

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

PZ24-12000011

Rev Cycle	Group Name	Reviewer Name	Review Status	Review Comments
1				
	BUILDING DIVISION	Todd Stricker todd.stricker@copbfl.com	AuthorizedWithConditions	<p>BLDG 6-25-24</p> <p>Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>Applicant’s Response: Buildings comply with local, state, federal codes. See CS-01 for cited codes.</p> <p>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.</p> <p>Applicant’s Response: Building will comply with FBC_BCA 105.2.3.</p> <p>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.</p> <p>Applicant’s Response: Contractor will comply with City Ordinance 53.16(A)(1).</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>Applicant’s Response: Contractor will provide temporary screened fence in compliance with city ordinances.</p> <p>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.</p> <p>Applicant’s Response: Contractor will comply with FBC 3306.1.</p> <p>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) .</p> <p>Applicant’s Response: Acknowledged. Flood hazard areas and base flood elevations are included on sheets CE2 through CE2D.</p>

DRC

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>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.</p> <p>Applicant’s Response: See CS-01 for cited current codes.</p> <p>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.</p> <p>Applicant’s Response: See CS-01 for cited current codes.</p> <p>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.</p> <p>Applicant’s Response: Elevators are provided in all residential buildings per FBC A221.1.1. See floor plans on A1 sheets.</p> <p>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.</p> <p>Applicant’s Response: Accessible routes are shown on sheet SP-01 per FBC A206.2.1.</p> <p>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.</p> <p>Applicant’s Response: Architect and engineer of record will determine which design requirements are necessary to comply with the current codes per FBC_BCA 107.3.4.0.6.</p> <p>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.</p> <p>Applicant’s Response: Noted. Separate building applications will be provided for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.</p> <p>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.</p> <p>Applicant’s Response: Provisions for approved automatic sprinkler systems will be provided in compliance with the building code.</p> <p>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</p>
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DRC

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

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DRC

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

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Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

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DRC

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

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ENGINEERING DEPARTMENT	David McGirr david.mcgirr@copbfl.com	PendingResubmit	<p>The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:</p> <p>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.</p> <p>Applicant’s Response: This will be provided at the time of the engineering permit application.</p> <p>2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.</p> <p>Applicant’s Response: This will be provided at the time of the engineering permit application.</p> <p>3. 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.</p> <p>Applicant’s Response: This will be provided at the time of the engineering permit application.</p> <p>5. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval or exemption for Construction Dewatering Activities.</p> <p>Applicant’s Response: This will be provided at the time of the engineering permit application.</p> <p>6. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit or exemption. if dewatering of the water table aquifer is required to facilitate the construction of the proposed project.</p> <p>Applicant’s Response: This will be provided at the time of the engineering permit application.</p> <p>8. Submit / upload a City Engineering permit application from one of the following licensed and qualified contractors to construct the proposed onsite/off-site PGD and utility work connected to the City utility system: State licensed CGC, State CUC or Broward County licensed Engineering Contractor.(AT TIME OF PERMITING)</p> <p>Applicant’s Response: This will be provided at the time of the engineering permit application.</p> <p>9. Submit / upload a copy of a signed agreed upon contract or an itemized schedule of values for the items listed in comment # 8. Include the project costs for the potable water main and water service lines up to the location of the City water meter location. For the gravity wastewater collection systems sewer service lateral include all project cost up the right-of-way line. For the off-site</p>

DRC
P224-1200011
01/15/2025

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

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UTILITIES	Nathaniel Watson nathaniel.watson@copbfl.com	PendingResubmit	<p>1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.</p> <p>Applicant's Response: Acknowledged.</p> <p>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 Bldg. E-plan submittal.</p> <p>Applicant's Response: This will be provided at the time of the engineering permit application.</p> <p>4. Please note on proposed Paving Grading and drainage plans 013 CE-2A PGD Plan NW, 014 CE-2B PGD Plan NE, 015 CE-2C PGD Plan SW, and 016 CE-2D PGD Plan SE that all off-site drainage is private.</p> <p>Applicant's Response: As discussed with staff, the off-site drainage will be publicly owned and maintained by the City.</p>

