

DRC

PZ21-12000047
04/17/2024

Department	Comments	Response
Planning	1. Land use for this parcel is DPTOC (Downtown Pompano Beach Transit Oriented Corridor) (13,600 square feet = 0.31 acres). In 2012 (Ordinance 2013-15), the City and County adopted the DPTOC, which consisted of 269 acres of mixed land use area & consolidated all the permitted uses (residential, commercial, office, hotel, etc.) into one "basket of rights," to be reallocated through the district in accordance with a regulating plan. Initially, the city total number of residential units was 1,368 dwelling units permitted within the area. An application requesting an additional 2,000 dwelling units was approved by the City Commission via Ordinance 2021-03. Based on the approved development in the area, there are enough dwelling units remaining "in the basket" to accommodate this development.	Acknowledged.
	2. The property is unplatted. Applicant has submitted an application (P&Z: 22-14000004) to plat the property	The property is platted with Pompano Beach and finishing platting with Broward county.
	3. Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available	SCAD letter from Broward County School Board provided.
	4. The property is abuts NW 6 Street. The survey does not identify the width of the right-of-way for NW 6th Street. Site plans have been revised to illustrate 25 feet of the property dedicated to the centerline, as required by Chapter 100.01	Acknowledged.
	5. The City has sufficient capacity to accommodate the proposal	Acknowledged.
Engineering	1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.	Will submit for Broward County Environmental Protection and Growth Management Division Surface Water Management permit after approval of Zoning and Fire.
	2. Plan sheet 022 C-3 the 4" meter needs to be set just inside the property line. Per the city detail.	Please see revised Sheet C-3.
	3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.	Acknowledged.
	4. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.	Acknowledged.
	5. Place note on landscape plans and overlay the existing utilities on the 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.	Please see L2. We are proposing only sod, no trees, no shrubs. Everything is existing material. Please see L1

DRC

PZ21-12000047
01/03/2024

DRC

PZ21-12000047
04/17/2024

	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.	
	6. Upload the 2022 City Engineering standard details for the proposed off-site sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.	All details updated with 2022 standards.
	7. The proposed concrete driveways are required to have a 3" drainage swale in the center of the apron.	Please see revised Sheet C-2.
Fire Department	1. Exits do not meet NFPA 101 chapter 7 for Exit discharge to public right of way. Stair cannot discharge to a higher hazard area of the parking garage. Egress must discharge to a public right of way. REAR STAIR MUST HAVE A PATH TO PUBLIC RIGHT OF WAY THAT MEETS ALL OF NFPA 101 CH 7 REQUIREMENTS FOR SURFACE AND LIGHTING. Pathway cannot be under the proposed structure.	Exit discharge has been moved to the west side of the property going around the building no longer discharging under the building.
	2. Florida Fire Prevention Code 7th Edition, NFPA 101 2018ed Life Safety Code Chapter 30 - New Apartments: Apartment buildings are required to be protected with a fire sprinkler system and fire alarm system. NFPA 101 CH. 30:3.5 and 30:30.3.4	A fire sprinkler system and fire alarm system will be acquired after zoning approval.
	3. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.	Please see Sheet C-3A.
	4. Fire sprinkler system must have a separate water supply connection from the domestic water supply.	Please see revised Sheet C-3.
	5. Provide location of water mains and Fire Department Connection for proposed fire sprinkler system.	Please see revised Sheet C-3.
	6. 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.	A hydrant flow test will be purchased when acquiring a fire sprinkler plan.

DRC

PZ21-12000047
01/03/2024

DRC

PZ21-12000047
04/17/2024

	7. Provide Required Fire Flow Data for each proposed structure: 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. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09 (C)) Complete attached form "Water Supply Fire Flow"	A fire sprinkler system calculation will be acquired after zoning approval.
	8. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).	Acknowledged.
Utilities	1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.	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.	Will submit for Broward County Environmental Protection and Growth Management Division Surface Water Management permit after approval of Zoning and Fire.
	3. As noted prior, please indicate on civil plan 022 C-3 Utilities Plan the total site water consumption in (GPD) gallons per day.	See Note #3, on Sheet C-3.
	4. As noted prior, please indicate on civil plan 022 C-3 Utilities Plan the total wastewater discharge from the site in (GPD) gallons per day.	See Note #3, on Sheet C-3.
	5. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to a 60 to 90 day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.	Acknowledged.
	6. As noted prior, please show on civil plan 022 C-3 Utilities Plan the proposed 4" master meter just behind the recorded property line.	Please see revised Sheet C-3.

