

PZ21-12000037

09/06/2023

October 13, 2021

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

RE: Ocean Park
Application #: PZ21-12000037
KEITH Project No. 09520.02

Dear City of Pompano Beach Reviewers:

Based on your Pre-App Review comments dated September 28, 2021, KEITH and the project team offer the following responses to your comments/questions:

URBAN FORESTRY DEPARTMENT COMMENTS: WADE COLLUM

Pre-Application review 9-28-21 wade.collum@copbfl.com 1508 N. Ocean

1. Is there deviation table please?

Response: Please see Deviation Table located on SP-102.

2. Is there a more superior plan previously presented?

Response: There was a rendered plan that included the park. The park is not included.

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

Response: The note has been added to plans and a narrative has been added that all overhead utilities will be buried per 155.5509.

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 5.

Response: A Tree Survey has been submitted. See Tree Disposition Plan for tree descriptions and conditions.

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 nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

Response: There are no trees on site that meet the criteria for tree appraisal. Tree descriptions and mitigation values are included on the Tree Disposition Plan.

6. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced.

Response: The DBH of non-specimen trees is in the Tree Table on the Tree Disposition Plan. The DBH for proposed trees is noted in the Plant List on sheet LP-101.

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

Response: A deviation has been granted for this requirement. Landscape planters have been added and enlarged to provide a superior level of landscape. See Deviation Table on Site Plan.

8. Provide required Type B Perimeter Buffers on South side as per 155.5203.F.3. and provide a cross section detail.

Response: We are providing a modified Type B Buffer along the south side. The required trees and shrubs will be planted on the inside of the fence. See Deviation Table.

9. Provide Street Trees at 1:40' as per 155.5203.G.2.c. on the West and North sides.

Response: Street trees have been added along the street frontages.

10. Provide pervious area calculations.

Response: The pervious area for this site is 9.3% (.05 ac.). See the site plan for site area calculations.

11. Provide Modular Suspended Pavement System with aggregate subbase (such as Silva Cell) for trees in landscape areas directly abutting paved areas as a solution for all the paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.

Response: The proposed planters have been enlarged to provide the required soil volumes. Soil volume calculations will be provided prior to permit.

12. 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: Please see Sheet A2-1.01.

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

Response: Grade level planters have been added to the north side of the building and the planters along the west have been enlarged to provide more shrub level planting. See Deviation Table.

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

Response: Please refer to the Site Plan for site area calculations.

15. Provide callouts on the plan.

Response: Plant call-outs have been added to the plans.

16. Show sod on the plan.

Response: Planting labels (sod) have been added to the plans.

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

Response: All trees are to be field grown. All trees to comply with Florida Nursery Grades and Standards. See LP-001 Landscape Notes for plant quality requirements.

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18. 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: An automatic irrigation system with high efficiency controller and rain sensing device is included in the set of plans.

19. Provide clusters of tall palms Washingtonia's or similar at the corners to help bring the building into scale.

Response: Clusters of tall palms have been added to the plan.

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

Response: There is no amenity deck planting proposed at this time.

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

Response: Bubblers have been provided for all new trees and palms.

22. All tree work will require permitting by a registered Broward County Tree Trimmer. **Response: This note is included on the plans.**

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

Comment Acknowledged

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

Comment Acknowledged

ZONING DEPARTMENT COMMENTS: MATT EDGE

Pre-Application review 9-28-21 Matthew.Edge@copbfl.com 954-786-5554 1508 N. Ocean

1. Proposed water feature is shown within the future right-of-way to the west. Revise to ensure the feature is completely within the property lines.

RESPONSE: Please see Sheet A1-1.01. The fountain will be submitted to FDOT for compliance review.

2. Call out the materials on the elevations.

RESPONSE: Please see Sheet A2-1.01, A2-1.02, A2-1.03, A2-1.04.

3. The required Type B buffer along the south property line requires a 6-foot fence or wall. Show this on the site plan and the landscape plan.

Response: A 6' OPAQUE FENCE HAS BEEN PROVIDED ALONG THE SOUTH TYPE-B BUFFER (SEE Sheets SP-101 and A1-1.01).

4. Revise the landscape plan to call out a Type B buffer, as this development is a mixed-use development.

Response: A label has been added to call out the Type B buffer

5. The loading zones provided do not appear to meet the dimensional requirements for loading zones (12'x55' required). Revise or obtain relief.

RESPONSE: Based on Table 155.5102, it is not required. See Sheet A1-1.01. We are providing two (10' x 25') loading zones.

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There is no internal connection between the parking spaces and the retail components. Revise to show entrances from the parking area.

RESPONSE: See Sheet A1-1.01. We are providing entrances from the parking area to the retail components.

7. The PD-1 requires that "Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for every 4 ft (or major fraction thereof) the height of the portion of the structure that exceeds 20 ft." Show this step back requirement on the elevations.

