

January 25, 2023

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

RE: 2050 Dr. Martin Luther King Jr. Blvd.
Application #PZ22-12000045
KEITH Project No. 13100.00

Dear City of Pompano Beach Reviewers:

Based on your Development Review Committee comments dated November 18, 2022, KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: Daniel Keester

daniel.keester@copbfl.com

1. Land use for this parcel is Commercial (C). The size of this property is 164,972 square feet / 3.78 acres; however, given the commercial land use there are no residential entitlements. An application for Flexibility Units (P&Z: 22-05000008) has been submitted & is concurrently under review. The zoning for the property is B-3 (General Business) and would restrict the maximum density to 46 units per acre (3.78 acres x 46 units / acre = 123 units). The plans submitted propose 123 multi-family units on the property.
RESPONSE: The proposed development has been revised to reflect the anticipated code changes of a 50% zoning density bonus for residential-only projects that use Policy 2.16.3. This allows for a maximum of 69 du/acre, or 261 units. The development is proposing 261 units.

2. The property is eligible to use County Policy 2.16.3, and thus it is required to use that policy to generate the requested entitlements unless the City Commission waives this requirement at the public hearing held to grant the necessary number of flex units. By reducing the flex request to 18 units (from 123) and deed restricting those 18 units as moderate income units, Policy 2.16.3 can be used to generate 6 bonus units for every moderate income unit (18x6 = 108 114 bonus units + 18 moderate income = 126 unit). The use of 2.16.3 will reduce the number of flex units subtracted from the City's remaining pool.
RESPONSE: The proposed development has been revised to include Policy 2.16.3. The

total unit count is 261 units with a flex allocation of 38 units. The 38 units will be deed restricted for 30 years as moderate income units.

3. The City recently adopted design standards (Zoning Code 155.4202. A.) to ensure that projects getting additional density/ intensity by utilizing flex units or one of the County's affordable housing density bonus policies result in projects that are still compatible with adjacent development.

RESPONSE: Comment acknowledged. The proposed design reflects all applicable standards of the code, including Sec. 155.4202.

4. Provide information on the site plan, a breakdown of the total number of units based on the number of bedrooms. A "Typical Unit" was provided that suggests there will be 4 bedrooms per unit. On the site plan data table, provide the total number (123), and a breakdown of each unit type for the entire site (i.e. 1 Bedroom Units = X, 2 Bedroom Units = Y, etc.).

RESPONSE: Site Plan has been revised to reflect total unit count. Please refer to Sheet SP-101.

5. The Applicant has submitted a plat application (2050 MLK). The plat must be approved prior to building permit approval.

RESPONSE: Comment acknowledged.

6. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

RESPONSE: Comment acknowledged.

7. The property is abuts N Powerline Road and Dr. Martin Luther King Jr Blvd.

RESPONSE: Comment acknowledged.

8. The property does front on a road identified on the Broward County Trafficways Plan (Powerline Road & Dr. Martin Luther King Jr Blvd).

RESPONSE: Comment acknowledged.

9. It is strongly advised that the Applicant hold a Neighborhood Meeting (refer to 155.2302 for guidelines on holding a neighborhood meeting). This should be done prior to placement of the P&Z Agenda. Additionally, it is recommended to present the plan to NW CRA District & Collier City Civic Association.

RESPONSE: Comment acknowledged. A Neighborhood Meeting will be held prior to the Planning and Zoning Board meeting.

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

RESPONSE: Comment acknowledged.

11. Applicant may submit to DRC for a formal review.



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RESPONSE: Comment acknowledged.

LANDSCAPE DEPARTMENT COMMENTS: Wade Collum

1. Submittal appears preliminary.

RESPONSE: Yes. A complete set of plans is included in the DRC submittal

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

RESPONSE: This note has been provided on the Landscape Plans

3. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203

RESPONSE: A signed and sealed Landscape Plan is included with the resubmission

4. 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

RESPONSE: A Tree Survey is included with the resubmission

5. 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 non-specimen 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: Tree appraisals have been provided for all specimen trees on site

6. 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: Dollar values, DBH and palm mitigation values have been added

7. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

RESPONSE: A Landscape Data Table is provided

8. Provide VUA requirements as per 155.5203.D along MLK.

RESPONSE: See revised plans for updated site plan layout



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9. There appears to be some utility conflicts with required tree locations Bldg #2.

RESPONSE: See revised plans for updated infrastructure

10. 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: Refer to the Landscape Data Table. This will be achieved with a mix of proposed trees and palms

11. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building.

