



September 29, 2021

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

RE: Hunters Manor Major Site Plan (P&Z# 21-12000010)

Ms. Gratzner,

We respectfully submit the following responses to the Comments, issued on July 21, 2021 for the Major Site Plan Application for the Hunters Manor project.

A. PLANNING

1. Provide a School Capacity Availability Determination (SCAD) Letter from the school district, prior to building permit approval.

Comment Response: A SCAD application was submitted to the School District on August 5 and letter received August 24, which has been attached to this resubmittal and indicates available capacity for the schools that serve this development.

2. Note that the construction of these houses will require the payment of park impact fees for neighborhood & community parks. The fees are reviewed annually & the fees will be assessed for each house at time of building permit approval.

Comment Response: Acknowledged.

B. ENGINEERING

1. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

Comment Response: Acknowledged.

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

Comment Response: Acknowledged.

DRC

PZ21-12000010

11/03/2021

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

Comment Response: Acknowledged.

4. Proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

Comment Response: Detail 318-1 has been added to the Civil Plans.

5. 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.

Comment Response: Acknowledged. A permit will be processed during the final design and permitting phase.

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

Comment Response: Acknowledged. A permit will be processed during the final design and permitting phase.

7. 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.

Comment Response: Acknowledged. A permit will be processed during the final design and permitting phase.

8. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

Comment Response: Acknowledged. A permit will be processed during the final design and permitting phase.

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

Comment Response: Acknowledged. A permit will be processed during the final design and permitting phase.

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

Comment Response: Acknowledged. A permit will be processed during the final design and permitting phase.

11. Note on the civil plans that the sewer manholes that are to be owned and maintained by the COPB will be SEWPER COATED. Also note on plans that the Utilities not owned and maintained by the COPB will be marked PRIVATE. Note who will be owning and maintaining the private utilities.

Comment Response: Civil plans have been updated with requested notes.

12. Note on PGD plans that the roads/sidewalks are private and who will be owning and maintaining them.

Comment Response: Civil plans have been updated with requested notes.

C. FIRE DEPARTMENT

1. Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000GPM at 20psi. (NFPA 1, 2018ed chapter 18).

Comment Response: Fire flow test has been conducted and final report is being prepared.

2. Additional fire hydrants required for proposed development: Single family homes max distance to a hydrant 600ft, max distance between hydrants 800ft. Measured along fire access roads. NFPA 11:18.5 (2018ed)

Comment Response: The locations of new fire hydrants will be adjusted to accommodate spacing requirements.

3. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400 ft. of any further building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow".

Comment Response: The project includes a minimum of 2 fire hydrants.

D. BUILDING DIVISION

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.

Comment Response: 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.

Comment Response: Acknowledged.

3. 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 abovegrade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

Comment Response: Acknowledged.

4. 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.

Comment Response: Acknowledged.

5. 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.

Comment Response: Acknowledged.

6. 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).

Comment Response: Acknowledged.

7. 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.

Comment Response: Acknowledged.

8. 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.

Comment Response: Acknowledged.

9. 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.

Comment Response: Acknowledged.

10. 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.

Comment Response: Acknowledged.

11. 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.

Comment Response: Acknowledged.

12. 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.

Comment Response: Acknowledged.

13. 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.

Comment Response: Acknowledged.

14. 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.

Comment Response: Acknowledged.

15. 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.

Comment Response: Acknowledged.

16. 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.

Comment Response: Acknowledged.

17. 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.

Comment Response: Acknowledged.

E. UTILITIES

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

Comment Response: Acknowledged.

2. Please submit a sedimentation and erosion control plan for the proposed private and public right-of-way work.

Comment Response: Civil plans have been updated to include Storm water Pollution Prevention Plans.

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

Comment Response: A permit will be processed during final design and permitting phase.

4. Please procure an approved FDEP permit for the proposed water main and appurtenances. Required during official e-plan submittal.

Comment Response: A permit will be processed during final design and permitting phase.

5. Please procure an approved Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal.

Comment Response: A permit will be processed during final design and permitting phase.

6. Please indicate the total consumptive use of water demand for the project in (GPD) gallons per-day.

Comment Response: The estimated water demand has been calculated and noted in the Civil plans.

7. Please indicate the total wastewater discharge for the project in (GPD) gallons per-day.

Comment Response: The estimated sewer demand has been calculated and noted in the Civil Plans.

8. Given the probable impact of the development with regard to a net increase in wastewater collection, the regional pump station that services the area may require a study and upgrades to accommodate the new flow. These cost will be borne by the developer.

Comment Response: The estimated sewer demand has been calculated and provided with this submittal.

