



March 3, 2022

Lauren Gratzner
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: Hunters Manor Major Site Plan (P&Z# 21-12000010)

Ms. Gratzner,

We respectfully submit the following responses to the Comments, issued on November 3, 2021 for the Major Site Plan Application for the Hunters Manor project.

A. PLANNING

1. Provide a School Capacity Availability Determination (SCAD) Letter from the school district, prior to building permit approval.

Comment Response: The Preliminary SCAD letter was submitted in the 9-29-2021 resubmittal; it is within the E-plans file. A final SCAD letter will be provided upon final approval of the project.

2. Note that the construction of these houses will require the payment of park impact fees for neighborhood & community parks. The fees are reviewed annually & the fees will be assessed for each house at time of building permit approval.

Comment Response: Acknowledged.

B. ENGINEERING

1. 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 the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

Comment Response: Acknowledged, please see Sheet C-11.

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

Comment Response: Acknowledged.

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3. The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.

Comment Response: Acknowledged.

4. Proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

Comment Response: Acknowledged, Please see Sheet C-13.

5. 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.

Comment Response: Acknowledged, an application will be submitted during the design and permitting phase of the project.

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.

Comment Response: Acknowledged, an application will be submitted during the design and permitting phase of the project.

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.

Comment Response: Acknowledged, an application will be submitted during the design and permitting phase of the project.

8. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

Comment Response: Acknowledged, an application will be submitted during the design and permitting phase of the project.

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 gravity sanitary sewer service lines shown on the civil engineering plans.

Comment Response: Acknowledged, an application will be submitted during the design and permitting phase of the project.

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 service line connections

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shown on the civil engineering drawing

Comment Response: Acknowledged, an application will be submitted during the design and permitting phase of the project.

11. Note on the civil plans that the sewer manholes that are to be owned and maintained by the COPB will be SEWPER COATED. Also note on plans that the Utilities not owned and maintained by the COPB will be marked PRIVATE. Note who will be owning and maintaining the private utilities.

Comment Response: The Civil Plans have been revised to provide the note. Please see Sheet C-7 and C-8.

12. Note on PGD plans that the roads/sidewalks are private and who will be owning and maintaining them.

Comment Response: The Civil Plans have been revised to provide the note. Please see Sheet C-5 and C-6.

C. FIRE DEPARTMENT

1. What is the size of the proposed water mains? Minimum 6 inch for single family homes on a looped system with a supply from minimum 2 connections.

Comment Response: The size of the proposed water mains are 6 inch and 8 inch.

2. Additional fire hydrants required for proposed development: Single family homes max distance to a hydrant 600ft, max distance between hydrants 800ft. Measured along fire access roads. NFPA 11:18.5 (2018ed)

Comment Response: The plans have been revised to provide additional fire hydrants.

3. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400 ft. of any further building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow".

Comment Response: The minimum number of fire hydrants are provided. Please see Sheets C-7 and C-8.

4. Recommend fire hydrants placed on corners for access to two street directions and less possibility of being blocked. Additional hydrants in between if required for distances.

Comment Response: Acknowledged, fire hydrants are located at corners.

5. North part of project appears that proposed water main is a dead end and does not connect to North Road.

Comment Response: The water main connection has been revised.

D. BUILDING DIVISION

The Applicant acknowledges all the Building Division's 17 comments and will ensure all are addressed at time of building permit, as requested.

E. UTILITIES

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

Comment Response: Acknowledged.

2. Please submit a sedimentation and erosion control plan for the proposed private and public right-of-way work.

Comment Response: Per the previous comment letter, this comment has been corrected. Included in Plan Set, please see Sheet C-4 and C-4.

3. 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.

Comment Response: Acknowledged.

4. Please procure an approved FDEP permit for the proposed water main and appurtenances. Required during official e-plan submittal.

Comment Response: Acknowledged.

5. Please procure an approved Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal.

Comment Response: Acknowledged.

6. Please indicate the total consumptive use of water demand for the project in (GPD) gallons per-day.

Comment Response: Per the previous comment letter, this comment has been corrected. The total consumptive use of water demand is included in the Water and Sewer Plans.

7. Please indicate the total wastewater discharge for the project in (GPD) gallons per-day.

Comment Response: Per the previous comment letter, this comment has been corrected. The total wastewater discharge for the project are included in the Water and Sewer Plan.