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>after construction is completed.</p> <p>6. Please note that water meters 3” and larger are not city-stock items and are subject to an eight-month order lead time once paid. Please arrange to order the meters in coordination with the development's construction schedule to ensure a timely installation.</p> <p>Applicant’s Response: Acknowledged.</p> <p>7. Please attach 2022 City Engineering Standard details as they apply. City Engineering Standard details can be obtained from the following link: Standard Details City of Pompano Beach (pompanobeachfl.gov). 106-2 Master Meter and Backflow Device, 120-1 Pipe and Marker Balls Location, 122-2 Potable Water Supply Notes, 122-3 Potable Water Supply, 211-1 Traffic Related Sewer Frame & Cover.</p> <p>Applicant’s Response: These details have been added to sheets CE5-8.</p> <p>10. The wastewater discharge for the development may adversely impact the City’s area pump station servicing the project. A contribution to Aid Agreement may be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project. The proposed wastewater discharge design for the subject development will require a capacity study by the owner for the area lift station by the City’s consultant to ensure the increased service demand can be accommodated. The cost of the study will be borne by the property owner. Provided the study show that the station is unable to receive the increased demand improvements to the station will be borne by the owner via a contribution in aid agreement with the City.</p> <p>Applicant’s Response: As discussed with staff, the anticipated wastewater demand for this project is acceptable and a study is not required.</p> <p>11. Please note on Landscape plans 036 L-1, 037 L-2, 038- L-3, 039 L-4 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 overlay the landscape plans with the civil/site and off-site water/sewer/drainage utility infrastructure and appurtenances.</p> <p>Applicant’s Response: Note added to landscape sheets L-1, L-2, L-3 and L-4.</p>
ZONING	Pamela Stanton pamela.stanton@copbfl.com	PendingResubmit	<p>1. Provide written responses to all comments.</p> <p>Applicant’s Response: This document includes responses to all comments and has been saved to the DRC Documents folder during the resubmittal.</p> <p>2. The site plan and other plans depict stairs from grade up to the front entrances of the residential units. However, the exterior building elevations show the entrances at grade with no stairs. Revise drawings to correctly depict the proposed condition and provide consistency between all drawings.</p> <p>Applicant’s Response: Stairs to residential units are now shown on the A4 elevations matching the site grade.</p> <p>3. Provide floor plans for each residential unit model, lobby, amenity areas, etc. NOTE: The Architectural Appearance Committee will request more advanced floor plans to better understand the elevations during their review. Full construction drawings of the floor plans are not necessary, but interior layouts of individual dwelling units, for example, will</p>

DRC
P224-12000-11
01/15/2025

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

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DRC

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

				<p>racks at convenient locations for commercial customers.</p> <p>Applicant’s Response: Bike rack locations are shown on sheet SP-01.</p> <p>11. The minimum width of the perimeter landscaping strip must be 5 feet exclusive of walls and other structures, regardless of development type, pursuant to Section 155.3501.J.2. The 5 feet along the east perimeter of Parcel 2 is encumbered by an existing wall, reducing the plantable width to 4 feet of plantable area. Address this issue.</p> <p>Applicant’s Response: Wall has been removed along the far east portion of Parcel 2. 5’ of landscaping is now provided.</p> <p>12. Provide a dimension for the width of the landscape median between the rows of parking spaces that are located in the area that is open to the sky on Parcel 2, at least 5 feet wide, excluding 2-foot vehicular overhang, pursuant to Section 155.3501.J.2.</p> <p>Applicant’s Response: Dimensions provided on sheet SP-01.</p> <p>13. Section 155.3501.J.2.: Provide the dimension for each landscaped island on the site plan, with a minimum width of 5 feet. Dimensions for each landscape island were not found on the site plan.</p> <p>Applicant’s Response: Dimensions provided on sheet SP-01.</p> <p>14. Suspended pavement systems must be specified for trees in landscape areas directly abutting all paved areas, pursuant to Section 155.3501.J.3.a. Revise sheet L-6 to show the required suspended pavement system under the streets as required.</p> <p>Applicant’s Response: Please see sheet L-6 with new silva cell layout per new site plan.</p> <p>15. On the photometric plan, show the illumination levels at all property lines, not to exceed 3.0 footcandles, pursuant to Table 155.3501.M.</p> <p>Applicant’s Response: Photometric plan has been revised so that illumination level at property lines does not exceed 3.0 footcandles.</p> <p>16. Section 155.3501.O.2.c: Any building frontage along a primary, secondary or tertiary street that exceeds 160 feet must incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the City street grid. Demonstrate how this requirement has been met for any building that exceeds 160 feet. The forecourts must be designed to function as an extension of the public realm. As shown, forecourts were found to be elevated above the public realm and designed to function as front porch -type of spaces for individual dwelling units, inconsistent with the intent of the building break regulations.</p> <p>Applicant’s Response: Building breaks are intended to be a forecourt. Building break areas are now at the same level as the sidewalk, with stoops to access the building entry.</p>
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DRC