9. Civil plan 003 C-7 and C-8 propose off-site sanitary sewer system manhole connections to private wastewater infrastructure. Please note that that existing manholes proposed to be cored shall be sewer coated to City specification and that the bench shall be reworked to accommodate the new flow. Newlyproposed off-site manholes must be located at the property line

Comment Response: Civil plans have been updated with requested notes.

10. Civil plan 003 C-7 and C-8 propose a private water distribution system but does not state the exactsize of the water meters. Please note the size of the meters and show the assets just behind the recorded property line.

Comment Response: Each lot is estimated to have a 5/8" water meter. The size will be established during final design.

11. Civil plan 003 C-1, C-2, C-3 and C-4 shows the public side street to the west as NW 4th Courtinstead of NW 19th Avenue.

Comment Response: The civil plans have bene revised.

12. Please note on #005-LP-1 Landscape Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

Comment Response: Acknowledged.

13. Please attach the following 2019 City Engineering Standard Details as they may apply provided aspects of the proposed development are accepted as public: 100-1 Sample Point (Main), 101-Sample Point (Hydrant), 103-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 104-1 Filling and Flushing Connection, 106-1 Backflow Preventer, 108-1 Typical Conflict (Water) Detail, 109-1 Typical Fire Hydrant Installation, 111-1 Restrained Valve at Tee, 115-1 Underground Valve Identification Marker, 118-1 Restrained Joint Information, 118-2 Restrained Joint Information, 118-3 Restrained Joint Information, 119-1 Water Pipe Identification, 120-

1 Pipe and Marker Balls Location, 121-1 Min. Horizontal Separation for Potable water, 122-1 Utility Crossing, 122-2 Potable Water Supply Notes, 122-3 Potable Water Supply Notes, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201 -1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 203-1 Trench Backfill, Bedding Class A, B, 203-2 Trench Backfill, Bedding Class C, 203-3 Trench Backfill, Bedding Notes, 203-4 Trench Backfill, Bedding Notes, 206-1 Typical Conflict (Sewer), 207-1 Sewer Pipe Identification, 208-1 Pipe and Marker Balls Location, 209-1 Min. Horizontal Separation for Sewer, 210-1 Sewer Box and Cover Non Traffic, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 211-1 Traffic Related Sewer Frame & Cover, 212-1 Manhole Coupling, 212-2 Maintenance Access Structure, 213-1 Type A Drop Manhole, 214-1 Type B Drop Manhole, 215-1 Standard Manhole, 216-1 Shallow Type Manhole, 216-2 Concrete Grade Rings, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 400-1 Type C Inlet, 401-1 Type D Inlet, 402-1 Type E Inlet, 403-1 Type H Inlet, 408-1 Structure Tops (Type 7-NT), 408-2 Structure Tops (Type 7-T), 409-1 Cover for Manholes and Inlets, 410-1 Cast Iron Grates, 411-1 Cast Iron Frame for Manholes, 412-1 Optional Construction Joints, 412-2 Optional Construction Joints, 413-1 Eye Bolt and Chain for Locking Grates, 414-1 Water Stop Seal, 500-1 Valve Box Settings, 501-1 Valve Box.

Comment Response: The Civil plans include the requested details.

14. The aforementioned City Engineering details can be obtained at the following link: https://pompanobeachfl.gov/pages/engineering_standard.

Comment Response: Acknowledged.

15. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 75 day delivery lead time once the meter(s) has been paid. Please order according to your construction schedule to ensure timely delivery and installation.

Comment Response: The project will not require 3" water meters.

F. LANDSCAPE REVIEW

1. No comment response sheet was found in submittal

Comment Response: Acknowledge. Comment response sheet has been provided.

2. Provide and Environmental Assessment and Wildlife Survey for the property to include Gopher Tortoises, Burrowing Owls, and protected plant and animal life

Comment Response: The property has previously been cleared and is heavily disturbed from use by the adjacent community. There is a significant amount of trash and debris throughout the property. There is no natural habitat on the property. An FWC authorized gopher tortoise agent (AGTA) performed a burrow survey on the property and found no burrows (gopher tortoise or owl) on the property. Vegetation is limited to scattered trees including slash pines, sabal palms, mahoganies, mangoes, black olives, weeping figs, strangler fig, and prohibited species including earleaf acacia,

albizia, and Indian laurel fig. No other listed species or signs of their presence were observed on the site.

3. Provide a landscape buffer along the West interior road as it abuts the existing Single Family homes on sheets LP.1.01 & LP.1.02 and along the East side abutting existing properties along NW 18 Ave. including large canopy trees and shrubs.

