

May 30, 2023

City of Pompano Beach  
Planning and Zoning Board  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: 2050 Dr. Martin Luther King Jr. Blvd.  
Application #PZ22-12000045  
KEITH Project No. 13100.00**

Dear City of Pompano Beach Reviewers:

Based on your Development Review Committee comments dated March 24, 2023, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: Daniel Keester**

**[Daniel.keester@copbfl.com](mailto:Daniel.keester@copbfl.com)**

**Authorized With Conditions**

1. Land use for this parcel is Commercial (C). The size of this property is 164,972 square feet / 3.78 acres; however, given the commercial land use there are no residential entitlements. An application for Flexibility Units (P&Z: 22-05000008) has been submitted & is concurrently under review. The zoning for the property is B-3 (General Business) and would restrict the maximum density to 46 units per acre (3.79 acres x 46 units / acre = 123 units); however, a code amendment recently approved by the City Commission to allow Applicants using policy 2.16.3 a 50% density bonus. The plans submitted propose 261 (46 x 50% = 23 ; 3.79 x 69 units / acre = 261 units).

**RESPONSE: Comment acknowledged.**

1. Provide information on the site plan, a breakdown of the total number of units based on the number of bedrooms. Floor plans have been provided that will include a range of 1, 2, 3 and 4 bedroom units. On the site plan data table, provide the total number (265), and a breakdown of each unit type for the entire site (i.e. 1 Bedroom Units = X, 2 Bedroom Units = Y, etc.).

**RESPONSE: Site Plan Sheet SP-101 has been revised to include unit breakdown.**

2. A cross access agreement exists to the southern property and this development is not taking advantage of the access. Utilizing the cross access agreement would offer future tenants of the development the ability to access the property from the south Powerline & exit the site to go west (without making a u- turn from Dr. Martin Luther King Jr. Blvd).

**RESPONSE: Comment acknowledged. The project has been designed as a contained separate secure site and the cross-access easement is not consistent with the design considerations. The applicant achieves access via Dr. Martin Luther King Jr. Boulevard and respectfully declines connecting to the access easement.**

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

**RESPONSE: SCAD letter in progress and will be provided prior to building permits.**

4. It is strongly advised that the Applicant hold a Neighborhood Meeting (refer to 155.2302 for guidelines on holding a neighborhood meeting). This should be done prior to placement of the P&Z Agenda. Additionally, it is recommended to present the plan to NW CRA District & Collier City Civic Association.

**RESPONSE: The applicant held a neighborhood meeting on March 15th at 6:30 PM. An additional outreach meeting is scheduled for the Pat Larkins Community Center.**

**ENGINEERING DEPARTMENT COMMENTS: David McGirr**

**[david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)**

**Authorized With Conditions**

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

**RESPONSE: BCRED Stormwater permit will be provided when received (at time of building permit).**

2. Plan sheet 413 CU-101 Sewer manhole #1 needs show note for SEWPER is required for the interior of the manhole.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

5. 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](mailto:tracy.wynn@copbfl.com).

**RESPONSE: Acknowledged. COPB existing utility GIS has been received and is shown on plan.**

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

**RESPONSE: FDEP NPDES permit will be provided when received (at time of building permit).**

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

**RESPONSE: FDEP NOI will be provided when received (at time of building permit).**

8. 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 shown on the civil engineering plans

**RESPONSE: BCRED Wastewater permit will be provided when received (at time of building permitting).**

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

**RESPONSE: FDEP Stormwater permit will be provided when received (at time of building permitting).**

10. 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 provided when received (at time of building permitting).**

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](mailto:tracy.wynn@copbfl.com) Engineering Standard street tree detail 316-1 and 315-1.

**RESPONSE: Note has been added. Please refer to Landscape sheets.**

## LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM

[wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

### Authorized with Conditions

1. 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. Provide civil sheet #'s and note on the landscape plan.

**RESPONSE: Please refer to the schematic shallow foundation detail # 4 schematic shallow foundation on page A-12 Building A Elevations, additional to this sheet the detail # 4 is added in all elevation sheets from A-12 to A-19.**

2. Provide a Phase Plan or an order of construction for the purposes of CO Issuance later.

**RESPONSE: A phasing plan will be provided with the permit set submittal.**

3. Show light poles on the landscape plan 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: The light poles are shown and coordinated with tree placement to avoid conflicts.**

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

**RESPONSE: Acknowledged**

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

**RESPONSE: Acknowledged.**

#### **BSO DEPARTMENT COMMENTS: PATRICK NOBLE**

[Patrick.Noble@sheriff.org](mailto:Patrick.Noble@sheriff.org)

**Pending Resubmittal**

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

**Initials T.C.**

\*\*\* 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.