DRC

PZ21-12000047
01/03/2024

DRC

PZ21-12000047
04/17/2024

	7. As noted prior, please note on Landscape plan 015 L - 1.2 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	Please see L2. We are proposing only sod, no trees, no shrubs. Everything is existing material. Please see L1
	8. As noted prior, please attach the following City Engineering Standard Details apply as they apply: 100-1 Sample Point (Main), 104-1 Filling and Flushing Connection, 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification Marker, 315-1 Typical Screen for Utilities, 316-1 Required Tree Locations, 210-2 Sewer Box and Cover Traffic.	Please see Sheet C-5A.
Landscape	1. Comment response sheet was vague. Staff is unclear on how to interpret NOTED responses.	Acknowledged.
	2. What is stippled areas around perimeter as it does not match plant list. Provide a call out.	PLEASE SEE CALL OUTS IN L2 LANDSCAPE PLAN AND PLANT LIST.
	3. Proposed Poliothrysis is not acclimated in this Hardiness Zone and is limited to Zones 6-9, not 10b.	PLEASE SEE PLANT LIST SHOWN ON L2. CORRECTION OF TREE TYPE
	4. Calculations under Zoning Information on sheet SP-1 indicate building footprint of 80.20%, green area (pervious) of 27.03% and impervious area of 11.90%, which exceeds 100%. The total of the different areas must equal 100%, no more, no less. Address this discrepancy.	Building Footprint is now 61.05%. Green Area is now 26.76%. Impervious Area is now 12.19%. The total of all three added together is 100%. Which is shown on SP-1.
	5. Tree disposition is incorrect and does not match Arborist report, correct to match.	PLEASE SEE L1 TREE TABLE CHART HAS BEEN CORRECTED.
	6. Based on condition all trees/palms are to be removed and mitigated. Provide a correct mitigation data table and show on the site.	PLEASE SEE L1 MITIGATION PROVIDED.
	7. Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced	PLEASE SEE L1.
	8. Provide a graphic scale on landscape plan.	PLEASE SEE GRAPHIC SCALE ON L2.
	9. As per 155.5203.provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines	N/A
	10. 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, please adjust.	PLEASE SEE PLANT LIST SHOWN ON L2.
	11. Remove any reference to gallon size for plant material.	PLEASE SEE PLANT LIST SHOWN ON L2.

DRC

PZ21-12000047
01/03/2024

DRC

PZ21-12000047
04/17/2024

12. Required hedge material must be 24" tall and 24" wide minimum, correct.	PLEASE SEE PLANT LIST SHOWN ON L2.
13. Remove plant note box and simply reference Florida Grade #1.	PLEASE SEE L2.
14. It appears that required landscaping is proposed underneath the building structure, this area does not count towards planting space, please correct.	The landscape planters beneath the building have been removed and no longer count towards the landscape area.
15. Clarify whether landscape planters are proposed under the building. If so, they cannot count toward required landscape area.	The landscape planters beneath the building have been removed and no longer count towards the landscape area.
16. Remove paved area in front of entrance and convert to green space to make it for the underneath and have room for mitigation.	Please SP-1 and L2. Pavers were removed and converted to green space.
17. Show how requirements as per 155.5203.E., Building Base Plantings are being met.	Please see L2 showing requirements being met.
18. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular use areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).	No exterior lighting fixtures are located in landscaped planting areas.
19. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.	N/A
20. 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.	This will be provided with structural drawings after DRC approval.
21. Propose an alternate tree species to Pigeon Plum as they do not historically perform well in this area.	PLEASE SEE L2. PIGEON PLUM HAS BEEN REPLACED BY JUNIPERUS VIRGINIANA.
22. Provide plantings in rear yard green space for possible mitigation.	PLEASE SEE L2 LANDSCAPE PLAN.
23. Sight triangles are to be shown outside of property lines in the ROW, correct / remove.	TRIANGLES HAVE BEEN CORRECTED. PLEASE SEE L2 LANDSCAPE PLAN.
24. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509, and the TO-DPOD overlay districts.	N/A FOR LANDSCAPING.
25. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.	The tree survey attached is prepared, signed and sealed by a Florida Registered Surveyor.
26. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system	Please reference irrigation plans.