Comment Response: 5' wide buffers with a fence and 6' HT. continuous hedge along the perimeter of the vehicular use areas have been added to fulfill this requirement. There are utility lines along the west interior road, and retaining walls along east side abutting existing properties, which will have no room for large canopy trees.

4. Provide an overall Phase plan as to how the site is going to be developed.

Comment Response: This site will be developed in 1 phase.

5. Phase plan to include mailbox kiosk, pocket parks, and buffers in Phase 1.

Comment Response: This site will be developed in 1 phase.

6. Phase plan to include installation of Street trees including all interior streets at 1:40' to be planted as all 1 species, from the same farm preferably at the same time to create a street tree masterplan and create a sense of place and community. Oak trees are preferred.

Comment Response: This site will be developed in 1 phase.

7. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

Comment Response: Street trees have been provided per code requirements along all public streets.

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

Comment Response: Overhead utilities won't be buried.

9. Propose all utilities to be outside of required planting areas with the street tree areas and the outside ROW. All street trees are to be large canopy. Green Buttons area acceptable on the outside.

Comment Response: Large canopy trees have been provided except areas have overhead utilities lines. Understory trees have been provided for required street trees to accommodate overhead utility lines per code 155.5203.G.2.d.

10. Provide structural soil details for under the sidewalks and root barriers, OR, scoot tree just inside the property line along the roadways with root barrier and note on typical. Placement should account for light poles and FDC's, alternating back and forth along the roadways to create a consistent unified appearance.

Comment Response: Planting beds have been provided for trees to grow. Structural soil is not needed.

11. Adjust data table for individual SFR's to reflect how the lots are meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Current data table is inaccurate. Hedge counts are over adjust.

Comment Response: Per table 155.5203.C, 1 tree and 5 shrubs per 3000 sq ft of lot area or major fraction thereof for RM-12 Zoning District. Hedge counts have been updated on typical landscape plans.

12. All trees are to be large canopy unless OHW exist.

Comment Response: Acknowledge. Large canopy trees have been provided in areas without OHW exist.

13. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, for two story and 12' tall trees and 14' OA on palms for single story homes, please adjust.

Comment Response: Acknowledge. Heights of trees and palms have been adjusted on typical landscape plans. Please refer to Sheet LP-2.01~2.04.

14. Note on all typicals how many stories proposed home is.

Comment Response: Stories have been added to all typical landscape plans. Please refer to Sheet LP-2.01~2.04.

15. Mitigation trees are to be above and beyond minimum requirements. Staff suggest accounting for park trees and adding Cypress tree clusters around retention areas.

Comment Response: Cypress trees have been added to dry detention areas.

16. Change out CS's

Comment Response: Some of Silver Buttonwood Trees have been changed to other species.

17. Propose flowering trees at street corners to create species diversity.

Comment Response: Some street trees have been changed to flowering trees.

18. Propose additional tree species in parks and around retention areas; i.e. Cypress, Royal Poinciana, Ficus rubiginosa, etc.

Comment Response: Cypress trees have been added to dry detention areas.

19. Change out CD's in yards to be medium / large canopy species.

Comment Response: Pigeon Plum is considered as a medium canopy tree. Please refer to link: <https://hort.ifas.ufl.edu/woody/under-utilized9b11.shtml>

20. Provide a note that all plant material is to be Florida #1 or better.

Comment Response: A Note has been provided on Sheet LP-3.01 Landscape Notes #12.

21. 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 arain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

Comment Response: Irrigation plans have been provided.

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

Comment Response: Bubblers have been provided for all new and relocated trees and palms on irrigation plans.

23. Adjust note to reflect that B&B trees to remove burlap and wire baskets at least half way down the rootball.

Comment Response: Acknowledge. Please refer to Sheet LP-3.02 Landscape Specifications.

24. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

Comment Response: Acknowledge. Please refer to Sheet LP-3.02 Landscape Specifications.

25. Provide a mechanical equipment screening detail.

Comment Response: The Site Plan has been revised to provide a mechanical equipment detail.

26. Please arrange tree disposition to be in numerical order and bold all trees / palms to remain and be preserved.

Comment Response: Please see revised tree disposition table.

27. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Comment Response: Acknowledge. Landscape details have been revised to reflect the comment.

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

Comment Response: Acknowledged. Please refer to Sheet LP-3.01 Tree protection detail.

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

Comment Response: Acknowledged. Please refer to Sheet LP-3.01 Landscape Notes #15.

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

Comment Response: Acknowledged. Please refer to Sheet LP-3.01 Landscape Notes #15.

31. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

Comment Response: Acknowledged.