**Initials T.C.**

\*\*\* 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.

**Initials T.C.**

\*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: 07/05/2023  
\*\*\*

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**Initials T.C.**

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

- a) For RESIDENTIAL: All solid exterior doors, including each individual residential unit entry door, must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

**Initials T.C.**

**RESPONSE: All solid exterior doors to have 180-degree wide angle door viewer (peephole). Added note # 2 on the General Notes of each floor plan sheets A-01 to A-08**

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

**Initials T.C.**

**RESPONSE: Fence material changed to steel, see detail # 5 on sheet A-11**

- c) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

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

**Initials T.C.**

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

**Initials T.C.**

**RESPONSE: Added note # 3 on the General Notes of each floor plan sheets A-01 to**

## A-08

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

**Initials T.C.**

**RESPONSE: Added note # 6 on the General Notes of each floor plan sheets A-01 to A-08**

## 2. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

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

**Initials T.C.**

**RESPONSE: Added note # 8 on the Electronic Surveillance Notes on life safety plans sheets A-22 to A-27**

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

**Initials T.C.**

**RESPONSE: Added note # 4 on the General Notes of each floor plan sheets A-01 to A-08**

## 3. Key Security: Access Control and Security Strengthening (For properties with numerous keys on site such as residential or commercial management offices that have valuable assets on site including equipment, tools, supplies, etc.)

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

**Initials T.C.**

**RESPONSE: General description note "Access key control security system" added on life safety plans sheets A-22 to A-27**

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

**Initials T.C.**

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

**Initials T.C.**

**RESPONSE: Added note # 5 on the General Notes of each floor plan sheets A-01 to A-08**

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

**Initials T.C.**

**RESPONSE: Added note # 7 added on the General Notes of each floor plan sheets A-01 to A-08**

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

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

**Initials T.C.**

- b) For RESIDENTIAL: Explain how this development will secure the parking area/ lot to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to commit serious crimes including burglary, auto theft, robbery, sexual assaults & batteries, etc., therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

**Initials T.C.**

**RESPONSE: All the perimeter will be surrounded with steel fence, and it will have control access 1st to enter to the internal road and a second control access to enter to the parking garage. There will be security surveillance cameras at the exterior and interior of all buildings, specially at parking garage cameras will be placed strategically to avoid any coverage gaps. Please see life safety plans on sheets A-22 to A-27, and see the CPTED plan sheet SP-102 for extra reference in the site plan**

- c) Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

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

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

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**RESPONSE: Sight cones added on life safety plans sheets A-26 and A-27**

- f) (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass and criminal incidents. These entrances must be under video surveillance.

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**RESPONSE: Access control is added in the parking garage, security surveillance cameras added to parking building on life safety plans, sheets A-26 and A-27**

- g) (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

**Initials T.C.**

**RESPONSE: Security roll down gate added to parking building, see sheet A-09**

- h) (Multi-residential) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. For security purposes, use a confidential parking space marking system that does not correlate and identify the individual residential unit number other than to authorized persons such as management.

**Initials T.C.**

**RESPONSE: Added note # 1 on the parking building notes, see sheets A-09 to A 10**

- i) (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot.

**Initials T.C.**

**RESPONSE: Added note # 2 on the parking building notes, see sheets A-09 to A 10**

- j) (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

**Initials T.C.**

**RESPONSE: Added note # 3 on the parking building notes, see sheets A-09 to A 10**

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

**Initials T.C.**

5. Enclosed Parking Garage Emergency Blue Light Call System - Security Strengthening

- a) Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light and surrounding area must be under video surveillance.

