

September 13, 2023

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

RE: Application #: PZ21-12000037 – Ocean Park
Address: 1508 N. Ocean Boulevard
Keith Project No. 09520.02

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated August 29, 2023, KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER-O'MILLS

Reviewer: Daniel Keester-O'Mills daniel.keester@copbfl.com

1. Land use for this parcel is Residential (H- High Residential 25-46 DU/AC), the zoning for this property is PD-I (Ord. 2019-81). The size of this property is approximately .62 acres net acres (27,045 square feet) and .86 gross acres; resulting in approximately 39 units (permitted by the land use 39 units per gross acre). The PD-I limits the number of residential units to allow 28 units (all 3 bedroom units).

RESPONSE: COMMENT ACKNOWLEDGED

2. The property was platted in 1922 (Plat of Government Lot 3 - PB: 1 Pg. 25) . The Applicant has submitted a new plat application to the City (P&Z: 21-14000021): Ocean Park Plat.

RESPONSE: Comment acknowledged. Plat was submitted.

3. A School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, dated 11/30/2021 was submitted noting that the 28 unit high-rise condo is exempt from school concurrency.

RESPONSE: COMMENT ACKNOWLEDGED

4. The property is abuts N Ocean Blvd (AKA: A1A) and NE 16 Street. The site plan indicates that there is an existing 50 feet of right-of-way dedicated for NE 16th Street & 10.6 feet will be dedicated along N Ocean Blvd. No additional ROW is required along NE 16 Street. The property fronts onto N Ocean Blvd (AKA: A1A), which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 80 feet for this roadway (as proposed by the Applicant)

RESPONSE: COMMENT ACKNOWLEDGED

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

RESPONSE: COMMENT ACKNOWLEDGED

ZONING DEPARTMENT COMMENTS: DIEGO GUEVARA

Reviewer: Diego Guevara diego.guevara@copbfl.com

1. Some community benefits offered during the PD-I approval included the complete renovation of the abutting park and additional parking spaces for public use.

RESPONSE: Correct and acknowledged. The renovation of North Ocean Park will be under separate DRC process.

2. The approved minor deviation (Ordinance 2019-81) does not include the agreement to remove the public parking spaces. Also, the minor deviation does not agree to reduce the landscaping area or the number of previously approved trees.

RESPONSE: The public parking spaces along NE 16th Street was reduced to 7 spaces during the approval of the site plan under minor deviation PZ#16-1300001 to address the requirements from county Plat. By adding the NVAL line on the northwest side of the property the amount of parking had to be reduced along with providing the landscaping island requirements, and the parallel parking as loading areas for garbage collection required by the waste management department.

3. The modifications made to the approved plan need to meet the PDI requirements. Revise and comply.

RESPONSE: All modifications made to the plan meet the PDI requirements.

4. The site plan included 12 indoor parking spaces at the podium's ground level for customers of the retail/restaurant premises east and west of the building. The parking spaces were intended for public use. The modified plan reduced the interior public parking to 7 stalls for retail use.

RESPONSE: The square footage for both combined retail spaces was modestly reduced to accommodate the enlarged trash rooms, driveway access, and lobby/pedestrian access to the building. Please refer to sheet G-1 for parking calculations, which illustrates the required 7 parking spaces for retail use. Please note the overall parking calculations demonstrate compliance with requirements.

5. The original plan also had 12 parking spaces for public use provided along the north property line; however, only four parking spaces remain in the modified site plan, and the other eight were removed. In other words, only half of the proposed public parking spaces (indoor and outdoor) remain.

RESPONSE: As mentioned on comment #2 and comment #4 the amount of parking has been modified. Please see sheet A1-1.01 and revised parking calculations demonstrating compliance with requirements.

6. Another significant change is the removal of the water feature at the corner of Ocean Blvd and NE 16 Street.

RESPONSE: As discussed during the DRC and coordinating meetings. Ownership is proposing an art/sculpture feature on the corner of Ocean Blvd and NE 16 Street in lieu of the water feature. Please refer to sheet A1-1.01 for location.

7. The design along SE 16 Street also included a landscaping island as required by the Code. The number of trees was significantly reduced.

RESPONSE: The original landscape plan had 7 proposed trees within NE 16th Street ROW. This new proposed plan is now showing 8 trees and 8 palms within ROW.

8. The approved plan included two separate staging areas to pick up the trash containers. How the trash collection will operate with the proposed modification needs to be clarified.