RESPONSE: A Landscape Data Table is provided. Superior Landscaping has been used to mitigate any shortfall

12. Provide pervious area calculations. (hatched area on site plan)

RESPONSE: See civil plans for pervious area quantities

13. Site plan does not match the landscape plan. Confirm if there is all that paved areas on the site plan. Adjust plans accordingly.

RESPONSE: See revised plans for updated site plan layout

14. Is there a ramp to get into the garage? Is there an elevation sheet for the garage?

RESPONSE: RAMP IS INSIDE OF GARAGE, ELEVATION SHEET PROVIDED.

15. Provide a street tree count along Powerline Rd.

RESPONSE: This is provided on the updated Landscape Plans

16. Show retention areas on the landscape plan, and adjust species accordingly.

RESPONSE: There are no wet retention areas proposed

17. Provide a proper plant list with all required specifications

RESPONSE: This is provided on the updated Landscape Plans

18. Provide callouts

RESPONSE: This is provided on the updated Landscape Plans

19. Provide a landscape notes and details sheet

RESPONSE: This is provided on the updated Landscape Plans



20. Clarify trash pickup areas that do not show dumpster areas.

RESPONSE: Currently, the Applicant is pursuing options for waste management service. The plans show three (3) dumpster locations that will be serviced by trucks. Please refer to sheet SP-103.

21. Provide a dumpster detail.

RESPONSE: DUMPSTERS ARE LOCATED ON PLANS, DETAIL TO BE SUBMITTED ON THE NEXT SUBMISSION

22. Show sod on the plan.

RESPONSE: This is provided on the updated Landscape Plans

23. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

RESPONSE: Refer to Architect's structural sections

24. Provide a shrub and groundcover plan.

RESPONSE: This is provided on the updated Landscape Plans

25. Trees being proposed that don't meet the minimum standards will not count towards the overall count PE @ 6'.

RESPONSE: Slash pine are no longer proposed. See the updated Landscape Plans

26. Provide a status of the billboards and when they will be removed.

RESPONSE: The Applicant's new development program will incorporate the billboards; therefore, the billboards are not anticipated to be removed from the property.

27. Sight triangles are to be shown outside the property line only.

RESPONSE: This will be coordinated with the Site Plan

28. Clarify property lines along the West perimeter as it relates to required trees along that corridor.

RESPONSE: The status of the property and any future dedication will be coordinated with the team and will be graphically represented more clearly

29. Provide a Phase Plan or an order of construction for the purposes of CO Issuance later.



RESPONSE: This will be provided by the Architect/owner when we are submitting for permit

30. It appears that the NE corner is a good location for a specimen flowering canopy tree (Royal Poinciana) and perhaps flanked by some Medjools.

RESPONSE: Flowering trees are proposed for that area

31. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

RESPONSE: Palm clusters are proposed for softening

32. 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.

RESPONSE: A full Irrigation Plan with rust free source will be provided as required

33. Bubblers will be provided for all new and relocated trees and palms.

RESPONSE: This note has been provided on the Landscape Plans.

34. It appears that there are existing trees/palms proposed to remain, please number to match the tree dispo.

RESPONSE: Tree numbering is shown on the plans

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

RESPONSE: Refer to the Landscape Data Table

36. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

RESPONSE: The proposed lighting will be coordinated to avoid conflict with required landscape

37. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

RESPONSE: The proposed lighting will be coordinated to avoid conflict with required landscape

38. It appears that there will be no surface parking on the site, please verify.



RESPONSE: A parking garage with 318 parking spaces will be located within the site.

39. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite.

RESPONSE: This note has been provided on the Landscape Plans.

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: This note has been provided on the Landscape Plans.

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

RESPONSE: This note has been provided on the Landscape Plans.

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

RESPONSE: A comment response sheet is provided with the resubmittal

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

RESPONSE: Comment acknowledged.

WASTE MANAGEMENT DEPARTMENT COMMENTS: Beth Dubow

Status: Authorized

1. Provide a narrative explaining how the garbage will be handled for this site. Specifically, if there are garbage chutes maintained by a property manager or if each individual resident is responsible for bringing their trash to the collection areas.

RESPONSE: Currently, the Applicant is pursuing options for waste management service. The plans show three (3) dumpster locations that will be serviced by trucks. Please refer to sheet SP-103.

2. Provide a circulation plan showing all turning radii along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.

RESPONSE: Please refer to Sheet SP-103 Vehicle Circulation Plan for garbage truck routes and radii.