**Initials T.C.**

**RESPONSE: Blue light call system added to parking building, see life safety plans sheets A-26 and A-27**

6. Graffiti Maintenance – CPTED

- a) Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

**Initials T.C.**

**RESPONSE: General notes added on all building elevations plans, sheets A-12 to A-21**

## 7. Electronic Surveillance - Security Strengthening

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

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

**Initials T.C.**

**RESPONSE: Video surveillance is added to life safety plans sheets A-22 to A-27, please see note # 1, in Electronic Surveillance Notes.**

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

**Initials T.C.**

**RESPONSE: Video surveillance is added to life safety plans sheets A-22 to A-27, please see note # 1, in Electronic Surveillance Notes.**

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

**Initials T.C.**

**RESPONSE: Added note # 2 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

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

**Initials T.C.**

**RESPONSE: Added note # 3 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

- e) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.

**Initials T.C.**

**RESPONSE: Added note # 4 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

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

**Initials T.C.**

**RESPONSE: Added note # 5 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

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

**Initials T.C.**

**RESPONSE: Added note # 6 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

- h) Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

**Initials T.C.**

**RESPONSE: Added note # 7 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

- i) Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

**Initials T.C.**

**RESPONSE: Added note # 9 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

## 8. Miscellaneous: CPTED & Security Strengthening

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

site.

**Initials T.C.**

**RESPONSE: Added note # 1 in CPTED & Security Strengthening Notes to life safety plans sheets A-22 to A-27**

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

**Initials T.C.**

**RESPONSE: Added note # 2 in CPTED & Security Strengthening Notes to life safety plans sheets A-22 to A-27**

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

**Initials T.C.**

**RESPONSE: Added note # 3 in CPTED & Security Strengthening Notes to life safety plans sheets A-22 to A-27**

- d) Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

**Initials T.C.**

**RESPONSE: Added note # 4 in CPTED & Security Strengthening Notes to life safety plans sheets A-22 to A-27**

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

**Initials T.C.**

- f) Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/incidents.

**Initials T.C.**

- g) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

**Initials T.C.**

**BUILDING DIVISION COMMENTS: Todd Stricker**

Authorized With Conditions

[todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

**Advisory Comments**

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

**RESPONSE: Comment Acknowledged**

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: Comment acknowledged.**

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: Comment Acknowledged**

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: Comment Acknowledged**

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: Comment Acknowledged**

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: Comment Acknowledged**

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: Comment Acknowledged**

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

**RESPONSE: Comment Acknowledged**

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: Comment Acknowledged**

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: Comment Acknowledged**

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

**RESPONSE: Comment Acknowledged**

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

**RESPONSE: Comment Acknowledged**

2.FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

**RESPONSE: Comment Acknowledged**

3.FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

**RESPONSE: Comment Acknowledged**

4.FBC 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**

5.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**

6.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**

7.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**

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

**RESPONSE: Comment Acknowledged**

9.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**

10.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**

11.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**

12.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**

13.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**

14.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**

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

**RESPONSE: Comment Acknowledged**

16.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 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**

17.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: Comment Acknowledged**

18.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**

19.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: Comment Acknowledged**

20.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**

21.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**

22.1804.4 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**

23.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**

24.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**

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

**RESPONSE: Comment Acknowledged**

**FIRE DEPARTMENT COMMENTS: Jim Galloway**

**[jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)**

**Pending Resubmittal**

1. Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2)

**RESPONSE: Site Plan sheet SP-101 has been revised.**

2. Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if driver's remain with vehicle. Show proposed locations for fire dept vehicle staging for each building. Single 20ft wide access road provided for entire complex:

**RESPONSE: Fire turn around has been provided at main entrance for drop off and exiting the site if needed. Fire department staging area has been provided for each building (See Fire Access Plan). 24 foot wide one-way-access road has been provided in the site.**

3. Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. NOT ABLE TO LOCATE DOCUMENTS.

**RESPONSE: Fire flow calculations have been provided as requested.**

4. 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. NOT ABLE TO LOCATE DOCUMENTS.