RESPONSE: The trash handling of the building has been revised to allow better operation. Trash chutes in both towers terminate at the ground level in two (2) separate trash rooms (one for east tower and one for west tower). The east trash room has direct access to the exterior via a reflective translucent bi-



folding glass door as previously approved. This allows for direct access from the interior to the exterior staging areas without sharing vehicular access. The west tower trash room will be handled inside the building by staff. Both the east trash room and west trash room have been enlarged to accommodate the very limited 14-unit residential units in each tower. Waste management approved and provided a letter under this submittal, stating the size of each trash room and the amount of 2-yard or 4-yard bins, reflected in the site plan under sheet A1-1.01. Trash containers will have direct and simplified access to the intended pick-up locations along the street. A separate trash room for the retail spaces is also being provided on the southeast side of the building. On NE 16 street, the parallel space will provide a loading area for garbage collection, along with two parallel parking spaces located in front of the east tower trash room, with direct access, as previously approved.

9. The plan included three bicycle racks for the public use of the potential customers of the retail space. Revise and coordinate all plans as needed.

RESPONSE: As previously approved, Three bicycle racks are being proposed on the east side of the property, and four bicycle rack are being proposed on the west side of the property for potential costumers of both retail spaces.

10. The proposed site plan needs to illustrate the existing 10 feet easement on the north side of the parcel, along NE 16 Street.

RESPONSE: The site plan has been revised to show the 10' easement. The proposed site plan illustrates the 10 feet easement on the north side of the property. Please refer to the engineering site plan and architectural plans, sheet A1-1.01.

11. The proposed first-floor plan and the Site Plan provided must match. Revise and comply.

RESPONSE: The engineering site plan and architectural plans have been revised and coordinated for consistency. See sheet A1-1.01.

12. Revise and coordinate the photometric plan to match the modified floor site plans.

RESPONSE: Please refer to MEP Plans.

13. Revise and coordinate also the landscaping plan. It does not match the site plan either.

RESPONSE: Site and landscape plans backgrounds now match.

14. Provide dimensions of the proposed ramp at the Ocean Blvd. frontage.

RESPONSE: Dimensions have been provided on the proposed ramp. Please refer to Sheet SP-101. The proposed ramp along NE Ocean Boulevard is 6'-5". Please refer to sheet A1-1.01 for the added dimension

15. The northeast trash room is significantly smaller than the west room. Since the east tower has the same number of units as the west tower, shouldn't the trash rooms have the same size/capacity?

RESPONSE: Both the east and west trash rooms have been enlarged to provide the amount of bins required by waste management.

16. There is a third trash room in the southeast area. Is that for the use of the retail spaces?

RESPONSE: Correct, the third trash room located at the Southeast portion of the property is for retail only. As advised by waste management, two 4-yard bins (5'-6" x6'-0") were recommended to serve both east and west retail.

17. Provide a narrative explaining how the containers from the trash rooms will be moved out for pick up.

RESPONSE: The trash handling of the building has been revised to allow better operation. Trash chutes in both towers terminate at the ground level in two (2) separate trash rooms (one for east tower and one



for west tower). The east trash room has direct access to the exterior via a reflective translucent bi-folding glass door as previously approved. This allows for direct access from the interior to the exterior staging areas without sharing vehicular access. The west tower trash room will be handled inside the building by staff. Both the east trash room and west trash room have been enlarged to accommodate the very limited 14-unit residential units in each tower. Waste management approved and provided a letter under this submittal, stating the size of each trash room and the amount of 2-yard or 4-yard bins, reflected in the site plan under sheet A1-1.01. Trash containers will have direct and simplified access to the intended pick-up locations along the street. A separate trash room for the retail spaces is also being provided on the southeast side of the building. On NE 16 street, the parallel space will provide a loading area for garbage collection, along with two parallel parking spaces located in front of the east tower trash room, with direct access, as previously approved.

18. Explain how the internal gate access at the garage operates.

RESPONSE: An architecturally bi-folding with matching façade glass paneling is proposed for the vehicular entrance. This gate is located at the building interior to increase the queuing space and to also provide further depth in the façade. Please refer to sheet A2-1.02, keynote 4 for the image.