Comment Response: These notes have been added to landscape plans on sheet LP-3.01 Landscape Notes #18:

"All transplantation should be performed according to ANSI A300 Part 5 Standards and Best Management Practices. The University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) recommends the following procedures (Brown, S. (2000). Transplanting Sabal Palms. University of Florida Institute of Food and Agricultural Sciences. (<https://www.leegov.com/dcd/Documents/ES/SabalPalms.pdf>):

- A tree spade capable of digging a root ball that is 18 inches from the edge of the trunk should be used;
- Lift palm out of hole keeping root ball moist and protecting the bud from damage;
- Transport palm to receiving location onsite;
- Prepare planting hole that has a slightly larger diameter than the root ball but the same depth;
- Place palm in hole and appropriately stake the palm in place;
- Prepare a water-retaining ring around the palm approximately three feet from the trunk;
- Place mulch within the ring to a depth of three inches but keep mulch at least three inches away from the trunk; and

- Palms should be watered sufficiently three times a week for the first four weeks and then reduce to twice weekly for another four weeks, then reduce to once a week for another four weeks. A temporary irrigation system can be used.”

32. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before anywork is performed onsite where there is tree protection and/or plant material is installed on site.

Comment Response: Acknowledged. Please refer to Sheet LP-3.01 Landscape Notes #16.

33. 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.

Comment Response: Acknowledged. Please refer to Sheet LP-3.01 Landscape Notes #17.

34. All tree work will require permitting by a registering Broward County Tree Trimmer.

Comment Response: Acknowledged.

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

Comment Response: Acknowledge. Comment response sheet has been provided.

36. Note sheet still has to be reviewed.

Comment Response: Acknowledge.

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

Comment Response: Acknowledged.

G. ZONING

1. Provide a project narrative for the site plan itself that describes the intent of the site plan. The site plan narrative should not be the same document as the PD document. The PD document is a separate document that outlines the proposed deviations from Code that will be placed in front of the City Commission for approval. Although these two applications are being submitted concurrently, the site plan submittal should be presented as if the rezoning has already been approved.

Comment Response: Two separate project narratives have been provided for the PD Plan and the Site Plan Applications.

2. Zoning Code Section 155.5101.G.7.a requires Two-way driveways to be at least 24 feet wide, as measured between the edges of paving, unless this is called out as a deviation within the proposed PD Plan. The PD document is unclear.

Comment Response: The PD Plan has been revised to include a deviation to reduce the two driveways (residential access streets) from 24 feet to 20 feet, thus a reduction of 4 feet.

3. All internal sidewalks shall be at least 5 feet wide per 155.5101.I.3. Revise the current proposal from 4-foot wide.

Comment Response: The PD Plan has been revised to include a deviation to reduce the width of the internal sidewalks from 5 feet to 4 feet, thus a reduction of 1 foot. The external sidewalks along the external streets are a minimum of 5 feet.

4. Clarify what "R.A.S." stands for on the site plan. This acronym was not provided in the legend. Likewise, clarify what "V.G." stands for, also found on the site plan.

Comment Response: The acronym "R.A.S." stands for residential access street and "V.G." stands for valley gutter. Both acronyms are detailed in the legend of the Site Plan.

5. Provide a note on the plans that indicate the internal roadways being either public or private.

Comment Response: The Site Plan has been revised to indicate that the internal residential access streets are private.

6. Provide public sidewalks on the exterior of the lots within the public ROW along NW 7th street, NW 9th Ave, NW 6th Street, and NW 9th Street. Some of the street sides do not have a proposed sidewalk. Additionally, SP3 cuts off where the sidewalk should be.

Comment Response: The Site Plan has been revised to provide external sidewalks along all public RW of NW 7th Street, NW 9th Ave, NW 6th Street, and NW 9th Street. The Site Plan has been revised to have the entirety of NW 7th Street shown on page SP-3.

7. Provide a specified location to store the recycling and trash bins. If they are proposed to be stored in the garages, provide an outline space of 9'x18' for each vehicle and an outline of the space needed to host the recycling and trash bins on either the floor plan or the site plan.

Comment Response: The architectural floor plan have been revised to indicate a sketch of the recycling and trash bin locations as two squares in the garage.

8. The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof (155.9401.G). Revise the elevations to provide the height as stated above.

Comment Response: The architectural elevations have been revised to indicate the measurements of the height of the structures.

9. Sheet SP-1 Site Plan Index says there will be two driveways per unit under the “Off-Street Parking” section. Clarify where the two driveways will be located. The proposed typical lot layouts provided in the PD plan only shows one driveway per unit.

Comment Response: The language on the Site Plan has been revised to indicate the off-street parking is meant for parking spaces within a driveway.