DRC

PZ21-12000047
01/03/2024

DRC

PZ21-12000047
04/17/2024

	installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.	
	27. Bubblers will be provided for all new and relocated trees and palms.	PLEASE SEE NOTE ON L2.
	28. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.	PLEASE SEE NOTE ON L2.
	29. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.	PLEASE SEE NOTE ON L2.
	30. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite.	PLEASE SEE NOTE ON L2.
	31. Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.	PLEASE SEE NOTE ON L2.
	32. All tree work will require permitting by a registered Broward County Tree Trimmer.	All tree work will be done by a registered Broward County Tree Trimmer.
	33. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal	Acknowledged.
	34. Additional comments may be rendered a time of resubmittal.	Acknowledged.
Zoning	1. Provide written responses addressing each comment as part of the DRC resubmittal.	Written Response sheet provided.
	2. Calculations under Zoning Information on sheet SP-1 indicate building footprint of 80.20%, green area (pervious) of 27.03% and impervious area of 11.90%, which exceeds 100%. The total of the different areas must equal 100%, no more, no less. Address this discrepancy.	Building Footprint is now 61.05%. Green Area is now 26.76%. Impervious Area is now 12.19%. The total of all three added together is 100%. Which is shown on SP-1.
	3. The impervious area is listed as 10907.70 square feet which is 80% of the site. Verify the area.	The impervious area is 1594.97 square feet. This is equal to 12.19%. This is shown on SP-1.
	4. On the elevations, provide the material and color information for all exterior building treatments including but not limited to finishes, glass, balcony railings, paint color (with manufacturer info), etc.	On A-5 Material Legend the material and color information are provided as well as stucco treatment, finishes, railings and paint color with manufacturers info.
	5. Provide additional information for the Front/North elevation. When compared to the ground floor plan, the elements shown on the elevation are not clear as to what they represent.	On A-5 Material Legend the material and color information are provided as well as stucco treatment, finishes, railings and paint color with manufacturers info.

DRC

PZ21-12000047
01/03/2024

DRC

PZ21-12000047
04/17/2024

6. Provide information on the Front Elevation Diagram. When compared to the Front/North Elevation and the Ground Floor Plan, it appears that the Ground Façade Area, Fenestration, and others are miscalculated on the Diagram, leading to less than the minimum required areas.	Please reference sheet A-1.
7. The plans and elevations do not appear to provide a minimum 50% principal building along the street at the ground level within the build-to zone, required for Flex building types in the Edge Sub-Area pursuant to Table 155.3708.G.2.a.	Please reference sheets A-1, A-5.
8. Section 155.3501.O.2.h.iii requires a minimum 30% of all ground floor street walls to be fenestrated with windows that permit views of human activities within the structure at the ground level. The Front Elevation Diagram indicates façade glazing of 19.44% and fenestration of 44.22%. Clarify the difference between the two figures, as it appears that the fenestration figure represents other than windows.	The ground floor street walls are fenestrated 33.51%. The image was clarified to show the Ground floor façade area (977.33 SF) and the ground floor façade glazing (327.51 SF).
9. Sheet A-1, Section A: Clarify the difference between the dashed line, bold solid line and delineated paver symbol, and which line represents the proposed finish grade.	On Sheet A-1 the dashed green line shows where the buildings edges. The bold lines show the first floor edges. The delineated paver symbol shows the walkways throughout the outside of the building. The red line shows the proposed finished grade of the building.
10. Clarify whether landscape planters are proposed under the building. If so, they cannot count toward required landscape area.	The landscape planters beneath the building have been removed and no longer count towards the landscape area.
11. Provide a separate dimension on the elevations showing the height of the building from finish grade, in accordance with Section 155.9401.G, and consistent with the building height shown on SP-1.	On A-5 the building elevation shows the building height from finished grade to top of building. The building height is 25'-6".
12. Private open spaces must provide shaded areas, and their surface shall be a combination of paving materials, sodded lawn, or ground cover, pursuant to Section 155.3501.K.3.d. The common private open space called out on SP-1 appears to be only paved area.	Private open spaces shown on L-2 have shaded areas with shading trees as well as pavers, and sodded lawn throughout the rear of the property.
13. Provide information indicating compliance with Section 155.5802, Sustainable Development Point Requirement, providing at least ten points from the table.	The building will have: <ul style="list-style-type: none">- Efficient Cooling = 2 points- Efficient Water Heating = 2 points- Hurricane Resistant Structure = 8 points- Parking Structure = 2 points
14. The required Right-of-Way dedication must be complete prior to building permit approval. City Engineer to confirm width of dedication. This will be a condition of a Development Order.	Have not received response from city engineer. Emails sent with no response.
1. Show and label the staging area for garbage collection on the site plan.	Please reference sheet A-2.

DRC

PZ21-12000047
01/03/2024

DRC

PZ21-12000047
04/17/2024

PZ21-12000047 04/17/2024	2. Demonstrate that the appropriate amount of garbage containers (carts) for eight apartments will fit in the designated area.	Please reference sheet A-2.
	NOTE: Applicant is aware that garbage cart placement at the curb is the responsibility of the property management.	This will be taken care of by the property manager.
	NOTE: Owners of this commercial property (rental apartments are considered commercial use as it pertains to garbage collection) are responsible for securing garbage collection service directly from Coastal Waste & Recycling.	This will be taken care of by the property manager.
	NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).	
	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 (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	

DRC

PZ21-12000047
01/03/2024