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

				<p>17. Provide dimensions for each building break location on the site plan and ground floor plan.</p> <p>Applicant’s Response: Dimensions are provided on SP-02 and additional dimensions are added on the ground level floors plans.</p> <p>18. Section 155.3501.O.2.h.i.a): The minimum depth of a ground floor active use liner is 20 feet. Provide dimensions for all active use liners, in compliance with this requirement. Ground floor active use is required on all streets, pursuant to Table 155.3709.I.2.b. Provide dimensions on the site plan and ground floor plan indicating all active use liners are at least 20 feet deep.</p> <p>Applicant’s Response: Dimensions provided on SP-02 showing depth of spaces at active use areas.</p> <p>19. On elevations, label all materials and treatments and assemblies in compliance with Section 155.3501.O.2.i.ii. Provide a specification for the glass for the ground level and upper level windows and doors. If lighting fixtures such as sconces will be placed on the building facades, provide a specification for the lighting fixtures.</p> <p>Applicant’s Response: Building materials are called out on A4 series sheets. Specifications will be provided prior to permitting.</p> <p>20. On the Exterior Finishes table on the elevation sheets, provide the manufacturer name, model #, color# for each item on the table.</p> <p>Applicant’s Response: Exterior Finishes table has been updated to provide manufacturer name, model, and color as currently available.</p> <p>21. For the purpose of the Architectural Appearance Committee hearing, the Committee members appreciate multiple renderings of the proposed project, from various perspectives including the pedestrian level, and perspectives of each building from multiple viewpoints. For example, the Committee members will be interested in seeing how Parcel C would look from the adjacent residential neighborhood, or how the project would appear when viewing from eastbound or westbound Atlantic Blvd.</p> <p>Applicant’s Response: Additional renderings are provided.</p> <p>22. Section 155.3709.J: A Traffic Analysis is required if the proposed development is expected to generate more than 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street. Cost recovery fees will be charged to the Applicant for evaluation of the required Traffic Analyses. The Traffic Analysis is required to be completed prior to site plan approval.</p> <p>Applicant’s Response: A traffic analysis is included with this resubmittal. Please see “Atlantic One - Site Plan Traffic Statement - December 2024” uploaded to the DRC Documents folder.</p>
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Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

				<div><div>23.</div><div>The Sustainable Development Options table on sheet SP-02 indicates that overhangs will be provided on all south windows. Revise the south building elevations for all buildings to provide overhangs on all windows.</div><div>Applicant’s Response: Elevations have been updated to show overhangs at all south facing windows.</div><div>24.</div><div>Page 7 of the Project Narrative states that a grass lot paver system will be used. Verify artificial turf will not be a component of this system. Artificial turf is considered an impervious material. Provide a detail of the proposed grass lot paver system.</div><div>Applicant’s Response: No grass lot paver system is proposed.</div><div>25.</div><div>Provide a truck movement plan indicating truck movement from the right-of-way entering and exiting the site, and within the site for trash truck movement and trash pick-up.</div><div>Applicant’s Response: Truck movement plan is provided on Civil sheets CE19 and CE20.</div><div>26.</div><div>Section 155.9401.G: Building Height is measured from average finish grade in front of the building, and is measured as NAVD. The measurement will be verified at the time of building permit review and must comply.</div><div>Applicant’s Response: Acknowledged. Average grade plane at front of buildings are shown on the A4 series elevations and building height is measured from this plane.</div><div>27.</div><div>The following will be a condition of the Development Order: A Master Sign Program is required for multi-tenant commercial or mixed-use developments located on arterial or collector roadways, prior to permit application for building, free-standing, or tenant signage.</div><div>Applicant’s Response: A master sign program will be provided prior to the permit application.</div><div>28.</div><div>The following will be a condition of the Development Order: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit, pursuant to Section 155.5509.</div><div>Applicant’s Response: Applicant has contacted FPL to obtain a determination on whether placing the power lines underground will be detrimental to safety or reliability of the circuit. When this project obtained site plan approval previously, FPL provided a letter stating they opposed the undergrounding at this location.</div><div>29.</div><div>Advisory comment: On-street parking spaces cannot be “reserved” for Atlantic One residents or visitors and are available as public parking. With 72 on-street parking spaces, 275 private on-site parking spaces are provided for 303 residential units and 5,561 square feet of non-residential space which may not be sufficient.</div><div>Applicant’s Response: Parking has been revised. 319 off-street parking spots are provided for the residents, 22 parking spots are required for retail, which is covered by the 72 on-street parking spots.</div></div>
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Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

