



March 6, 2023

200 North Federal Highway

Pompano Beach, FL

DRC Application Comment Response Narrative

Development Review Committee Comments

PZ: 22-12000039

File #: LN-385

ENGINEERING DEPARTMENT

Reviewer: David McGirr

Status: Authorized with Conditions.

FIRE DEPARTMENT

Reviewer: Jim Galloway

1. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.
Response: Agree. Civil plans (sheet C-2) showing these elements are included in our submittal. There is an existing fire hydrant located at the SW corner of the property and there is a proposed fire hydrant (as part of the SOLESTE POMPANO BEACH-PZ21-12000041) that will be located along NE 22nd Avenue and will be within 50' of the proposed building. The hydrant spacing is compliant with NFPA 1, Ch.18, Section 18.5.3.
2. Provide location of FDC for fire sprinkler system.
Response: Agree. Civil plans showing this element are included in our submittal. The FDC has been placed on the west face of the building, within 25' of the existing fire hydrant located at the SW corner of the property, along N. Federal Highway.
3. Plans show water supply from opposite side of building. Full size meter and backflow will be required. Location will need to meet engineer and utilities requirements.
Response: Acknowledged. Placement of the fire supply DDCV is not feasible along NE 22nd Avenue due to the zero setback of the building along that frontage. The "service easement" which allows garbage collection access from the northern end of this project, is not within the public R/W, is not a utility easement nor is it within this project's property limits and therefore, above/below appurtenances to service the building will not attainable. Placement of the fire supply DDCV is not feasible along N. Federal Highway, as the existing water main is only 6" dia. and the proposed 8" fire supply cannot be connected to it. Therefore, further analysis was performed to determine the feasibility of connecting the private fire supply (8" pipe) to the water main (existing 10" water main) that runs along NE 2nd Avenue, and based on our preliminary findings, this approach will satisfy NFPA code requirements including fire flow demands (GPM & pressure) and water supply pipe placement (hung within the garage area in a sprinklered area per NFPA 24, Ch.12, Section 12.2.2.). The Owner has been informed on the potential additional costs due to placement of the fire pump room on the opposite end of the fire supply connection, however, rearrangement of the fire pump room and/or carving out a portion of the building at the NE corner of the building will result in greater impacts to the development then the increased cost of the additional length of pipe necessary based on our proposed fire supply layout.



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

Response: Acknowledged. There is an existing fire hydrant located at the SW corner of the property and there is a proposed fire hydrant (as part of the SOLESTE POMPANO BEACH-PZ21-12000041 project) that will be located along NE 22nd Avenue and will be approximately 50' from the NE corner of our proposed building. The hydrant spacing, once this hydrant (proposed under PZ21-12000041) is constructed, will be compliant with NFPA 1, Ch.18, Section 18.5.3.

5. 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.

Response: Acknowledged.

6. Installation of assembly as per backflow/meter specifications and following standards:
 - a. NFPA 13 Standards of Installation of Fire Sprinklers,
 - b. NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

Response: Acknowledged.

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

8. **Response: Acknowledged. Any and all proposed control valves on backflow and meter assemblies for fire protection systems will include provisions to accommodate fire alarm supervision (tamper switches). We are aware that the typical City Standard devices are on back order.**

UTILITIES DEPARTMENT

Reviewer: Nathaniel Watson

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

Response: Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.

Response: Agree. This permit requirement will be complied with and obtained as part of the building permit process/submittal. Upon receipt, we will provide it to the city.

3. As noted prior, please indicate on civil plan 028 C-2 WS the total site water consumption in (GPD) gallons per day.

Response: Agree. This information has been noted on Civil Plan C-2.

4. As noted prior, please indicate on civil plan 028 C-2 WS the total wastewater discharge from the site in (GPD) gallons per day.

Response: Agree. This information has been noted on Civil Plan C-2.

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.

Response: Acknowledged.

6. As noted prior, please attach the following City Engineering Standard Details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification, 116-1 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, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 500-1 Valve Box Settings, 501-1 Valve Box Settings with Out Gear Operation, 502-1 Underground Valve Identification Marker, 506-1 Typical 1 inch Reuse Water Service, 506-2 Typical 2 inch Reuse Water Service, 521-1 Reuse Water Sign.

Response: Agree. City Engineering Standard Details have been attached to re-submittal.

7. Civil plan 028 C-2 WS Plan and 035 L4.1 Irrigation Plan proposes a new reuse connection. Please note that two existing reuse services are available to the site. A connection is located along NE 2 Street and NE 22 Avenue. Please contact Customer Service at 954-786-5536 to inquire.

Response: Acknowledged; however, based on our conversation with the DRC representative, the existing meter will not meet the requirements necessary for this development. The existing service is 1" and the proposed connection that is required is 2". During design, if either of the two existing re-use services can be re-used, we will definitely implement that approach, otherwise, the existing service/meter will be abandoned/removed from within the R/W.

8. Please indicate on civil plan 028 C-2 WS Plan that the existing sewer lateral located within the 3' easement adjacent to NE 22 Avenue shall be retired at the wastewater main per City specification.

Response: Agree. This information has been noted on Civil Plan C-2.

9. Please submit a sedimentation and erosion control plan.

Response: Agree. This requirement will be complied with and provided in future submittals as part of the building permit process once the drainage design has been finalized.



ZONING

Reviewer: Pamela Stanton

1. Comment remains: Provide evidence that FDOT will permit the required suspended pavement system within the Federal Hwy right-of-way.
Response: We understand that this is an advisory comment and we will begin early coordination with FDOT, the City, and our Landscape Architect once we are at the appropriate stage to develop a solution which is mutually acceptable to all parties.
2. The following will be a condition of the Development Order: Provide evidence of approval of the Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.
Response: Agree. This permit requirement will be complied with and obtained as part of the building permit process/submittal. Upon receipt, we will provide it to the city.