**RESPONSE: Fire flow calculations have been provided as requested.**

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5. Provide additional fire hydrants for Fire Dept access and use for each of the proposed structures. Minimum 2 immediately accessible for each building.  
**RESPONSE: Additional hydrants have been added as requested.**
6. Each proposed building provide a life safety plan showing locations of remote egress and fire department access. Exit discharge and access for fire dept should be back to road ways within the property. plans show some exit discharges to Powerline Rd.  
**RESPONSE: Life Safety plan is provided with the required information sheets A-22 to A-28**
7. Life Safety plans: egress stairs must discharge directly to the exterior of the building and provide egress to the public right of way.  
**RESPONSE: Life Safety plan is provided with the required information sheets A-22 to A-28**

**CRA COMMENTS: Kimberly Vasquez**  
**[Kimberly.vasquez@copbfl.com](mailto:Kimberly.vasquez@copbfl.com)**  
**Authorized with Conditions**

1. CRA is in general support of residential on this site however the CRA encourages the use of County Policy 2.16.3 which offers a generous density bonus of 6 units for every moderate income housing unit deed restricted for 30-years. This would result in the need for only 18 flex units (compared to 123) and is consistent with the City's Mixed Income Housing Policy.  
**RESPONSE: Comment acknowledged.**

**UTILITIES COMMENTS: Nathaniel Watson**  
**[Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com)**

Comments not provided as of 4/24/23. Contact Nathaniel Watson directly at [Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com).

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.  
**RESPONSE: Comment acknowledged.**
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.  
**RESPONSE: Permit shall be provided at time of building permitting.**
3. Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.  
**RESPONSE: Permit shall be provided at time of building permitting.**
4. Please procure an FDEP permit for the proposed domestic water system. Required during

official e-plan submittal.

**RESPONSE: Permit shall be provided at time of building permitting.**

5. Please note on Civil plan 413 CU-101 Water & Sewer Plan that the site water and sewer system are private and shall be maintained by the property owner.

**RESPONSE: Note has been added to plans as requested.**

6. Please note on Civil plan 413 CU-101 Water & Sewer Plan that sewer manhole #1 shall be sewer coated.

**RESPONSE: Note has been added to plans as requested.**

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

**RESPONSE: Comment acknowledged.**

8. The proposed 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.

**RESPONSE: Comment acknowledged.**

#### **ZONING COMMENTS: Lauren Gratzer**

**[lauren.gratzer@copbfl.com](mailto:lauren.gratzer@copbfl.com)**

#### **Pending Resubmittal**

1. A large amount of file names in ePlan do not correspond with their actual sheets. For example, sheet "301-A-02\_building\_A\_floor\_plans" in ePlan is actually the roof plan for building A. Work with the DRC coordinator on your next submittal to remove the plans necessary and correct the labeling for all files.

**RESPONSE: File names have been corrected.**

2. This project is being reviewed as a Major Site Plan with Building Design. The applicant has opted to use the Broward County density policy and must meet the requirements of our Code Section 155.4202.

[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-43714](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43714) Standards Applicable to Household Living Uses.

**RESPONSE: Comment acknowledged.**

3. The applicant is currently going through the process to obtain Flex units for this project within the B-3 Zoning District. These Flex units must be finalized prior to building permit approval.

**RESPONSE: Comment acknowledged.**

4. The property must be unified as one site prior to building permit approval.

**RESPONSE: Comment acknowledged.**

5. This project proposes to take advantage of a Flex Unit Allocation and County Policy 2.16.03 to obtain the development rights for 261 units. The City has created a process to encourage the development of the City's commercial corridors with mixed-use or residential development, with specific site and building design standards specified in section 155.4202.A.1. The site plan provided prioritizes access from and to MLK Blvd. However, the code created enabling this development, requires limitations on access points from one street frontage and prioritizes access to be obtained from cross access where feasible. The City worked to obtain a cross access easement on the recently approved development to the south of this subject property (950 N Powerline Rd). A revised site plan that includes a connection to the southern property would limit direct vehicular access along major roadways and allow for more convenient access for the residences of this project. The City maintains the position that this is an opportunity for this project that is possible to achieve.

**RESPONSE: Comment acknowledged. The project has been designed as a contained separate secure site and the cross-access easement is not consistent with the design considerations. The applicant achieves access via Dr. Martin Luther King Jr. Boulevard and respectfully declines connecting to the access easement.**

6. Comment not addressed: The required setback information on the site plan data table is not accurate. Refer to table 155.4202.A.1.a.vi. and revise the required setbacks for the interior side yard and the rear yard. The minimum interior side setback is 0' (not 10') and the minimum rear setback is 20' (not 10'). Indicate on the site plan table that code section 155.4202 is being used.