8. Given the probable impact of the development with regard to a net increase in wastewater collection, the regional pump station that services the area may require a study and upgrades to accommodate the new flow. These cost will be borne by the developer.

Comment Response: Per the previous comment letter, this comment has been corrected.

9. Civil plan 003 C-7 and C-8 propose off-site sanitary sewer system manhole connections to private wastewater infrastructure. Please note that that existing manholes proposed to be cored shall be sewer coated to City specification and that the bench shall be reworked to accommodate the new flow. Newlyproposed off-site manholes must be located at the property line

Comment Response: Acknowledged. Included in the Water and Sewer Plan.

10. Civil plan 003 C-7 and C-8 propose a private water distribution system but does not state the exactsize of the water meters. Please note the size of the meters and show the assets just behind the recorded property line.

Comment Response: Per the previous comment letter, this comment has been corrected. The Plans were revised.

11. Civil plan 003 C-1, C-2, C-3 and C-4 shows the public side street to the west as NW 4th Courtinstead of NW 19th Avenue.

Comment Response: Per the previous comment letter, this comment has been corrected. The Plans were revised.

12. Please note on #005-LP-1 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.

Comment Response: Acknowledged.

13. Please attach the following 2019 City Engineering Standard Details as they may apply provided aspects of the proposed development are accepted as public: 100-1 Sample Point (Main), 101-Sample Point (Hydrant), 103-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 104-1 Filling and Flushing Connection, 106-1 Backflow Preventer, 108-1 Typical Conflict (Water) Detail, 109-1 Typical Fire Hydrant Installation, 111-1 Restrained Valve at Tee, 115-1 Underground Valve Identification Marker, 118-1 Restrained Joint Information, 118-2 Restrained Joint Information, 118-3 Restrained Joint Information, 119-1 Water Pipe Identification, 120-1 Pipe and Marker Balls Location, 121-1 Min. Horizontal Separation for Potable water, 122-1 Utility Crossing, 122-2 Potable Water Supply Notes, 122-3 Potable Water Supply Notes, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201 -1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 203-1 Trench Backfill, Bedding Class A, B, 203-2 Trench Backfill, Bedding Class C, 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, 210-1 Sewer Box and Cover Non Traffic, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 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, 400-1

Type C Inlet, 401-1 Type D Inlet, 402-1 Type E Inlet, 403-1 Type H Inlet, 408-1 Structure Tops (Type 7-NT), 408-2 Structure Tops (Type 7-T), 409-1 Cover for Manholes and Inlets, 410-1 Cast Iron Grates, 411-1 Cast Iron Frame for Manholes, 412-1 Optional Construction Joints, 412-2 Optional Construction Joints, 413-1 Eye Bolt and Chain for Locking Grates, 414-1 Water Stop Seal, 500-1 Valve Box Settings, 501-1 Valve Box.

Comment Response: Per the previous comment letter, this comment has been corrected. The Plans were revised.

14. The aforementioned City Engineering details can be obtained at the following link: https://pompanobeachfl.gov/pages/engineering_standard.

Comment Response: Per the previous comment letter, this comment has been corrected. The Plans were revised.

15. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 75 day delivery lead time once the meter(s) has been paid. Please order according to your construction schedule to ensure timely delivery and installation.

Comment Response: Acknowledged.

F. LANDSCAPE REVIEW

1. Appears resubmittal is incomplete.

Comment Response: Acknowledged. Completed resubmittal has been uploaded to the system.

2. Sheet name in ePlan submittal does not match sheet names/numbers correct.

Comment Response: Acknowledged. Sheet names have been revised to match the file names in ePlan submittal.

3. Label buffers on the plans.

Comment Response: Buffers have been labeled on the plans, please refer to Sheet LP-2~LP-4.

4. Please provide the author of the comment response sheet and provide more detailed responses.

Comment Response: Siyang Wen, PLA is the author for landscape review comment responses. More detailed responses have been provided within this comment response letter.

5. Provide the report from the FWC authorized gopher tortoise agent (AGTA) for the Environmental Assessment and Wildlife Survey for the property to include Gopher Tortoises, Burrowing Owls, and protected plant and animal life.