3. Ensure there is an adequate number of containers and service planned for 123 units.



RESPONSE: Comment acknowledged. The Applicant is pursuing options for waste management service and will provide the adequate number of containers.

ENGINEERING DEPARTMENT COMMENTS: David McGirr

david.mcgirr@copbfl.com

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

RESPONSE: Broward County stormwater permit shall be provided at time of building permitting.

2. Plan sheet 413 CU-101 needs to show a meter at the property line by the east tie in point.

RESPONSE: CU-101 has been updated to show the meter at the property line as requested.

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

5. The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or tracy.wynn@copbfl.com.

RESPONSE: COPB GIS existing utility information has been obtained and is present on plans.

6. Show on landscape plans 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: Existing and proposed utilities are shown for reference on the Landscape Plans

7. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: 2022 COPB engineering standard details are presented on the 500 series plan sheets.



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8. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

RESPONSE: FDEP NPDES permit shall be provided at time of building permitting.

9. 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.

RESPONSE: FDEP NOI shall be provided at time of building permitting.

10. Note on plan sheet 413 CU-101 that the existing sewer manhole will be SEWPER COATED per the city details. Utilities might require a sewer manhole just inside the property line.

RESPONSE: Note has been added to sheet CU-101

11. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the shown on the civil engineering plans

RESPONSE: Broward County stormwater permit shall be provided at time of building permitting.

12. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the shown on the civil engineering plans.

RESPONSE: FDEP permit shall be provided at time of building permitting.

13. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

RESPONSE:FDEP water permit shall be provided at time of building permitting.

14. 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 Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

RESPONSE: Notes have been added to plans as requested.



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15. Please note on civil plans when submitted that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards. How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

RESPONSE: Notes have been added to plans as requested.

16. With the proposed on-street parking please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair.

Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.

(B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at



the grades originally approved for construction unless otherwise authorized by the city.

RESPONSE: No on-street parking is proposed as part of this project. The existing roadway surrounding driveway connections shall be restored per city standards.

BSO DEPARTMENT COMMENTS: PATRICK NOBLE

Patrick.Noble@sheriff.org

*** ATTENTION IMPORTANT ***

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan. Initials _____

RESPONSE: A CPTED Narrative has been included with this submittal.

2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:

a. Landscaping type, placement & dimensions, Initials _____

b. Lighting types such as pole, motion-sensor, etc., Initials _____

c. Fencing type, placements & dimensions, Initials _____

d. Signage type & placement, Initials _____

e. Camera type, location & scope of cameras, Initials _____

f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials _____

g. Pedestrian & vehicle circulation patterns, Initials _____

h. Dumpster/ enclosure type & design, Initials _____

i. Alarm types, locations, etc. Initials _____

j. Parking garage & lot types – include all security features & measures, Initials _____

k. Any other special considerations relevant to the specific type of development, etc. Initials _____

RESPONSE: A CPTED Plan has been included with this submittal.

3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials _____

RESPONSE: A CPTED Plan and Narrative has been included with this submittal.

4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials _____

RESPONSE: Comment acknowledged.



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Attention:

Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Several of the recommendations are also only procedural that can be achieved at little or no cost. Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/ or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/ building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment. A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding. A safe and secure development is a priceless and essential benefit to all members and guests of the community.

RESPONSE: Comment acknowledged.

Additional Conditions to Include:

1. Trespass

a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application. Initials _____

UPLOAD A COPY OF THE FILED DOCUMENT NOW TO E-PLAN

RESPONSE: A No Trespass Affidavit will be submitted prior to building permit

2. CPTED Lighting Standards

a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc. Tenant to address. Security motion



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sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc.

RESPONSE: Comment acknowledged.

3. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

a. Install either reinforced security see-through glass hurricane doors, a see-through reinforced security window on any solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including service doors, garage or bay doors (if any), etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Robberies of this type can be very deadly so planning and designing ahead to prevent or deter these incidents is vital.

RESPONSE: Comment acknowledged.

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is preferred.

c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

e. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches in order to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).



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4. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates:

b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

f. Dumpster areas must be secured with Access Control and video surveillance.

5. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, realtors, car dealerships, restaurants, etc.)

a. Describe access key control security system - general description only, avoid specific location of key storage safe.

b. Key security office/ room closet door must have an alarm and robust mechanical locking system.

c. A surveillance camera must monitor the office key storage area.