**RESPONSE: Site Plan has been revised to reflect correct setback information. Please refer to sheet SP-101.**

7. Comment not addressed: Provide the Build-To-Zone percentage calculation on the site plan data table. The Build-To-Zone is the area on a lot located between the minimum and maximum setbacks that require a principal structure. This property shall have a minimum of 60% building area within this zone per table 155.4202.A.1.a.vi. Essentially, this means that 60% of the linear feet along each roadway has a building fronting it. For example: if the lot line is 100 ft, there should be 60 ft of building length within the minimum and maximum setback distance.

**RESPONSE: Site Plan has been revised to reflect correct setback and building placement information. Please refer to sheet SP-101.**

8. Staff acknowledges that a portion of the easement along Powerline Rd is being abandoned in order to move the building closer to the road. Provide evidence of this finalized abandonment prior to building permit approval and revise the easement lines drawn on the site plan to reflect their new boundaries.

**RESPONSE: A portion of the 28' Road Reservation Easement will be vacated to bring the buildings closer to Powerline Road. Site Plan sheet SP-101 has been revised to show the new easement boundaries. Documentation will be provided prior to building permit approval.**

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9. Comment not addressed: a breakdown of the footprint for each building and the garage was not provided. Clarify where the 37.25% of lot coverage came from and provide this breakdown to determine the lot coverage. Clarify where the building footprint number of 39,850 SF came from under the impervious breakdown. This does not equate to 37.25% lot coverage. Is this only one building? All buildings need to be listed as impervious area. As defined in section 155.9401.Meurment, "Lot Coverage (expressed as a percentage of lot area) shall be determined by measuring the total horizontal land area (in square feet) covered by all principal and accessory structures on the lot, dividing that coverage area by the total lot area (See subsection A above.), and multiplying the result by 100", AKA the footprint of all buildings. It appears this version of the plan has a total for all building footprints of approximately 53-54K SF. Breakdown the FOOTPRINT of these buildings individually (including the parking structure) within the impervious area breakdown on the site data table. Note: the gross building area information shall be kept on the plan for calculation of other requirements, do not remove this information.

**RESPONSE: Site Plan sheet SP-101 has been revised to reflect correct site data calculations.**

10. Call out all elements on the site plan. Clarify if the boxes surrounding the buildings are balconies or just patios, or both. If the box in the south east corner of building D is a balcony, the setback is measured from the wrong place and shall be revised.

Comment potentially not addressed: Revise the setbacks to be measured from the edge of the overhangs or balconies, as these shall be included within the required building setbacks. The interior side yard setback is not measured from the southern property line to the closest part of the building. Provide this dimension on both the drawing and in the site plan data chart.

**RESPONSE: The project features balconies. The Site Plan sheet SP-101 has been revised to show new setbacks.**

11. Comment not addressed: The required minimum percentage of landscaping within the VUA is 15%, not 10%. Correct this on the site plan data table (155.5203.D.4).

**RESPONSE: The Site Plan sheet SP-101 has been revised to show correct VUA.**

12. Comment not addressed: the incorrect parking formula is being used on the site plan. Likewise, the site plan and garage floor plan sheets are using two different parking formulas and provides conflicting information. Revise so all information is consistent. Double check your math in all instance's as some of it is wrong.

Multifamily dwellings shall provide a minimum of one off-street parking space per 1,000 square feet of gross FLOOR AREA, with a minimum of one off-street parking space per unit with 2 bedrooms or less (155.4202.A.1.a.viii.(F)). Units with 3 or more bedrooms will provide the parking required in Table 155.5102.D.1. Put the correct and complete parking formula on the site plan data table.

Clarify where you are getting the number of 243,072 SF for the total square footage of 1 & 2 bedrooms listed on the parking breakdown of the garage floor plan. According to the

information listed on the other floor plan sheets, a 1 bedroom unit = 623 SF X 102 units = 63,546 total SF of 1 bedroom units. A 2 bedroom unit = 792 SF X 146 units = 115,632 total SF of 2 bedroom units.  $115,632 + 63,546 = 179,178$  total SF for both 1 & 2 bedroom units. This would require a minimum of 180 parking spaces, however, the Code states there shall be at least one space per unit with 1 or 2 bedrooms, therefore a minimum of 248 spaces are required for 248 1 & 2 bedroom units.