Comment Response: A Gopher Tortoise report is included in the submittal.

6. Provide a landscape buffer along the West interior road as it abuts the existing Single Family homes on sheets LP.1.01 & LP.1.02 and along the East side abutting existing properties along NW 18 Ave. including large canopy trees and shrubs. Shift locations of the Utilities and propose wall to be post and panel to accommodate required trees and landscaping.

Comment Response: Landscape buffer with required trees and landscaping has been provided, please refer to Sheet LP-2 and LP-3.

7. Provide an overall Phase plan as to how the site is going to be developed showing the entrance features, perimeter landscape requirements, open space parks, mail kiosks, etc must be shown in Phase I and be installed, inspected and approved prior to issuance of the first CO.

Comment Response: The plan will not be phased; therefore all of the required details will be completed prior to request for the first CO.

8. Phase plan to include mailbox kiosk, pocket parks, and buffers in Phase I prior to issuance of the first CO.

Comment Response: The plan will not be phased, therefore all of the required details will be completed prior to request for the first CO.

9. Phase plan to include installation of Street trees including all interior streets at 1:40' to be planted as all 1 species, from the same farm preferably at the same time to create a street tree masterplan and create a sense of place and community. Oak trees are preferred, prior to issuance of the first CO.

Comment Response: The plan will not be phased. All development will be finished in one phase. Interior street trees have been provided on landscape plans. Street tree species are based on the streets: 3 different street tree species have been provided per county reviewer direction for diversity; street trees located on the same street use the same species to create a sense of place and community. Please refer to Sheet LP-2 ~ LP-8.

10. Provide Street Trees at 1:40' as per 155.5203.G.2.c. on all streets. Plans were once again submitted without the required street trees as discussed at Pre-App and pre submittal meeting prior.

Comment Response: Street trees are provided on all streets. The total quantities of street trees met the calculation of 1:40'. For trees' health and limited spaces, interior street trees have been located in individual lot front yards, side yard of lot 11, 15, 20, 24, and east buffer on south side. Please refer to landscape requirement chart on Sheet LP-1 for calculation, and Sheet LP-2 ~ LP-8 for location.

11. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Plans were once again submitted showing OHW's and without the required street trees as discussed at Pre App and pre submittal meeting prior.

Comment Response: A letter from FPL to not bury overhead utilities has been received and submitted along with this resubmittal. Understory trees have been provided as street trees to accommodate overhead utility lines. Please refer to Sheet LP-1 ~ LP-3.

12. Propose all utilities to be outside of required planting areas with the street tree areas and the outside ROW. All street trees are to be large canopy. Green Buttons area acceptable on the outside.

Comment Response: Utilities have been adjusted to accommodate street trees. All street trees are large canopy trees except for the ones close to overhead utilities. Please refer to Sheet LP-1 ~ LP-8.

13. All trees Provide structural soil details for under the sidewalks and root barriers, OR, scoot tree just inside the property line along the roadways with root barrier and note on typical. Placement should account for light poles and FDC's, alternating back and forth along the roadways to create a consistent unified appearance

Comment Response: Landscape areas have been extended to accommodate street tree roots, so no structural soil is needed. Please refer to Sheet LP-2 ~ LP-4.

14. Plans and comment response is inaccurate. As per previous comment; Adjust data table for individual SFR's to reflect how the lots are meeting the requirements of 155.5203. C Minimum Site Development Landscaping for RS-3 as per current zoning designation. Current data table is inaccurate. Hedge counts are over adjust.

Comment Response: Per table 155.5203.C., Individual SFR code requirements have been provided based on RM-12 zoning district since this site includes both RS-3 and RM-12 zoning designation. Please refer to the below chart and Sheet LP-5 ~ LP-8 for details.