19. The garage driveway access needs to be wider. It must be at least 24 feet for a two-way circulation.

RESPONSE: Garage driveway has been widened to 24' as requested. The driveway site access at the vehicular entry is 24'-0" from the public right of way approach to the building line. 23'-0" has been provided at the internal drive isles within the parking garage. See sheet A1-1.01. As per section 155.51 02.1.1 we are requesting a 20' access drive from the building line to the interior of the garage for an approximate length of 18'. This area does not have any parking or backing onto it and it is completely within the building. According to the code section under Table 155.51 02.1.1 the Development Services Director can approve an aisle width less than the minimum of 24 feet on determining that the aisle is sufficiently wide to allow vehicles to conveniently maneuver through the parking area. Reducing the width from 24' to 20' for this limited area allows for the accommodation of a more suitable retail and trash room on either side of the access drive while still providing sufficient width for vehicles to conveniently maneuver.

20. Provide information and details of the proposed elevator doors added to the north façade.

RESPONSE: One elevator on each tower is proposed to open directly to the sidewalk in order to provide better and more direct access for the residents to the park and beach without the need to circulate through the lobby. Private, secure and direct access allows for an alternative entry to the individual units that may be more appropriate for different occasions and activities. A secondary architectural sliding panel door will provide the screening, protection, and security of the primary elevator doors. Please refer to sheet A1

21. Add dimensions to the proposed parking spaces along NE 16 Street.

RESPONSE: Dimensions have been added to the on-street public parking along NE 16 Street. Please refer to sheet A1-1.01

22. The sidewalk must be 7 feet wide to accommodate the proposed vehicle overhang area (2 feet), maintaining a minimum of 5 feet wide.

RESPONSE: The sidewalk along NE 16 Street meets the minimum requirement of 5 feet wide in front of the public parking spaces. Please refer to the engineering site plan and architectural plan for the requested dimensions.

23. The toilet next to the mail room seems small for a handicap use. Revise wheelchair turn radius size and door width. Comply with the ADA requirements.

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RESPONSE: The handicap toilet next to the mail room has been revised to meet the requirements. The approach to the toilet has been revised to provide the required clearances inside of the toilet.

BUILDING DIVISION: TODD STRICKER

Reviewer: Todd Stricker todd.stricker@copbfl.com

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

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

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

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

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

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

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

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

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



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

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

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 [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

3. 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

4. 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

5. 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

6. 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

7. 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

8. 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

9. 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

10. 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

11. 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

12. 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

13. 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

14. 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

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

RESPONSE: COMMENT ACKNOWLEDGED

16. 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

17. 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



18. 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

19. 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

20. 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

21. 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

22. 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

23. 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

ENGINEERING DEPARTMENT

Reviewer: David McGirr David.mcgirr@copbfl.com

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

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

RESPONSE: BCRED Surface Water Management license shall be submitted at time of building permit.

2. Landscape plan needs to have the existing Utilities overlaid onto the plan sheet. It appears like there are proposed trees going in right on top of a sewer main on the corner of NE 16 St.

RESPONSE: Civil & Utility Plans are now being shown on landscape. Adjustments have been made to avoid utilities. See sheet LP-101.



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3. 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.

RESPONSE: Notes and utilities added to planting plan. See sheet LP-101

4. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of state road A1A.

RESPONSE: FDOT Access Driveway Permit shall be submitted at time of building permit.

5. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of state road A1A.

RESPONSE: FDPT Drainage Permit shall be submitted at time of building permit.

6. Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of state road A1A.

RESPONSE: FDOT Utility Connection Permit shall be submitted at time of building permit.

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

RESPONSE: COMMENT ACKNOWLEDGED.

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

RESPONSE: COMMENT ACKNOWLEDGED.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

FIRE DEPARTMENT

Reviewer: Jim Galloway jim.galloway@copbfl.com

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com



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

RESPONSE: COMMENT ACKNOWLEDGED.

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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: BCRED Surface Water Management license shall be submitted at time of building permit.

3. Civil plan 410-CU-101_WS Plan proposes a public fire hydrant along NE 16th Street with a 45° bend. The public fire hydrant must remain perpendicular to the water main tap. Please remove the bend or show the hydrant as private with a meter and backflow. Please correct.

RESPONSE: Fire hydrant connection has been revised as requested to be a perpendicular connection to the main.

4. Please attach 2022 City Engineering Standard Detail 106-2 Master Meter and Backflow Device as it applies

RESPONSE: Detail has been added to plans as requested.

LANDSCAPE DEPARTMENT

Reviewer: Wade Collum wade.collum@copbfl.com

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

RESPONSE: Note added. See sheet LP-101.