7. Graffiti Maintenance – CPTED

a. Exterior wall surfaces along the building perimeter, including the garage wall exteriors (if any), must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet. Graffiti is chronic and therefore becomes expensive to address repeatedly. It often leads to costly Code Enforcement violations, therefore incorporating it into the project before hand is vital.

8. Miscellaneous: CPTED & Security Strengthening

a. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

b. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.



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- c. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.
- d. Install anti-vehicular impact traffic safety bollards and/ or large heavy planters, lighted highly recommended, along street front pedestrian entrance and other main pedestrian exit areas to prevent serious vehicle intrusion accidents/ incidents.

UTILITIES DEPARTMENT COMMENTS: Nathaniel Watson

nathaniel.watson@copbfl.com

ASSIGNED. NO COMMENTS HAVE BEEN RECEIVED AS OF 1/25/2022

BUILDING DIVISION COMMENTS: JAMES DEMARS

james.demars@copbfl.com

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_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

RESPONSE: Comment acknowledged.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

RESPONSE: Comment acknowledged.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

FIRE DEPARTMENT COMMENTS: Jim Galloway

jim.galloway@copbfl.com

1. Provide design for Vehicle cross access agreement with the property located to the South of this location.

RESPONSE: The cross-access easement is not consistent with the design considerations of the proposed development. The applicant achieves access via Dr. Martin Luther King Jr. Boulevard and respectfully declines connecting to the access easement.

Each Proposed Building:

2. Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2)

RESPONSE: PROVIDED SEE SITE PLAN

3. Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if driver's remain with vehicle. Single 20ft wide access road provided for entire complex:

RESPONSE: PROVIDED SEE SITE PLAN

4. Post: "No Parking Fire Lane by Order of Fire and Police". Signs max 60ft apart. (NFPA 1 2018ed chapter 18 section 18.2.3.5) Post on each side of road.

RESPONSE: Comment acknowledged.



5. Each of the proposed vehicle access points must be designed to allow vehicles to either enter or exit if required during an emergency. No one way spikes can be installed.

RESPONSE: Comment acknowledged.

6. 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.

RESPONSE: Fire flow test and calculation information has been provided as requested.

7. 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.

RESPONSE: Fire flow test and calculation information has been provided as requested.

8. Provide additional fire hydrants for Fire Dept access and use for each of the proposed structures. Minimum 2 immediately accessible for each building.

RESPONSE: Additional fire hydrants have been provided as requested.

9. Civil plans provide sizes of existing and proposed water main sizes.

RESPONSE: Size of proposed and existing water mains have been provided on plans.

10. Provide location of water supply connections and Fire Department Connection for each proposed buildings fire protection systems.

RESPONSE: FDCs and fire connections to buildings have been shown on plans. See sheet CU-101.

11. Each proposed building provide a life safety plan showing locations of remote egress and fire department access.

RESPONSE: LIFE SAFETY PLAN PROVIDED

12. 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).

RESPONSE: Comment acknowledged.

13. 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) Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments

RESPONSE: Comment acknowledged.

14. BFCA F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

RESPONSE: Comment acknowledged.

15. F-121.2.7 Residential occupancy:

a. All hotels and motels.

b. Multi-story residential/dormitory buildings five (5) floors or more

RESPONSE: Comment acknowledged.

16. F-121.2.7.1 Multi story occupancies listed above shall place an AED and SBK on every other floor beginning on the first floor. The AED and SBK shall be placed near the elevator(s) beginning in the first-floor lobby (first floor, third floor, fifth floor etc.)

RESPONSE: Comment acknowledged.



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17. Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

RESPONSE: Comment acknowledged.

CRA DEPARTMENT COMMENTS: Kimberly Vasquez

ZONING DEPARTMENT COMMENTS: LAUREN GRATZER

Lauren.Gratzer@copbfl.com

1. This project is being reviewed as a Major Site Plan with Building Design.

RESPONSE: Comment acknowledged.

2. The applicant is currently going through the process to obtain Flex units for this project within the B-3 Zoning District. These Flex units must be finalized prior to building permit approval. Additionally, if the applicant chooses to use Broward County Policy 2.16.3 or 2.16.4 with this Flex request the site plan must meet the requirements of Code Section 155.4202.A. Standards Applicable to Household Living Uses.

RESPONSE: Comment acknowledged.

3. Provide a survey that shows all easements and legal instruments on the property. The survey provided does not show these.

RESPONSE: A revised survey has been included with this submittal.