TABLE 155.5203.C: MINIMUM DEVELOPMENT SITE LANDSCAPING

Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.5203.C: MINIMUM DEVELOPMENT SITE LANDSCAPING				
Lot Type and Size	Base Zoning District			
	RS-1, RS-2, RS-3, RS-4, RS-L, RD-1, MH-12	RM-12, RM-20, RM-30, RM-45	B-1, B-2, B-3, B-4, M-1, M-2, I-1, I-1X, OIP, TO, BP	CR, PR, CF, PU, T, LAC
Corner lots no more than 7,000 sq ft in area	5 trees and 20 shrubs			
Other lots no more than 7,000 sq ft in area	3 trees and 20 shrubs	1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof	1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof	2 trees and 5 shrubs per 2,000 sq ft of lot area or major fraction thereof
Corner lots more than 7,000 sq ft in area	6 trees and 30 shrubs			
Other lots more than 7,000 sq ft in area	4 trees and 30 shrubs			

15. All trees are to be large canopy unless OHW exist bury OHW's

Comment Response: A letter from FPL to not bury overhead utilities has been received and submitted along with this resubmittal. Large canopy trees have been provided based on site conditions, and available rooms. Understory trees have been provided to accommodate overhead utility lines. Please refer to Sheet LP-1 ~ LP-8.

16. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, for two story and 12' tall trees and 14' OA on palms for single story homes, please adjust.

Comment Response: The heights of palms and trees have been adjusted per comment. Please refer to Sheet LP-5 ~ LP-8.

17. Change Note on all typicals how many stories proposed home is

Comment Response: Stories have been added to all typical landscape plans. Please refer to Sheet LP-5 ~ LP-8.

18. Mitigation trees are to be above and beyond minimum requirements. Staff suggest accounting for park trees and adding Cypress tree clusters around retention areas

Comment Response: Cypress trees have been added to the landscape plans. Please refer to Sheet LP-3 ~ LP-4.

19. Change out CS's

Comment Response: CS has been changed out to other species. Please refer to Sheet LP-1 ~ LP-8.

20. Propose flowering trees at street corners to create species diversity.

Comment Response: Flowering trees have been proposed at street corners, please refer to Sheet LP-2 ~ LP-3.

21. Propose additional tree species in parks and around retention areas; i.e. Cypress, Royal Poinciana, Ficus rubiginosa, etc

Comment Response: Cypress trees have been added to dry detention areas. Please refer to Sheet LP-3 ~ LP-4.

22. Provide an alternate species CD's that can be secured at 14' tall.

Comment Response: Pitch Apple has been used as an alternate species for CD. Please refer to Sheet LP-7 ~ LP-8.

23. Provide a note that all plant material is to be Florida Grade #1 or better. Staff was unable to find sheet LP-3.01, landscape notes appear LP.9 and conflict with what's on sheet LP.10 and there was no reference to Fl. Grade #1, but for Florida Fancy, please verify you propose to add exorbitant costs to the project by specifying all Florida Fancy trees including Sabal palms

Comment Response: Notes have been adjusted per comment. Please refer to Landscape Notes #12 on Sheet LP-9, and Part 2. Materials - I. Plants - M. Palms #3. on Sheet LP-10.

24. As per 155.5203.B.5.a thru e: where is the note referencing Rust Free. How and where is the common areas being irrigated from? Verify reuse water wherever practicable and available.

Comment Response: Reuse water is not available for use as irrigation water source for this site. 3" wells have been proposed for irrigation water source for common areas, please refer to Sheet IP-1. Notes have been added to the irrigation plan, please refer to Note #5 on Sheet IP-2 ~ IP-4.

25. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced, and clearly provide mitigation replacement values.

Comment Response: Required values per comment have been provided on previously submitted tree disposition plans.

26. Provide a note on the landscape and irrigation plans. Bubblers will be provided for all new and relocated trees and palms

Comment Response: Notes have been provided on both landscape and irrigation plans. Please refer to Landscape Notes #19 on Sheet LP-9 and Note #6 on Sheet IP-2 ~ IP-4.

27. Adjust note to reflect that B&B trees to remove burlap and wire baskets at least halfway down the rootball.

Comment Response: Note has been adjusted in Part 2. Materials - I. Plants - I.1. on Sheet LP-10.

28. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

Comment Response: Note has been adjusted in Part 2. Materials - I. Plants - J.1. on Sheet LP-10.

29. Provide a mechanical equipment screening detail.

Comment Response: Mechanical equipment screening detail has been provided with updated notes; please refer to Site Plan Detail Sheet D-1.

30. Please arrange tree disposition to be in numerical order and bold all trees / palms to remain and be preserved

Comment Response: Previous submitted tree disposition plans have been adjusted to reflect this comment.