2. 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.

RESPONSE: Owner to provide.,

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

RESPONSE: Owner to provide.

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

RESPONSE: To be done by arborist. Owner to provide.

5. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

RESPONSE: To be done by arborist. Owner to provide.

6. New and revised landscape plan must minimally meet previous DRC approvals and is currently +/- 9 trees and 1 palm shy. All trees are to large canopy unless OHW are present.

RESPONSE: Landscape plan has been revised. Please refer to Requirement chart on sheet LP-101.



7. Based on previous reviews and approvals, the landscape plan does not meet the PDI. **RESPONSE: Landscape plan has been revised. Please refer to Requirement chart on sheet LP-101.** PZ21-12000037
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8. Where is the work required for Tiffany Gardens and the adjoining park improvements?
RESPONSE: Owner to clarify.

9. Provide Soil volume calculations for all planter areas to meet the sustainability minimums for large canopy trees.
RESPONSE: Provided. See sheet LP-102.

10. Show the property line with a heavier weighted for the purposes of review.
RESPONSE: Property line has been shown heavier for easy viewing.

11. Remove all colors from all plans so that staff can perform reviews as ePlan has a difficult time navigating the documents.
RESPONSE: All colors removed.

12. Remove proposed trash pickup area within the public right of way and show that are swales with trees.
RESPONSE: Removed.

13. As per the PDI language, provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System.
RESPONSE: Refer to soil calculation sheet LP-102.

14. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.
RESPONSE: Provided refer to detail on sheet LP-501.

15. Provide deviation table to be part of this submittal for staff review.
RESPONSE: Please refer to Requirement chart on sheet LP-101.

16. Provide a copy of the Developers Agreement for this parcel and adjust plan(s) accordingly. Discuss with staff any required and or proposed work to the trees or landscaping in the park to the East.
RESPONSE: Owner to provide.

17. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.
RESPONSE: Comment Acknowledged.

18. Provide required Type B Perimeter Buffers on South side as per 155.5203.F.3. and provide a cross section detail.
RESPONSE: Refer to cross sections on sheet LP-502.

19. 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 / eccentric footings as it relates to these areas. This must be shown on the landscape and Civil plans and must be confirmed prior to DO issuance.
RESPONSE: Refer to cross sections on sheet LP-502.

20. New proposed sidewalk on the south side needs to be shortened match previous approvals to allow sustainable planting space the required buffer trees in this area.
RESPONSE: The sidewalk on the south side is 5'-6" as previously approved.



21. Provide Street Trees at 1:40' as per 155.5203.G.2.c. on the West and North sides. Trees can be scooped on site to meet the requirement.

RESPONSE: Provided. Please refer to charts on sheet LP-101.

22. Provide a pervious area calculations sheet.

RESPONSE: Provided. Please refer to charts on

23. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

RESPONSE: Landscape plan has been revised. Please refer to charts on sheet LP-101.

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

RESPONSE: Landscape plan has been revised. Please refer to Requirement chart on sheet LP-101.

25. Provide required lot coverage, pervious area, calculations and setback dimensions as per 155.3212.

RESPONSE: Refer to architectural site plan.

26. Clarify the use of drip irrigation in the sandy environment and how will it be maintained and monitored.

RESPONSE: Notes provided in irrigation plans. See sheet LI-501.

27. Provide a landscape notes and details sheet.

RESPONSE: Provided see sheet LP-501.

28. Correct photometric plan as it shows the previous layout.

RESPONSE: Please refer to MEP plans.

29. Staff does not recommend the use of Seagrapes around pedestrian and vehicular use area due to an overabundance of fruit drop.

RESPONSE: Notes provided for the maintenance of Seagrapes. See sheet LP-501.

30. Please provide a staggered grouping of palms, Washingtonia's or similar, at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

RESPONSE: Provided on NW corner.

31. Provide trees on the East side bordering the park to create a landscape buffer along the East side to offer some separation from the Park parcel.

RESPONSE: Existing tree canopies prohibit the installation of more trees in this area.

32. Provide values of the trees on the adjoining park property. There is a champion sized Green Buttonwood on the site and the proposed appears to be impacting the critical root zone of that tree and adjustments are going to have to be made to preserve this area.

RESPONSE: The existing trees on adjoining property will be dealt with under a separate permit.

33. 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.

RESPONSE: Note added to planting plan. See sheet LP-101.