RESPONSE: SEE PD-I TABLE – INTENSITY AND DIMENSIONAL STANDARDS (SEE SHEET SP-102).

8. Provide a photometric plan that shows how the pedestrian areas will be illuminated. Note that wall pack lighting is only allowed in accordance with 155.5401.I. Wherever possible, illumination of outdoor seating areas, building entrances, and walkways shall be accomplished by use of ground mounted fixtures not more than four feet in height.

RESPONSE: The photometric plan has been submitted in DRC package.

9. Bicycle parking is required near the entrance to the retail portions of the building. Show this on the site plan. If an interior portion of the building will be used for bicycle parking for the residents' bikes, indicate this on the plans.

RESPONSE: PLEASE SEE SHEET SP-101 FOR LOCATION OF BICYCLE RACKS NEAR RETAIL PORTIONS OF THE BUILDING. INTERNAL BICYCLE STORAGE IS SHOWN ON SHEETS A1-1.02 AND A1-1.03.

10. On the drawings, show the future property lines in bold to avoid confusion. ROW dedication along A1A is required.

RESPONSE: A 10.6' ROW DEDICATION AND 30' CORNER CHORD DEDICATION IS SHOWN ON SHEETS SP-101 and A1-1.01.

11. Provide information about the tint/glazing that will be used on the first floor. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades.

RESPONSE: On the first level, the tint/glazing will be mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. Please see elevations sheets: A2-1.01, A2-1.02, A2-1.03, A2-1.04.

12. Provide detail for the vehicular entrance. Roll-up doors are prohibited.

RESPONSE: We are providing an architectural screen sliding gate that is internal to the building.

13. Buildings of three or more stories shall include a clearly recognizable base, middle, and top configured in accordance with the standards of 155.5602.C.4.

RESPONSE: The building's design responds to the requirements set forth in section 155.5602.C.4 in that the base of the building is defined by the glass facade that grounds the building and creates the vehicular and pedestrian entrance. Above this there is an overhang / shade structure that distinguishes the base and middle sections of the building. This overhang is designed to be more organic in nature and undulates along the facade. Above the overhang is the garage component (middle section) and is covered in architecture screening to allow for natural ventilation while screening cars and internal building components from view. The top or tower section of the building is the residential component and is divided into 2 individual towers also with natural or organic lines forming the towers.

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CRA DEPARTMENT COMMENTS

The property is out of the CRA and there are no comments.

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

Pre-Application review 9-28-21 daniel.keester@copbfl.com 954-786-5541 1508 N. Ocean

Status: Comments not available as of 9/28/2021

BUILDING DEPARTMENT COMMENTS: JAMES DeMARS

Pre-Application review 9-28-21 james.demars@copbfl.com 1508 N. Ocean

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Response: Comment acknowledged.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

RESPONSE: Please refer to CP-101 sheet for the note.

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

Response: Comment acknowledged.

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and

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National origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

Response: Comment acknowledged.

2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Response: Comment acknowledged.

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Response: Comment acknowledged.

4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and

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penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Response: Comment acknowledged.

5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

Response: Comment acknowledged.

6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

Response: Comment acknowledged.

7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Response: Comment acknowledged.

8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

Response: Comment acknowledged.

9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response: Comment acknowledged.

10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response: Comment acknowledged.

11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

Response: Comment acknowledged.

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12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

Response: Comment acknowledged.

13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

Response: Comment acknowledged.

14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

Response: Comment acknowledged.

15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Response: Comment acknowledged.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

Response: Comment acknowledged.

16. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Response: Comment acknowledged.

17. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

Response: Comment acknowledged.

18. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: Comment acknowledged.

19. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

Response: Comment acknowledged.

20. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a

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minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: Comment acknowledged.

21. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response: Comment acknowledged.

22. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

Response: Comment acknowledged.

23. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

Response: Comment acknowledged.

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

9/23/2021

Pre-Application review 9-28-21 jim.galloway@copbfl.com 1508 N. Ocean

Comments are Conditional of Development:

() Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

RESPONSE: Please see attached CU-101 sheet showing location of existing or proposed water mains and fire hydrants in area.

() 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: The Fire Flow Test results has been submitted included in DRC package.

() Provide Required Fire Flow Data for each proposed structure: 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.

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RESPONSE: Comment Acknowledged.

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

RESPONSE: Comment Acknowledged.

() Depending of location of existing or proposed fire hydrants, one of the proposed FDC may be a benefit to be located at the Northeast corner of building.

RESPONSE: Comment Acknowledged.

() Provide location of all required life safety systems and access from the exterior of the building. This could include: fire pumps, emergency stand by generators, command centers (access from main lobby/entrance).

RESPONSE: Noted

() Emergency Command Centers for high rise buildings: Must meet location, size, fire rating, and all required components referenced in Florida Fire Prevention Code 7th Edition (NFPA 1 chapter 11 section 11.9) and Florida Building Code 7th Edition (Chapter 9 section 911).