	FIRE DEPARTMENT	Jim Galloway jim.galloway@copbfl.com	PendingResubmit	<p>() Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.</p> <p>Applicant’s Response: Buildings 1000, 2000, 3000 and Clubhouse are sprinklered with full NFPA 13 sprinkler system. Building 4000 is sprinklered with NFPA 13R sprinkler system. Building construction is Type IIB. Full sprinkler shop drawings to be submitted in permit process. Building square footages are provided on sheet SP-01.</p> <p>() Parking area fire sprinkler system must be designed to new design hazard standards of NFPA 13 Ordinary Hazard Group 2. Depending on parking and type of EV charging fire sprinklers for these areas may require high hazard classification.</p> <p>Applicant’s Response: Fire sprinkler system at parking area will be designed per new design hazard standards.</p> <p>() 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.</p> <p>Applicant’s Response: Please see “200 SE 18TH AVE POMPANO FLOW TEST” uploaded to the DRC Documents folder with this resubmittal.</p> <p>() 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).</p> <p>Applicant’s Response: Documentation will be provided at the time of permit and construction.</p> <p>() Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2018 Ch. 18 Sec. 18.5.7)</p> <p>Applicant’s Response: Notes and detail included on sheet L-5.</p> <p>() Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6 in. (NFPA 1 2018ed chapter 18 section 18.2.3.5.1.2)</p> <p>Applicant’s Response: 13’-6” minimum vertical clearance is provided under the buildings. See A4 series sheets for elevations.</p>

Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>() Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.</p> <p>Applicant’s Response: Provided on civil sheet CE-19. This sheet, CE19, has been added to the plan set. Turning radius of 30ft and 50ft is shown, as well as Vehicle Tracking of the fire truck circulating through each parcel.</p> <p>() Provide location of emergency vehicle access/staging area that will not block normal vehicle traffic for each of the proposed buildings. Access staging should have direct access to interior of buildings and elevators.</p> <p>Applicant’s Response: See SP-01, emergency vehicle access areas are marked as FIRE LANE at each building.</p> <p>() Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated color heat map showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City’s public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)</p> <p>Applicant’s Response: Shaft will be provided for conduit and testing. Plans and testing results to be submitted at time of permit.</p>
LANDSCAPE REVIEW	Wade Collum wade.collum@copbfl.com	PendingResubmit	<p>7.2.24</p> <p>1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509, especially the lines along Atlantic Blvd.</p> <p>Applicant’s Response: All existing overhead utility lines will be buried within the project with the exception of the lines along Atlantic Blvd which shall remain.</p> <p>2. 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.</p> <p>Applicant’s Response: See Sheet L-1 with the dollar value of trees and sizes of existing trees per previously approved plans. The dollar value of mitigation trees is provided on sheet L-1 and the mitigation trees are listed on plant list for each parcel and are shown on plan with letter “M” on sheets L-2, L-3 and L-4.</p> <p>3. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Clarify mitigation proposed as per the note on sheet L-1 for the 69 trees please.</p> <p>Applicant’s Response: See revised sheets L-2, L-3 and L-4 showing mitigation trees with “M” and noted in plant lists.</p> <p>4. Provide an overall landscape plan to match the other overall submittals so that an accurate review can be performed.</p> <p>Applicant’s Response: See sheet L-1.</p>