3 bedroom units require 2 parking spaces each.  $13 \text{ units} \times 2 = 26$  parking spaces.  $248 + 26$  parking spaces = a minimum of 274 spaces required for the units. The leasing office requires 1 space per 400 SF. Therefore, this project requires 275 spaces at a minimum for this proposal. Both the site plan and garage floor plans have inaccurate information for both the required and provided columns. Counting the spaces on the garage floor plan, the actual provided in garage looks like 259 (not 263 or 318 as listed on the other plans). Revise all calculations on all plans and provide additionally parking to meet the minimum.

**RESPONSE: The data table on Site Plan sheet SP-101 has been updated. A breakdown for each building is shown and the correct code section is referenced.**

13. The project narrative states the billboards will be incorporated into the site plan, however, they are shown on the site plan to be intersecting the buildings. Revise the narrative to state these billboards will be removed from the site and provide a note on the site plan stating these are to be removed. Likewise, the demo plan currently shows these will be removed.

**RESPONSE: Applicant has agreed to remove all billboards from the site subject to final site plan approval and subject to obtaining all required legal releases from any affected party. Project Narrative has been revised.**

14. Comment not addressed: Provide the length and width dimensions for each building/the garage on the site plan. Either one or both of these dimensions are currently missing on this plan. Building B, C, & D have a width that is not the full width of the building, revise this. Building A has no dimensions. The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units (155.5601.C.2).

**RESPONSE: Buildings dimensions have been provided. See sheet SP-101.**

15. All parking stalls shall have a continuous curb (155.5102.C.9). Remove the wheel stops from the parking spaces near the pool and call out the curb on the site plan.

**RESPONSE: Site Plan sheet SP-101 has been revised to call out curbing, and wheels stops at pool parking area have been removed.**

16. The math for the total building gross area is wrong on sheets 300 - 307. It should add up to 253,890 SF, as stated on the site plan. Revise.

**RESPONSE: Area information is updated, see site plan sheet SP-101**

17. Call out what the double squares are that are shown on all roof tops.

**RESPONSE: Additional tags are added to all the roof plans, see sheets A-02, A-04, A-06, and A-08**

18. Comment not addressed: Per the elevations, the height from grade is 78' for the buildings, however, the site plan data table says the height is 85'. Revise the site plan data table to reflect the correct building height. Likewise, the height listed on the floor plan sheets 300-307 doesn't match the elevations. Revise so all information is consistent across all sheets.

**RESPONSE: Height has been revised on sheet SP-101.**

19. Comment not addressed: all parking, including within a parking garage, shall be double striped (155.5102C.4). Note this on the parking garage floor plan.

**RESPONSE: Parking information is updated sheets A-09 and A-10**

20. Comment not addressed: Provide the below treatment on the south, west, and north elevations. The parking garage design does not appear to meet any of the below requirements. The garage appears to be designed like a box with no façade articulation, variations, or projections. Artificial turf is not designed to be used for vertical integration and is not a form of variation of a façade. Additionally, there are no varied proportions of openings; they are all equally sized and spaced out. 155.5605. Parking Deck or Design Standards: All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:

- i. Facade articulation (i.e. wall offsets); and
- ii. Horizontal AND vertical projections; and
- iii. Material AND color variation; and
- iv. Varied proportions of openings.

**RESPONSE: Parking information is updated, façade articulations are included, horizontal and vertical projections are included, material and color variation are included, and varied proportions of opening are included, see sheets A-09, A-10, A-20, and A-21**

21. Comment not addressed: All ramps are visible from the street and it is not clear that the vehicles will be hidden from view. Provide a detail of the aluminum painted screens on the parking garage. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and; No deck or garage ramp areas shall be visible from the street and shall be internal to the building. Provide evidence the cars will not be seen from the roadway.

**RESPONSE: Parking information is updated, all openings are treated with decorative screening, all visuals to the parking and cars are blocked to the all sides, see sheets A-20, and A-21 refer to detail # 5 for the metal louver detail.**

22. Comment not addressed: Revise the photometric plan to include the lumens for each proposed lighting type. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets (155.5401.G).

**RESPONSE: The updated photometric plan is included with the resubmittal**

23. Revise the photometric plan to reflect the updated layout.

**RESPONSE: The updated photometric plan is included with the resubmittal**

24. Comment not addressed: Provide a detail of all proposed lighting fixtures.

**RESPONSE: Light fixture details are included with the resubmittal**

25. Comment not addressed: Trees shall be planted at least 15 feet from any light fixture mounted on a pole (155.5203.B.2.g.i.c). Provide the 15' radius on all light poles on the photometric plan and confirm there are no trees within them.