RESPONSE: Noted

() Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.

RESPONSE: Noted

() 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

Response: Noted

(NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

Response: Comment acknowledged.

UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON

Pre-Application review 9-28-21 1508 N. Ocean

Status: Comments not available as of 9/28/2021

SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW

Solid Waste and Recycling Comments

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Pre Application review 9-28-21 beth.dubow@copbfl.com 954-545-7047 1508 N. Ocean

Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.

a. Height clearance for collection vehicles is 15 feet for driving and 22 feet for servicing dumpsters. There does not appear to be enough clearance in the garage for a garbage truck to access and service the trash rooms in their current locations.

RESPONSE: We are providing space for the garbage truck to collect the trash on the parking entry of the building, providing easy access to the trash/recycle room from NE 16th Street. See Sheet A-1.01.

b. Maneuverability of a garbage truck within the garage (as designed) will be nearly impossible and difficult on NE 16th Street. Specifications for collection truck turning radii have been uploaded to EPlan for your reference.

RESPONSE: Noted. See Sheet A-1.01, we are providing easy access for a garbage truck to access the trash/recycle room from NE 16th Street.

2. It is highly suggested for the trash and recycling to be relocated so as to be accessible from outside of the garage along NE 16th Street. A service/loading area is suggested.

RESPONSE: Please see Sheet A-1.01. The trash/recycling room is located to be accessible from outside of the garage along NE 16th Street.

3. Toting the garbage through the garage and out onto NE 16th Street is not permitted.

RESPONSE: Noted.

4. The trash rooms may not be adequate in size to accommodate 28 units plus the commercial use. Separate garbage and recycling for the commercial and/or office uses is needed.

RESPONSE: Please see Sheet A-1.01. We are providing one trash room with a trash chute for each tower, also providing a separate trash room for commercial and/or office.

5. Show location and accessibility of trash and recycling (if needed) collection area for the commercial/office uses planned for this site.

RESPONSE: Please see Sheet A-1.01.

6. Demonstrate how the garbage will be brought to the trash rooms. Will there be chutes installed? Note and label the chute location(s) on the plans. NOTE: Applicant is urged to meet with City of Pompano Beach Solid Waste Services Department staff prior to submitting plans for DRC as relocation of trash collection areas will impact the design of the site.

RESPONSE: Please see Sheet A-1.01. We are providing one trash chute and one trash room for each tower.

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

RESPONSE: Acknowledged

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.

RESPONSE: Acknowledged

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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.

RESPONSE: Acknowledged

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

Pre-Application review 9-28-21 david.mcgirr@copbfl.com 954-786-5514 1508 N. Ocean

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

RESPONSE: Copies of all site/Civil permits shall be submitted prior to issuance of the Building Permit.

2. Plan sheet CU-101 shows a 1.5 corporation stop. NO 1.5 CORPORATION STOPS, change to 2" gate valve per the Engineering standard detail for 2" water service connections 107-2.

RESPONSE: Comment Acknowledged.

3. Note on plan sheet CU-101 that the interior of the existing sewer manhole that is going to be core drilled is to be SEWPER COATED by an approved SEWPER COAT applicator. See all sewer manhole engineering standard details.

RESPONSE: Please refer to CU-101 sheet for the notes.

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

RESPONSE: The planting will be reviewed to avoid conflicts with utilities

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

RESPONSE: This note has been added to the Landscape Plans.

6. Upload the 2019 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in information. Engineering Standard street tree detail 316-1

RESPONSE: Please refer to the Water and Details sheets CU-505 for tree detail 316-1.

Upload the 2019 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: Please refer to the Water and Sewer Detail sheets CU-501 to CU-505.

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of state road 11A

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RESPONSE: Copies of all site/Civil permits shall be submitted prior to issuance of the Building Permit.

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

RESPONSE: Copies of all site/Civil permits shall be submitted prior to issuance of the Building Permit.

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

RESPONSE: Copies of all site/Civil permits shall be submitted prior to issuance of the Building Permit.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

12. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

RESPONSE: Please see sheet CG-101 for Erosion Control Plan.

13. On the PGD plan there are two existing catch basins on NE 16 St. Clearly show of the rain runoff is going to continue to flow into these two basins.

RESPONSE: Please refer to CP-101 sheet for revised PGD plan.

14. 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.

RESPONSE: Please refer to CP-101 sheet for the notes.

15. Please note on civil plan CU-101 Water & Sewer Connection, 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.

RESPONSE: Please refer to CU-101 sheet for the notes.

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)

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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)

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

RESPONSE: Comment acknowledged.

BSO DEPARTMENT COMMENTS: PATRICK NOBLE

Pre-Application review 9-28-21 1508 N. Ocean

Status: Comments not available as of 9/28/2021

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3/16/2022

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1/19/2022

DRC

Engineering Inspired Design.

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11/17/2021