10. Provide the typical lot layouts for each proposed layout on the SP-1 site plan index sheet. Also, provide the proposed RPUD standards chart on this sheet for reference. Assuming the PD rezoning gets approved the RS-3 and RM-12 standards do not need to be provided on the site plan as these zoning district standards will no longer apply.

Comment Response: The typical lot layouts are provided on the Lot Fit Study, which is an exhibit to the Site Plan. The Site Plan has been revised to include the RPUD standards chart. The RS-3 and RM-12 standards have been removed from the RPUD standards chart.

11. Sheet SP-1 Site Plan Index says the maximum lot coverage per lot is 48%, however, the proposed PD plan says the max lot coverage is 72%. Clarify.

Comment Response: The Site Plan and PD Plan have both been updated to reflect revisions that brought the maximum lot coverage to 55%.

12. Likewise Sheet SP-1 Site Plan Index says the minimum pervious area per lot is 39%, however, this is not identified in the PD document. This must be added to the PD for approval.

Comment Response: The Site Plan and PD Plan have both been updated to reflect revisions that brought the minimum pervious area to 35%.

13. Lot width shall be determined by calculating the mean horizontal distance between the interior side lines of a lot, or for corner lots, between a street side lot line and the opposite interior side lot line, as measured along a line running along the midpoints between the interior side lot lines, or between the street side lot line and the opposite interior side lot line, as appropriate (155.9401.B). Revise the site plan to show the width of the corner units in the middle of the property rather than the rear.

Comment Response: The Site Plan has been revised to show the width of the corner units in the middle of the property.

14. Provide a legend on all elevation sheets for the notes/call outs provided.

Comment Response: At the request of City Staff the architectural elevations have been revised to be simplified for the DRC submittal (more detailed plans with a legend will be provided at the time of building permit).

15. Clarify why the elevation, floor plan, and electrical sheets call the various unit styles “Zero Lot” or “Zero Lot Line”. A zero lot line development has not been proposed within the PD Rezoning and a specific side setback has been regulated.

Comment Response: All the plans have been revised to remove any mention of Zero-Lot Line development for the RPUD. The proposed development is only for single-family detached homes.

16. Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened (155.5301.A.). Identify this three foot setback from the property line and the screening information on the typical building and landscaping layouts.

Comment Response: Mechanical equipment, (A/C units) have been moved to the rear of the houses on the revised architectural floor plans and therefore exceed the 3-foot setback. However, the continuous hedges are provided around the equipment on the revised Landscape Plans.

17. The “Parker” model only has the front elevations. Provide all other elevations (both sides and the rear) for this model at time of building permit.

Comment Response: In accordance with comment 19, all of the Landscape Plans have been revised to provide consistency towards all 5 of the models.

18. Fencing does not appear to be proposed within this site plan. However, if any fences are desired please note that it must adhere to code section 155.5302: Fences and Walls.

Comment Response: Fencing has been proposed on the perimeter of the overall site. The type of fencing proposed is a 6-foot-high wood shadow box type fence. The detail is provided on Sheet D-1.

19. Staff suggests to condense the elevations for each model type similar to the way the Parker model has been provided. If possible, each model type will have four elevation sheets (1. fronts of all model types, 2. side of all model types, 3. side of all model types, 4. rear of all model types).

Comment Response: All of the architectural plans have been revised to provide consistency towards all 5 of the models.

20. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets. (See Figure 155.5401.G: Shielding of light source to avoid light diffusion onto adjacent property.). Revise the street poles that are proposed.

Comment Response: The street pole light fixtures have been revised and the Photometric Plans have been revised to comply with City Code.

21. Provide a Unity of Control to combine both the north and south properties and their interior roadways at time of building permit submittal.

Comment Response: A Unity of Control is being prepared by the Land Use Attorney.

22. Multifamily residential development must achieve at least 10 points from the Sustainable Development Point table for Options and Points. Provide a detailed narrative listing the proposed options for the development (155.5802).

Comment Response: The proposed development is single-family detached and not multifamily.

H. SOLID WASTE AND RECYCLING

1. These homes require recycling and trash carts which need to be rolled to the curbside for collection service. Show where these carts will be stored on the site plan or architectural plans.

Comment Response: The architectural floorplans have been revised to detail two squares for the recycling and trash cans.

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

Comment Response: Acknowledged.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

Comment Response: Acknowledged.

I appreciate your assistance on this project. Should you have any questions, please do not hesitate to contact our office.

Sincerely,

WGI



Kristen Nowicki, AICP
Senior Project Manager

Hunters Manor Major Site Plan
P&Z# 21-12000010

DRC

PZ21-12000010

11/03/2021