DRC

Applicant's Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>5. Label Public and Private open space on the landscape plan to match the site plan. How will these areas be fenced and what is the grade differential from the existing sidewalk / street? Which Civil plan sheet</p> <p>Applicant's Response: Areas labeled and fencing shown on sheets L-2, L-3, and L-4. The open spaces areas are at the same grade as the adjacent walks.</p> <p>6. Provide VUA requirements as per 155.5203.D along the East side of Parcel 2, 5' wide with shrubs and canopy trees @ 1:40'. Is the wall existing or proposed? Show wall(s) on the landscape plan</p> <p>Applicant's Response: See sheet L-3 with revised 5' wide landscape buffer area and buffer trees. There is an existing wall outside the property line on the majority of the east perimeter. A new wall is proposed at the north portion of the east property line.</p> <p>7. Verify the amount of on street parking as it takes away from direct street tree presence for shade out over the roadway. Required parking cannot be on street parking.</p> <p>Applicant's Response: See Architectural data for required parking calculations.</p> <p>8. 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. COMMENT RESPONSE IS VAGUE AND NOT HELPFUL. PLEASE CLARIFY SHEET NAME AND NUMBER.</p> <p>Applicant's Response: See detail on sheet L-5 (040 L-5 Landscape Notes and Details).</p> <p>9. Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for all proposed planters and sidewalk and paver areas. As per 155.3501.J.3; 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. SOIL VOLUME CALCULATIONS ARE TO BE 1000 CUBIC FEET OF SOIL FOR ALL LARGE CANOPY TREES AND NO LESS THAN 800 CUBIC FEET FOR MEDIUM CANOPY TREES</p> <p>Applicant's Response: See silva cell layout sheet L-6 and detail on sheet L-9.</p> <p>10. 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. SHOW, DETAILS, AND NOTES.</p> <p>Applicant's Response: See detail on sheet L-5.</p> <p>11. Provide a separate color highlighted sheet showing locations of suspended pavement systems including soil volumes with balanced tree locations. Provide all notes, details, and specifications. REVISE TO SHOW CORRECT SOIL VOLUMES.</p> <p>Applicant's Response: See sheet L-6 with locations of suspended pavement system and soil volumes provided.</p> <p>12. Show and note all suspended pavement systems on civil plans as well. Comment response is vague and not helpful. PLEASE CLARIFY SHEET NAME AND NUMBER.</p> <p>Applicant's Response: Suspended pavement systems shall be included on civil plans after site plan approval and prior</p>
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Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>to building permits.</p> <p>13. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large trees proposed on sidewalk and pedestrian access areas. OR PROVIDE GUYING METHODOLOGY.</p> <p>Applicant’s Response: See platypus staking detail on sheet L-5.</p> <p>14. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5’ of landscape areas between the building and the VUA areas. Parcel 1 & 3 needs work and larger tree islands. Provide what is required vs. what is going to be proposed as to a superior landscape design. For discussion.</p> <p>Applicant’s Response: It was indicated during the July 17th DRC meeting that this comment is not applicable and can be removed.</p> <p>15. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 5’ wide and contain trees, sod and irrigation on all 3 parcels. These areas will require the suspended pavements system with soil volume requirements per 155.5301.J.3.a.</p> <p>Applicant’s Response: See new site plan.</p> <p>16. Show how requirements as per 155.5203.E., Building Base Plantings are being met for all building elevations facing public roadways. SOMETHING MORE SUBSTANTIAL THAN INTERMITTENT STOPPERS AND AN OCCASIONAL VEITCHIA.</p> <p>Applicant’s Response: Plantings including trees and shrubs provided at foundation of all buildings that are not under cover.</p> <p>17. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.</p> <p>Applicant’s Response: Underground utility lines shall not be routed through the existing oak tree protection area on parcel 3.</p> <p>18. Provide Maintenance agreement for the ongoing upkeep of proposed tree grates on site.</p> <p>Applicant’s Response: No tree grates are proposed. City has approved addapave to be used for street trees.</p> <p>19. Show light pole radii on the landscape plan.</p> <p>Applicant’s Response: Dashed circle added to show light pole radii.</p> <p>20. Relocate all the fences and gates that appears to be going right through trees and required planting spaces.</p> <p>Applicant’s Response: See revised landscape and site plans.</p> <p>21. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular use areas as in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped island in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).</p>
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Applicant's Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>Applicant's Response: See revised photometric plans.</p> <p>22. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system 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.</p> <p>Applicant's Response: Preliminary irrigation plans provided.</p> <p>23. Bubblers will be provided for all new and relocated trees and palms. It is</p> <p>Applicant's Response: Bubblers shall be provided for all trees and palms.</p> <p>24. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.</p> <p>Applicant's Response: Per general note #15 on sheet L-5.</p> <p>25. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation</p> <p>Applicant's Response: Per general note #8 on sheet L-5.</p> <p>26. and be replaced with planting soil prior to landscape installation.</p> <p>Applicant's Response: Per general note #8 on sheet L-5.</p> <p>27. All tree work will require permitting by a registered Broward County Tree Trimmer.</p> <p>Applicant's Response: Per general note #24 on sheet L-5.</p> <p>28. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.</p> <p>Applicant's Response: Comment response sheet provided.</p> <p>29. Additional comments may be rendered a time of resubmittal.</p> <p>Applicant's Response: Acknowledged.</p> <p>L-3</p> <p>31. Trees in end islands and parking islands for parallel area</p> <p>Applicant's Response: Trees provided in end islands.</p> <p>32. Switch Ed's with Oaks in head to head landscape island, provide a hedge row.</p> <p>Applicant's Response: See revised plans.</p> <p>33. Add 1 more 24' tall Oak tree on Atlantic.</p>
