All residential buildings have exit discharge to the exterior. All exits have been labeled on the site plan. Further, more details are provided on building plans and life safety plans.

5. 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: Existing and proposed hydrant locations have been reflected on the plans.

6. Provide location of proposed FDCs for each of the buildings. FDC should be located at corners of buildings with a fire hydrant within 10 to 15 ft of the FDC on same side of roadway. All buildings required to be protected supervised/monitored fire sprinklers.

Response: FDCs will be provided to meet the spacing/separation requirements once the fire hydrant locations have been finalized with coordination with landscaping and lighting.

7. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. 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 test result is included. Fire flow demand has been added to the plans.

8. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09 (C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

Response: Acknowledged and fire hydrant locations will be adjusted as necessary to meet the spacing requirements.

9. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

Installation of assembly as per backflow/meter specifications and following standards:

NFPA 13 Standards of Installation of Fire Sprinklers,

NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Response: Acknowledged and will be provided.

10. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

Response: Acknowledged.

11. Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standard: NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This would include systems such as Fire alarm, fire sprinkler, standpipes, smoke control systems, fire doors, fire extinguishers, emergency lights/exit signs, etc. This is not a complete list of life safety and fire protection systems; each building may vary with complexity. Buildings emergency plan must be updated and provided to all residence on an annual basis.

Response: Acknowledged.

Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK)-Broward Fire Code Amendments

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

F-121.2.7 Residential occupancy:

- a. All hotels and motels.
- b. Multi-story residential/dormitory buildings five (5) floors or more

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

Response: Acknowledged.

Solid Waste & Recycling - Beth Dubow | Beth.dubow@copbfl.com

Concierge trash service for a development of this size is not supported by staff. It is suggested that the applicant meet with staff to discuss a solution. Approval by the Environmental Services Director is needed. The following comments are based upon the premise that traditional trash pickup service will be needed.

1. Provide trash rooms and truck access with loading zones for each building.

Response: Trash rooms have been provided in all buildings 1st level and trash chute in upper levels. Refer to building plans.

2. Garbage chutes are recommended for multi-story buildings.

Response: Trash chutes have been provided in all building's levels. Refer to building plans.

3. Provide a circulation plan that shows all the turning radii MEASURED IN FEET along the path a garbage truck would need in order to provide service to all buildings on this site. Minimum inside radii are 35 feet; minimum outside radii are 50 feet.

Response: Circulation plan is included with this resubmittal.

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

Response: Recycling area have been provided in all buildings 1st level in the trash room. Refer to sheets A-2.1.1 to and A-2.2.1.

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.

Response: 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.

Response: Acknowledged.

Building Division - James DeMars | james.demars@copbfl.com

Advisory Comments

1. 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.

Response: Acknowledged.

2. 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.

3. 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.

4. 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.

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

Response: Acknowledged.

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

Response: Acknowledged.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

Response: An accessible route has been provided within the site from all the accessible parking spaces. Refer to sheet SP-1.

12. 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.

13. 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.

14. 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: Acknowledged.

15. 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.

16. 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.

17. 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: Acknowledged.

18. 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.

19. 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.

20. 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.

21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
Response: Acknowledged.
28. 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.
29. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.
Response: Acknowledged.

30. 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: Parking has been provided in accordance with table 208.2. Refer to site data table on sheet SP-1.

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

Response: Acknowledged.

32. 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.

33. 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.

34. 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.

35. 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.

36. 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.

37. 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.

DRC

BSO- Anthony Russo | Anthony_Russo@sheriff.org

***** ATTENTION IMPORTANT *****

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.

Response: Acknowledged.

***** DISCLAIMER *****

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Response: Acknowledged.

***** ATTENTION IMPORTANT *****

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Response: Acknowledged.

*****ATTENTION IMPORTANT*****

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

Response: Acknowledged.

*****ATTENTION IMPORTANT *****

155.2407.E(9) Site Plan Review Standards

Complies with crime prevention ****Security Strengthening and CPTED Standards****, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes."

Response: Acknowledged.

*****PLEASE NOTE THAT ALL COMMENTS MADE BY THE BROWARD SHERIFF'S OFFICE REGARDING YOUR PLAN ARE PRELIMINARY ONLY, AS ADDITIONAL C.P.T.E.D & SECURITY STRENGTHING ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES. *****

Response: Acknowledged.

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

1. This project is not within the CRA District.

Response: Acknowledged.

Utilities

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

Response: Acknowledged.

DRC

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 e-plan submittal.

Response: BCEPD SWM permit will be obtained and provided for the subject project prior to final Engineering approval from the City.

3. Please indicate on civil plan 078.WS.01 - Water & Sewer the total site water consumption in (GPD) gallons per day.

Response: Information has been added to the plans.

4. Please indicate on civil plan 078.WS.01 - Water & Sewer the total wastewater discharge from the site in (GPD) gallons per day.

Response: Information has been added to the plans.

5. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Response: Acknowledged.

6. Civil plan 078.WS.01 - Water & Sewer does not show or state an 8" required above ground water meter and backflow assemble at either off-site water connections. Please correct.

Response: Above ground water meter and backflow assembly has been added to the off-site water connection.

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

Response: FDEP notice of intent permit for the proposed water main installation will be obtained and provided for the subject project prior to final Engineering approval from the City.

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

Response: FDEP notice of intent permit for the proposed water main installation will be obtained and provided for the subject project prior to final Engineering approval from the City.

9. Civil plan 078.WS.01 - Water & Sewer show a 16" X 8" water main tap along Oaks Club House Drive. Please note that the water main is shown on the City's utility plat map as 10". Please correct.

Response: Information has been corrected on the plan sheet.

10. Please show the existing water and sewer connections to the lot on civil plan 078.WS.01 - Water & Sewer denoting that the services shall be abandoned by the owner to City specification at the water and sewer mains. Please correct.

Response: Acknowledged. Notes on how to address existing service connections have been added to the plans.

11. The wastewater discharge for the development may adversely impact the City's area pump station servicing the project. A contribution in Aid Agreement may be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project. Otherwise, please consider a private pump station.

Response: Acknowledged. We will work with the utility department to determine the impact and will revise the plans as necessary.

12. Please note on 087 LP-01 Overall Landscape plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

Response: Acknowledged, please also refer to see sheet LP.31 which has City specific details for screening and adjacency of utilities and landscape.

13. Please attach the following 2022 City Engineering Standard details as they apply: 100-1 Sample Point (Main), 101-1 Sample Point (Hydrant), 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, 119-1 Water Pipe Identification, 120-1 Pipe and Marker Balls Location, 121-1 Min. Horizontal Separation for Potable water, 122-1 Utility Crossing, 203-1 Trench Backfill, Bedding Class A, B, 203-2 Trench Backfill, Bedding Class C D, 203-3 Trench Backfill, Bedding Notes, 203-4 Trench Backfill, Bedding Notes, 206-1 Typical Conflict (Sewer), 207-1 Sewer Pipe Identification, 208-1 Pipe and Marker Balls Location, 209-1 Min. Horizontal Separation for Sewer, 211-1 Traffic Related Sewer Frame & Cover, 212-1 Manhole Coupling, 212-2 Maintenance Access Structure, 213-1 Type A Drop Manhole, 214-1 Type B Drop Manhole, 215-1 Standard Manhole, 216-1 Shallow Type Manhole, 216-2 Concrete Grade Rings, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response: Applicable details have been added to the plan set.