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

Comment Response: Planting details have been adjusted to reflect this comment. Please refer to Sheet LP-9.

32. Provide the City's Tree Protection Barricade detail

Comment Response: Please refer to tree protection details on Sheet LP-9.

33. Correct planting details to show no mulch touching the trunks of trees and palms

Comment Response: Planting details have been revised to reflect this comment. Please refer to Sheet LP-9.

34. 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.

Comment Response: Rick Harman, ISA Certified Arborist (#FL-5646A) has been provided specifications included in Landscape Notes #18 on Sheet LP-9 to satisfy this comment.

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

Comment Response: Acknowledged. Please refer to Landscape Notes #20 on Sheet LP-9.

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

Comment Response: Acknowledged. Comment response sheet has been provided.

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

Comment Response: Acknowledged.

G. ZONING

1. The organization of the elevation and floor plan files are not clear. It appears that the files were renamed/reorganized and the old sheets were not removed. Sheets "004 A-17 Elevation Aisle Model", "004 A-18_Elevation Aisle Model", "004 A-19_Elevation Aisle Model", "004 A-20_Elevation Aisle Model", "004 A-21 Architectural Floor Plan Robie", "004_A-26 Floor plan Merritt Model", "004_A-28 Elevation OPT" and more still show options for a Zero Lot Line. Please review ALL files in ePlan and work with Saul Umana to remove any unnecessary files. There appears to be a lot of duplicates and incorrectly labeled files. It is recommended to label the files so that all of one type is next to each other. EX: all parker files should be back to back. It may be best to have all of the elevation and floor plan files be removed and placed into a "deleted" folder and upload the new files from scratch with their proper numbering.

Comment Response: The architectural plans were revised in late October, 2021 to have the old files deleted and uploaded with their proper numbering. Please refer to the most recent submitted architectural plans labeled from 004 A-1.01 Architectural Floor Plan_Aisle to 004 A-5.05 Architectural Elevation_Robie.

2. Per code section 155.5302.D.2, “no fence or wall within a front yard or a street side yard shall exceed a height of four feet, provided that a fence or wall in a street side yard may be up to six feet in height if set back at least four feet from the street side lot line. Fence posts, including decorative finials, may extend up to six inches above the maximum fence height.” The fencing proposed on the exterior of this neighborhood (NW 9th Street, both sides of NW 7th Street, NW 6th Street, and NW 19th Ave) shall be revised to 4’ tall.

Comment Response: The PD Plan has been revised to amend the permitted fencing details on the exterior of the development. Some of the fences will also be combined with an 18-24 inch-high retaining wall that is necessary for the development to meet flood zone and drainage requirements. In total (fence and wall together), the height will not exceed 6 foot high from adjacent property.

3. Sheet A D-1 Site Plan details has a utility screening detail that states “hedge minimum height equal to the height point of the equipment”. Revise this note to state “hedges shall be maintained at least six inches above the height of the mechanical equipment” (155.5301.A.).

Comment Response: The Sheet A D-1 Site Plan has been revised the note to state, “hedges shall be maintained at least six inches above the height of the mechanical equipment.”

4. The site plan sheets and the site plan lot sheets call out an external street as NW 4 CT. This appears to be NW 19th Avenue. Revise the plans to show the correct street name.

Comment Response: The Site Plan, Landscape Plan, and Engineering Plan sheets, as well as graphics in the Project Narratives have been revised to rename NW 4th Court as NW 19th Avenue.

5. The site plan data chart indicates that a 6’ opaque fence is being proposed as required. However, the PD Document does not require an opaque fence, it just says 6’ fence. Clarify if opaque fencing is required or if other types of fencing is permitted in this PD within the Type B buffer.

Comment Response: The PD Document has been revised to indicate a required 6’ opaque high fence on the west buffer on the north side and a 6’ opaque high fence with retaining wall on the east buffer on the south side. Please refer to page 8 of the PD Document.

6. Identify where the Type B buffer and the VUA landscaping are being proposed on the landscape plan and what the difference is.