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

RESPONSE: Note added to planting plan. See sheet LP-101.



35. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

RESPONSE: Note added to planting plan. See sheet LP-101.

36. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

RESPONSE: Note added to planting plan. See sheet LP-101.

37. Is there any rooftop or amenity deck planting areas proposed?

RESPONSE: Yes, this area is unchanged from the original submittal.

38. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

RESPONSE: Note added to planting plan. See sheet LP-101.

39. 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.

RESPONSE: Note added to planting plan. See sheet LP-101.

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

RESPONSE: Note added to planting plan. See sheet LP-101.

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

RESPONSE: Note added to planting plan. See sheet LP-101.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

SOLID WASTE & RECYCLING: BETH DUBOW

Reviewer: Beth Dubow beth.dubow@copbfl.com

EARLIER REVIEW COMMENTS AND CONDITIONS BASED ON PREVIOUS MEETINGS BETWEEN THE APPLICANT AND THE ENVIRONMENTAL SERVICES DEPARTMENT HAVE NEVER BEEN ADEQUATELY ADDRESSED. COMMENTS BELOW ARE BASED UPON THE CURRENT SUBMITTAL.

1. There are three trash collection rooms shown on the site plan. Not one has direct access to the collection area(s) along 16th Street.

RESPONSE: The east tower trash room has direct access to NE 16 street.



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2. There is no safe path for the trash containers to be moved to where it can be accessed by a garbage collection truck. Rolling or toting containers through the lobby, garage, or through the ingress/egress is not acceptable. It is highly suggested for the trash and recycling to be relocated so as to be accessible from outside of the garage along NE 16th Street.

RESPONSE: The trash handling of the building has been significantly modified to allow proper handling. Trash chutes in both towers terminate around the ground level in two (2) separate trash rooms (one for east tower and one for west tower). The east trash rooms have direct access to the exterior for efficient use, while the west tower trash room will be handled inside the building by staff. Both the east trash room and west trash room have been enlarged to accommodate the very limited 14-unit residential units. Waste management approved and provided a letter under this submittal, stating the size of each trash room and the amount of 2-yard or 4-yard bins, reflected in the site plan under sheet A1-1.01. Trash containers will have direct and simplified access to the intended pick-up locations along the street. A separate trash room for the retail spaces is also being provided on the southeast side of the building. On NE 16 street, the parallel spot is a loading area for garbage collection, along with two parallel parking spaces located in front of the east tower trash room, with direct access, as previously approved.

3. The trash rooms may not be adequate in size to accommodate 28 units plus the commercial use.

RESPONSE: Both the east and west tower trash room have been enlarged to accommodate three 2-yard bins, being one recycled, as recommended by waste management. Please refer to the letter uploaded to the system and revise architectural site plan on sheet A1-1.01. A separate trash room is being provided on the southeast of the building, with two 4-yard bins.

4. Separate garbage and recycling collection for the commercial/office and residential uses is recommended. Comingling the residential and commercial trash will likely result in increased collection expenses.

RESPONSE: A separate trash room for the retail is being provided on the southeast side of the building, with two 4-yard bins as advised by waste management.

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

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

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.

BSO DEPARTMENT COMMENTS: PATRICK NOBLE

Plan Reviewer: Patrick Noble | Patrick_Noble@sheriff.org

1. CPTED & SECURITY STRENGTHENING CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance.



RESPONSE: Please refer to "021-CPTED Security Strengthening Conditions"

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

RESPONSE: COMMENT ACKNOWLEDGED

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

RESPONSE: COMMENT ACKNOWLEDGED

4. Note: if these SECURITY STRENGTHENING AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses onto both the actual drawing and narrative plans.

RESPONSE: Please refer to "301 - 09520.02-SP-103-SP-CPTED", "301 - 09520.02-SP-104-CPTED Notes", "020-CPTED Narrative" and "021-CPTED Security Strengthening Conditions"

5. 155.2407.E SITE PLAN REVIEW STANDARDS

COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.

RESPONSE: Please refer to "301 - 09520.02-SP-103-SP-CPTED" and "301 - 09520.02-SP-104-CPTED Notes".

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

RESPONSE: Please refer to "301 - 09520.02-SP-103-SP-CPTED" and "301 - 09520.02-SP-104-CPTED Notes".

7. Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE.

RESPONSE: Please refer to "301 - 09520.02-SP-103-SP-CPTED" and "301 - 09520.02-SP-104-CPTED Notes".