**RESPONSE: A 15' light pole clearance radius has been added to the light poles**

26. Comment not addressed: The front entrance for buildings A & D shall face MLK Blvd and the front entrance for buildings B & C shall face Powerline. Revise to include these entry features as well as provide a pathway to these sides. A primary entrance providing pedestrian access shall be provided on the primary façades (155.4202.A.1.a.viii.E). Additionally, section 155.5601.C.1.b requires that multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). The elevations do not depict a primary entrance on either side. Identify the primary entrances facing both Powerline Rd and MLK Blvd on the elevations.

**RESPONSE: Elevations and floor plans are updated to show main entrances to every building, all buildings entrances are oriented to the internal street, see sheets A-01, A-03, A-05, A-07, A-12, A-14, A-16, and A-18**

27. Comment not addressed: these design features are not facing Powerline or MLK for EACH RESIDENTIAL UNIT fronting onto a public street. In addition to wall offsets, front facades (facing the main streets) shall provide a minimum of three of the design features listed in the code for each residential unit fronting onto a public street (155.5601.C.3).

- 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: Residential buildings are updated, showing compliance for multifamily design standards, including: A. Eaves projecting at least six inches from the façade plane, B. Recessed entrance, C. Covered porch, see sheets A-12 to A-19 and refer to 115.5601 Compliance for multifamily design standards legend for tags in elevations showing this required elements.**

28. Easement agreement forms shall be submitted at time of building permit for all pavement/walkways within the easements to the west.

**RESPONSE: Comment Acknowledged. The Easement Agreement form will be submitted at time of building permit.**

29. The site plan notes that the overhead wires along MLK are to remain. All shall be placed underground per 155.5509. If coordination from FPL is not possible provide a letter from them stating so.

**RESPONSE: Coordination with FPL is underway and at this point it is believed that they will prefer not to underground the overhead wires. Documentation will be provided once received.**

30. Comment not addressed: Security (CPTED) concerns:

a. Provide an interior photometrics plan for every level of the garage to ensure adequate, safe lighting.

b. Provide a security camera plan for each level of the parking garage that shows the cone coverage of each camera.

**RESPONSE: Refer to revised parking garage sheets A-09-A-10**

31. Comment not addressed, sidewalk width not provided on site plan: Bike paths shall be at least 7' wide (155.5101.H.3). Revise the sidewalk widths

**RESPONSE: Site plan information is adjusted, see site plan SP-101**

32. The middle island at the entrance shall be at least 8' wide and maintained of pervious area (155.5203.D.4.d). Increase this median from 5' wide and change the material to be pervious area.

**RESPONSE: Site plan information is adjusted, see site plan SP-101**

**WASTE MANAGEMENT: Beth Dubow**  
**Pending Resubmit**  
[Beth.dubow@copbfl.com](mailto:Beth.dubow@copbfl.com)

1. Provide a narrative explaining how the garbage will be handled for this site.

**RESPONSE: On behalf of the Applicant, KEITH has included a Trash Management Narrative with this submittal.**

2. Rolling dumpsters out for service is not suggested. The largest container that can be rolled out" is 4 yds. This site has many units and the amount of garbage created and the number of containers required will make this a monumental task.

**RESPONSE: Please refer to Trash Management Narrative that outlines the complete trash collection of the project.**

3. Show the staging area(s) for the garbage collection. These must be adjacent to the road so that a garbage truck can service the containers. Response to comments claims there will be a single pick-up location; this is not acceptable. If the carts are going to be “rolled” out, they cannot safely or cleanly be rolled hundreds of feet from the trash rooms.

**RESPONSE: Please refer to revise Vehicle Circulation Plan SP-103 for trash staging areas.**

4. Provide a circulation plan showing all turning radii measured in feet (not auto turn) along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35’ and an outside radius of 50’.

**RESPONSE: Circulation Plan has been revised. See sheet SP-103.**

5. Ensure there is an adequate number of containers and service planned for 123 units.

**RESPONSE: The proposed development is 261 units. The Project Team has met with Coastal Waste and Recycling to ensure that the site has adequate amount of containers. Coastal Waste had no objections to the proposed plan.**

NOTE: Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed by the loading/staging areas.

NOTE: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

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 & 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.