Comment Response: The Landscape Plan has been revised to identify where the Type B buffer and VUA landscaping are located. The Site Plan Detail Sheet D-2 includes cross section details of the different buffers with a key plan of where they apply. The PD Document highlights the elements of both the Type B buffer and VUA landscaping on page 8 of the PD Document. The difference between the two is that the Type B buffer provides a 5’ wide buffer, while the VUA landscaping provides a minimum of a 9’ wide buffer. Also, the Type B buffer only applies to 168’ of property (the eastern border of lot 27) where the residential use abuts a commercial use. The VUA landscaping is located in two areas; a West buffer on the North side and the East buffer on the South side.

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

Comment Response: Onsite utilities are proposed to be buried. Regarding overhead facilities along both 9th Street and 7th Street (130' and 170' in length respectively), please see the letter provided regarding our request for conversion of overhead facilities to underground. "Due to service reliability and good engineering practices, FPL would not convert these facilities to underground." Therefore, our plans show the lines overhead and our Landscape Plans have been designed accordingly.

8. Provide Street Trees at 1:40' as per 155.5203.G.2.c. on all streets, including the internal streets.

Comment Response: The PD Document has been revised to state that street trees are provided at one per 40 feet on the internal streets. However, they are located within the private lots. This is identified on the deviation table. Please refer to page 8 of the PD Document.

9. The VUA landscape buffers along the west property line of the northern parcel and the east property line of the southern parcel shall have canopy trees and shrubs.

Comment Response: The PD Document has been revised to provide the details for the VUA landscape buffers- specifically a West buffer on the North side and the East buffer on the South side, which both provide one shade tree per 30 linear feet and a 6' high continuous hedge on the interior. Please refer to page 8 of the PD Document.

10. Clarify why lot 46 has a strip of land that is not included as part of the lot (shown by dimension provided on the site plan) but is not being used to continue the proposed landscaping found on the landscape plans. What is the intent of this area?

Comment Response: The land area was originally intended for the mailbox kiosk. However, when the plan was revised to move the kiosk to the south block, this land area remained as common space. It will be landscaped as a continuation of the VUA landscape buffer along the north block.

11. Sheet Comment not addressed: Provide a specified location to store the recycling and trash bins. If they are proposed to be stored in the garages, provide an outline space of 9'x18' for each vehicle and an outline of the space needed to host the recycling and trash bins on either the floor plan or the site plan.

Comment Response: Please refer to the Solid Waste and Recycling Exhibit that shows a viable location for storage of recycling and solid waste bins in the garages of each home model plan. It should be noted that homeowners may arrange them differently, but the approximate scale of the bins is reflected on the exhibit.

12. Comment not addressed: The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof (155.9401.G). Revise the elevations to provide the height as stated above at time of building permit.

Comment Response: The height will be shown as requested on the building permit application.

13. Comment not addressed: Provide a legend on all elevation sheets for the notes/call outs provided. There are boxes on these sheets with numbers on them and no indication of what they mean.

Comment Response: This will be addressed when the plans are issued for the Architecture Control Committee.

14. Comment not addressed: 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. (See Figure 155.5401.G: Shielding of light source to avoid light diffusion onto adjacent property.). Provide a detail of where the light source is located. If the light is at the top shining down, it is ok. If the light source is at the bottom, shining out, the light pole style shall be changed.

Comment Response: Please see sheet PH-12 of the Photometric Plan series. The detail of the light source is illustrated with the light at the top of the post, with a cap, and includes diffused side panels and to comply with the requirements.

15. Provide a Unity of Control to combine both the north and south properties and their interior roadways at time of building permit submittal.

Comment Response: The Unity of Control will be addressed prior to building permit application after the applicant has taken over ownership from the CRA.

H. SOLID WASTE AND RECYCLING

1. These homes require recycling and trash carts which need to be rolled to the curbside for collection service. Although the response to comments from the previous submittal states the cart locations have been added to the architectural plans, the set of plans uploaded to EPlan for review does not show the carts. Ensure this information is included prior to receiving a development order.

Comment Response: Please refer to the Solid Waste and Recycling Exhibit that shows a viable location for storage of recycling and solid waste bins in the garages of each home model plan. It should be noted that homeowners may arrange them differently, but the approximate scale of the bins is reflected on the exhibit.

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 solidwaste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

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

Comment Response: Acknowledged.

I appreciate your assistance on this project. Should you have any questions, please do not hesitate to contact our office.

Sincerely,

WGI



Kristen Nowicki, AICP
Senior Project Manager