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Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>Applicant’s Response: Oak added.</p> <p>34. Show half of required street trees along NE 18th as 24’ tall Oak trees and book end the road with CF’s +/- 4-5 Fistula’s on each end.</p> <p>Applicant’s Response: Oaks and cassia used on SE 18th Avenue.</p> <p>35. What are the hatched areas along the road taking awaze planting space for street trees?</p> <p>Applicant’s Response: Hatched areas required by fire department.</p> <p>36. Please provide more foundation plantings along the public realm, more than intermittent stoppers and Veitchia’s to create a sense of scale and soften the building edge.</p> <p>Applicant’s Response: Plantings including trees and shrubs provided at foundation of all buildings that are not under cover.</p> <p>37. Add 1 more canopy tree to east side VUA per the linear footage.</p> <p>Applicant’s Response: Tree added.</p> <p>L-2</p> <p>39. Scoot street trees to the edge of the sidewalk on East and West.</p> <p>Applicant’s Response: Trees shown at edge of sidewalk only where a 5’ clearance can be provided between existing water or sewer lines and proposed trees.</p> <p>40. Scoot SE corner trees to the ROW outside of sidewalk as a street tree.</p> <p>Applicant’s Response: Trees shown at edge of sidewalk only where a 5’ clearance can be provided between existing water or sewer lines and proposed trees.</p> <p>41. Add a tree to the end island adjacent to parking row at Lawn area.</p> <p>Applicant’s Response: Site plan has been revised.</p> <p>42. Add 1 street tree to along Atlantic and SE 2nd.</p> <p>Applicant’s Response: Tree added.</p> <p>43. Show half of required street trees along NE 18th as 24’ tall Oak trees and book end the road with CF’s +/- 4-5 Fistula’s on each end.</p> <p>Applicant’s Response: Oaks and cassia used on SE 18th Avenue.</p> <p>44. What are the hatched areas along the road taking awaze planting space for street trees?</p>
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Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>Applicant’s Response: Hatched areas required by fire department.</p> <p>45. Please provide more foundation plantings along the public realm, more than intermittent stoppers and Veitchia’s to create a sense of scale and soften the building edge.</p> <p>Applicant’s Response: Plantings including trees and shrubs provided at foundation of all buildings that are not under cover.</p> <p>46. On SE 2nd street half of the trees are to be the 24’ tall Oak trees.</p> <p>Applicant’s Response: 24’ height oaks added to SE 2nd Street.</p> <p>47. Clarify species and plantings area for trees proposed in pool paver area around pool. Sylvester palms??</p> <p>Applicant’s Response: Foxtail palms, silver buttonwood and shrubs proposed around pool area.</p> <p>L-4</p> <p>49. Canopy trees in parking row end islands at two locations across from each other by entrances.</p> <p>Applicant’s Response: Trees added to end islands.</p> <p>50. Scoot Green Buttons along the east side to the sidewalk edge closer to the street for the full street tree effect.</p> <p>Applicant’s Response: Trees shown at edge of sidewalk only where a 5’ clearance can be provided between existing water or sewer lines and proposed trees.</p> <p>51. On SE 2nd street half of the trees are to be the 24’ tall Oak trees.</p> <p>Applicant’s Response: 24’ height oaks added to SE 2nd Street.</p> <p>52. Please provide more foundation plantings along the public realm, more than intermittent stoppers and Veitchia’s to create a sense of scale and soften the building edge.</p> <p>Applicant’s Response: Plantings including trees and shrubs provided at foundation of all buildings that are not under cover.</p> <p>53. Show existing canopy spread of tree #522 so that an accurate review can be performed.</p> <p>Applicant’s Response: Canopy to scale shown as dashed circle.</p> <p>54. Add an Oak tree t South end of SE 18 th at corner</p> <p>Applicant’s Response: Cassia trees added to corner.</p> <p>55. There appears to be an available space for a specimen tree at SE Corner, maybe a Ficus Aurea to fill the space and balance the other side of the large tree.</p>
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Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>Applicant’s Response: A royal poinciana tree added to SE corner on parcel 3.</p> <p>56. Provide a hedge row in the head to head parking landscape island.</p> <p>Applicant’s Response: Hedge rows added to interior parking areas where head-to-head parking occurs.</p> <p>57. What is radius on NW corner inside of sidewalk.</p> <p>Applicant’s Response: Property line.</p> <p>58. Provide 5 VUA tree on easy side of parking area.</p> <p>Applicant’s Response: 5 VUA buffer trees provided.</p> <p>59. Love the Cypress</p> <p>Applicant’s Response: Thank you.</p> <p>L-6</p> <p>61. Please note on the plans the tree grates proposed – coordinate with planner for types.</p> <p>Applicant’s Response: City approved the use of addapave for the street trees.</p> <p>62. Show Silva Cells to the edge of the sidewalks, Parcel 1 mostly.</p> <p>Applicant’s Response: See revised cell layout on sheet L-6.</p> <p>63. Please show property lines with a heavier weight for clarification and review purposes</p> <p>Applicant’s Response: See revised landscape sheets with clearer property lines.</p> <p>64. Discuss bumpouts on Atlantic for street trees.</p> <p>Applicant’s Response: Trees provided in bump outs that do not contain existing underground utilities.</p> <p>65. Show sod on the plan.</p> <p>Applicant’s Response: Minimal sod is used and noted on plans.</p> <p>66. Remove reference to depth or width of soil amendments on Note #9.</p> <p>Applicant’s Response: Depth and width deleted from general note #9 on sheet L-5.</p> <p>67. Provide and verify all locations of utilities in areas where Silva Cells are required. There is the ability to box out these utilities if there are existing conflicts. Verify all spacing within the sidewalk / planting areas, light poles, footers, curbs etc.</p>
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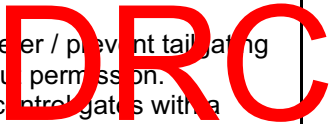
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Applicant’s Responses to DRC Cycle 1 Comments – December 11, 2024 Resubmittal