4. Has the billboard on the east side of the property already been removed? It is not shown on the survey provided.

RESPONSE: A revised survey has been included with this submittal.

5. The property must be unified as one site prior to building permit approval.

RESPONSE: The property will be unified as one site prior to building permitting.

6. The land use designation is Commercial, not commerce. Revise the site plan data table.

RESPONSE: PLEASE REFER TO REVISED SITE DATA TABLE ON SP-101

7. The required setback information on the site plan data table is not accurate. However, the requirements depend on whether or not the applicant is using the Broward County Flex policy. If the policy is being used refer to table 155.4202.A.1.a.vi. and indicate this on the site plan table. This policy requires a minimum and maximum setbacks. If the applicant chooses not to use the Broward County policy the plan shall meet the requirements of 155.3304.D. Intensity and



Dimensional Standards for Free-Standing Residential Buildings. The minimum required setbacks for both the interior side yard and the rear yard is 10'. For either option update this information on the site plan data table.

RESPONSE: PLEASE REFERTO REVISED SITE DATA TABLE ON SP-101

8. Fill in the required vs provided information for the VUA pervious area on the site plan data table.

RESPONSE: PLEASE REFERTO REVISED SITE DATA TABLE ON SP-101

9. Provide a "total" line in the site plan data table for the overall impervious area.

RESPONSE: PLEASE REFERTO REVISED SITE DATA TABLE ON SP-101

10. Revise the setbacks to be measured from the edge of the overhangs or balconies, as these shall be included within the required building setbacks.

RESPONSE: PLEASE REFERTO REVISED SITE DATA TABLE ON SP-101

11. Provide floor plans for all unit types, showing their square footage, and a breakdown of the number of beds per unit. If the Broward County Flex option is being used, refer to section 155.4202.A.1.a.iii for the requirement of minimum floor area per various types of dwelling units. If this policy is not being used, refer to section 155.3304.D.

RESPONSE: Please refer to 300 sheets for architectural floor plans.

12. If the Broward County Flex policy is being used, a primary entrance providing pedestrian access shall be provided on the primary façades (155.4202.A.1.a.viii.E). Identify the primary entrances facing both Powerline Rd and MLK Blvd on the elevations.

RESPONSE: Please refer to revised sheets that show primary entrance on Powerline Road and MLK Boulevard.

13. There are 6 tables that all provide the same information but have different numbers and totals, shown on the site plan sheet and the project data table. The building footprint = lot coverage. The building footprints plus the streets and pathways = the total impervious area. The remainder of the lot should be pervious (living area). Additionally, the pervious area information and the setback information is different on the site plan vs the project data sheet and the required density indicated on the project data sheet is wrong (a min of 123 units is not a requirement of this site, remove this). Provide all information on the site plan and remove the project data sheet as duplication is not necessary. Verify that all information on the site plan is correct.



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RESPONSE: Please refer to revised sheet SP-101 Site Plan.

14. Provide a breakdown of the total square footage of each building (not just the building foot print). This is required to calculate parking requirements. Clarify where the 199,872 SF is coming from in the parking calculations on the site plan.

RESPONSE: Please refer to revised sheet SP-101 Site Plan.

15. The site plan data table says the standard parking spaces are 9'x18' but then the site plan shows the spaces as 20'x10'. Clarify the parking space sizes provided.

RESPONSE: Please refer to revised sheet SP-101 Site Plan.

16. All parking, including within a parking garage, shall be double striped (155.5102C.4). Note this on the site plan.

RESPONSE: Please refer to revised sheet SP-101 Site Plan.

17. The site plan shows "trash pick-up locations". Clarify if there will be trash bins staged here or a dumpster enclosures. Show them on the plan. Both options require screening per section 155.5301.C.a.

RESPONSE: Please refer to revised sheet SP-101 Site Plan.

18. Provide a detail of the dumpster enclosure areas.

RESPONSE: DUMPSTERS ARE LOCATED ON PLANS, DETAIL TO BE SUBMITTED ON THE NEXT SUBMISSION

19. The site plan has a note on the bottom of the plan calling out pedestrian crosswalks but there are no crosswalks shown on the site plan. Draw these where intended.

RESPONSE: Please refer to revised sheet SP-101 Site Plan.

20. The site plan notes that the overhead wires along MLK are to remain. All shall be placed underground per 155.5509.

RESPONSE: Coordination is taking place with FPL on whether they are able to underground the lines along MLK. We will confirm when confirmation is received from FPL, but the adjacent projects did not underground the overhead wires.