			<p>Applicant’s Response: Silva cells shall be boxed out around existing utilities. Any conflicts to be addressed prior to building permits.</p> <p>68. All site layouts need to take into account the location of the required Silva Cells especially in area that are confined, provide notes and references on all site and civil shots for this. It is the responsibility of the developer and contractors to be accountable for providing available unencumbered space. Perhaps the form board inspection can be coordinated with Forestry.</p> <p>Applicant’s Response: Understood.</p> <p>69. Verify and provide soil specifications for Silva Cells.</p> <p>Applicant’s Response: See detail on sheet L-9.</p> <p>70. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.</p> <p>Applicant’s Response: This document includes responses to all comments and has been saved to the DRC Documents folder during the resubmittal.</p> <p>71. Additional comments may be rendered a time of resubmittal.</p> <p>Applicant’s Response: Acknowledged.</p>
BSO	Anthony Russo Anthony_Russo@sheriff.org	AuthorizedWithConditions	<p>Development Review Committee Date Reviewed: 06/28/24 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000011 Name: Atlantic One Address / Folio: 1736 & 1801 E. Atlantic Blvd. & 1801 SE 2nd St., Pomp. Bch., FL Type: Major Site Plan</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy P. Noble for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Text & Email; No Voicemail) Tuesday – Friday; 8 AM – 3 PM patrick_noble@sheriff.org M-(954) 709-7006 (Text & Email; No Voicemail) Monday – Thursday; 8 AM – 3 PM</p> <p>A. *** CPTED / SECURITY CONSULTANT *** The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing.</p> <p>Applicant’s Response: PLANW3ST is an independent, experienced CPTED consultant and prepared the CPTED plans for this project. This has been noted on sheet PS-1.</p> <p>B. *** DISCLAIMER *** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.</p>

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	PLANNING	Jean Dolan Jean.Dolan@copbfl.com	AuthorizedWithConditions	<p>1. The project is vested for their entitlements due to the fact that they paid for their affordable housing buyout under the previous development approval so the new method for entitling property in the ETOC will not apply to this revision.</p> <p>Applicant's Response: Acknowledged.</p>

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