21. Revise the elevation sheets to be labeled per the directions of the façade (north, south, east, west). Likewise, the files themselves shall be labeled properly in ePlan. The elevations say they are for building 13 and building 2 but when you open them this is not accurate.

RESPONSE: Please refer to revised elevation sheets A-11 to A-20.



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22. Provide signed and sealed colored elevations for DRC.

RESPONSE: PLANS ARE SIGNED AND SEALED, COLORS ARE DEFINE IN ELEVATIONS PROVIDED

23. The property to the south of the subject property (950 N Powerline Rd) was developed to include a shared access connection point to the north per Code section 155.5101.G.3.d. Revise the proposed site plan to include a connection to the south property to limit direct vehicular access along major streets and allow for more convenient access for the residences of this project. The parking garage can be designed to allow for a drive aisle or access point through the structure at the cross access point.

RESPONSE: The access easement on the south property conflicts with the proposed site development. Access for the site will only be from Dr. Martin Luther King Jr. Boulevard. The applicant respectfully declines the connection of the access easement.

24. Provide all elevations for the proposed parking garage. All parking garages must meet the requirements of Code Section 155.5605.Parking Deck or Design Standards. Call out the height of each floor. All off-street parking spaces must have a minimum overhead clearance of seven feet.

RESPONSE: Parking garage elevation shave been provided. Please refer to sheets A-19 to A20.

25. Provide a floor plan for all floors of the parking garage and identify the width of the drive aisle. These should be at least 12' wide for one-ways and 24' wide for two-ways.

RESPONSE: Garage floor plans have been provided, please refer to sheet A-10. Plans have been revised to show 24' drive aisles.

26. Identify the bike rack locations on the site plan. Illustrate the bikes at the racks and the number of bikes that will fit at each location. Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic (155.5102.L.2).

RESPONSE: BICYCLE RACKS ARE PROVIDED INSIDE EACH RESIDENTIAL BUILDING, SEE PLANS

27. All buildings shall have building base plantings per 155.5203.E. Provide landscaping around the base of the parking garage at the northern corner.

RESPONSE: See revised plans

28. There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a



solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure.

RESPONSE: ALL BUILDING MECHANICAL EQUIPMENT TO BE PLACED ON THE ROOF AND SCREENED ACCORDINGLY

29. Submit a photometric plan for DRC that meets the requirements of code section 155.5401. General Exterior Lighting Standards.

RESPONSE: This will be provided with the resubmittal

30. Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards), per code section 155.5601.C.1.b. The current proposal has building 3 facing an internal drive aisle, not a street. Revise the building orientation to face both Hammondville Rd.

RESPONSE: ORIENTATION REVISED

31. The building dimensions were not provided for building 2 on the site plan. Provide these with the next submittal.

RESPONSE: Please refer to revised site plan SP-101 Site Plan.

32. Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart. Wall offsets shall have a minimum depth of two feet (155.5601.C.3). On the elevations provide the dimensions between each wall offset.

RESPONSE: PROVIDED SEE FLOOR PLANS

33. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street (155.5601.C.3). Identify those that are used on the elevations.

- i. A recessed entrance;
- ii. A covered porch ;
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or



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viii. Integrated planters that incorporate landscaped areas or places for sitting.

RESPONSE: COMPLIANCE IS AS FOLLOW: RAISED CORNICED PARAPETS OVER THE ENTRANCE DOOR, MULTIPLE WINDOWS WITH A MINIMUM FOUR-INCH-WIDE TRIM, AND EAVES PROJECTING AT LEAST SIX INCHES FROM THE FAÇADE PLANE.

34. Call out the proposed materials on the elevations.

RESPONSE: MATERIALS ARE IDENTIFIED ON ELEVATIONS, SEE PLANS

35. Provide a sustainability narrative that outlines how this project aims to achieve at least 10 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.

RESPONSE: ARCHITECT; COMPLIANCE IS AS FOLLOWS:

1.REDEVELOPMENT OF A BROWNFIELD SITE WITHIN A DESIGNATED BROWNFIELD AREA =6 POINTS

2.THE PRINCIPAL BUILDINGWILL BE CONSTRUCTED TO MEET INCREASED WIND LOADS, 150 MPH LOAD MINIMUM = 4 POINTS

TOTAL = 10 POINTS

36. On the landscape plan, clearly illustrate the areas that will be pavement, or other nonliving material.

RESPONSE: See updated plans



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