



Subject: The Oaks at Palm Aire
Site Plan DRC Comment Responses
Case No: 23-12000017
RESPONSE DATE: January 3, 2024

Planning Division - Daniel Keester | daniel.keester@copbfl.com

Status: Authorized with Conditions.

Comments requiring action from the Applicant prior to building permit approval:

1. The property is unplatted. Prior to building permit approval, the Applicant must provide a copy of the approved plat from Broward County or a letter from the Broward County Planning Council stating that the proposal is exempt.
Response: Acknowledged.
2. The site plan indicates that 41 units will be deed restricted to moderate income affordable for 30-years (36 1-bedroom units & 5 2-bedroom units). A Declaration of Restrictive Covenants must be recorded to this effect prior to building permit.
Response: Acknowledged.

Notes / No Action Necessary:

1. The property is located within the Palm Aire dashed line land use district, which is out of residential units so flex units must be applied to allow any additional residential in Palm Aire. Flex units can only be allocated to areas originally intended for residential use and are not part of one of the golf courses (past or present) which have an underlying land use designation of Open Space/Recreation (OR). Note: None of the residential may overlap into the recreational parcel (Parcel 2) where the Oaks Country Club and associated parking and accessory uses are proposed to be relocated.
Response: Acknowledged.
2. Applicant has filed an application seeking 41 Flex Units (P&Z: 23-05000007) from the City Commission, and must be approved prior to building permit approval.
Response: Acknowledged.

PZ23-1200017
02/07/2024

3. Applicant has provide a copy of Preliminary school capacity availability determination (SCAD)from Broward County School District (SBBC-3568-2023), prior to building permit approval a final determination must be submitted.

Response: Acknowledged.

4. The City has sufficient capacity to accommodate the proposal.

Response: Acknowledged.

Zoning Division - Pamela Stanton | pamela.stanton@copbfl.com

Status: Pending Resubmittal.

1. Previous comment remains: A/C Units are not allowed in front of the buildings, pursuant to Section 155.4302.B.2.g. The A/C units were found on sheets LP-20 and LP-21. Revise the plans to remove the A/C units from the front of the buildings. Show the A/C units on the site plan and on the landscape plan.

Response: All A/C units will be located on Building roofs.

2. Previous comment remains: A 100-foot vehicle stacking from the street right-of-way along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway, pursuant to Table 155.5101.G.8.b for 426 parking spaces for the residential portion of the project. A dimension was provided to the gate, not to the first parking space. Address this discrepancy.

Response: Stacking distance dimensions have been added to the entrances of the site. These distances go from the property line to the first parking space or point of contact.

3. Show the stacking distance from Oaks Clubhouse Drive to the first parking space on Parcel B.

Response: The stacking distance from Oaks Clubhouse Drive to the first clubhouse parking lot space has been added.

4. Previous comment remains: Provide the City Standard Parking Space detail on the plans. The City Standard Parking Space includes Notes a double-striping enlarged detail with dimensions.

Response: The city standard parking space detail is now included on the site plan on sheet SP-2.

5. Previous comment remains: The maximum height of a fence along the roadways is 4 feet. Revise the plans and detail to be in accordance with Section 155.5302.E, Perimeter Fences and Walls Abutting Street Rights-of-Way.

Response: The proposed fencing along the roadways is now called out with the max height of 4 feet.

6. Provide colors, materials and finishes for the Golf Club Accessory Structure on the elevation sheets.

Response: Golf Club Accessory Structure sheet (GCA-2.1) provides the colors, materials & finishes.

7. Previous comment remains: Staff acknowledges that bike storage has been provided in each multifamily building, and it is recommended that additional bike racks be provided at common areas such as the pool area and open spaces (plaza, park and play area), as well as at the Golf Club Clubhouse. SHOW BIKE RACK LOCATION(S) ON THE SITE PLAN.

Response: Bike racks have been located and labeled throughout the site to provide outdoor bicycle parking/storage.

PZ23-12000017
02/07/2024

8. Previous comment not addressed: The maximum allowable number of parking spaces for commercial uses cannot exceed 125 percent of the minimum number of parking spaces required, pursuant to Section 155.5102.D.5. The parking data on the site information table indicates that 330 percent of the required number of parking spaces is proposed for Parcel II with the commercial use. Address this issue.

Response: The golf clubhouse is at 113% of the minimum requirement.

9. All Carriage Home drawings must be removed or voided.

Response: All plans related to the carriage homes have been removed.

10. Identify and label the small parking spaces on the residential portion of the site plan.

Response: All parking spaces throughout the residential and clubhouse parcels are code compliant sizes at 9'x16' with 2' overhang for standard spaces or 12'x16' with 2' overhang for ADA spaces.

11. The site plan shows a fence around the Pool Area. Provide a detail of the fence and label on the site plan, with proposed height.

Response: The pool fence is now labeled on the site plan and a fence detail can be found on SP-1.

12. The primary entrance of multifamily residential building cannot face a parking lot, pursuant to Section 155.5601.1.b. Buildings 2 and 3 do not comply.

Response: Where applicable, the residential buildings are oriented so that the primary entrances are facing and open space areas and labeled on the site plan as "Primary vs. Secondary" entrances.

13. Off-street surface parking located beside a building shall not occupy more than 25 percent of the parcel's street frontage, pursuant to Section 155.5601.C.7.c. Associated driving areas shall be included as part of such off-street surface parking. Address this issue for W. Palm Aire Dr. and Oaks Clubhouse Dr.

Response: The current site configuration falls below the maximum allowed parking along street frontage of 25%. The proposed surface parking along street frontage percentages can be found within the site data tables on SP-1 and are labeled on the site plan for each lot.

14. Identify the element that is shown between the Golf Clubhouse Accessory Structure and the Unmanned Guardhouse. Clarify whether the element is structurally attached to the buildings, and the purpose of the element.

Response: The element is Wood Trellis structurally supported by post/columns. Trellis noted on floor plan sheet GCA-2.1

15. Clarify why the site plan continues to show a line symbol that appears to be a property line between the portion of Parcel B with the golf clubhouse and the portion that remains part of the golf course.

Response: The property line between the portion of Parcel with the golf clubhouse and the portion that remains golf course has been removed.

16. Sheet ACC-2.1-Golf Clubhouse Elevations needs to be renamed to correctly identify the building that it depicts.

Response: Sheet ACC-2.1 has been changed to as GCA-2.1

17. Sheet GCH-3.1: Verify the orientation of each Golf Clubhouse building elevation and revise accordingly.

Response: Key Plan added to sheet. Building Elevations have been revised, please see sheet GCH-3.1. for updates

18. Clarify how the Golf Club Clubhouse Service Level as shown on sheet GCH-2.2 functions in relationship to the Clubhouse level on GCH-2.1.

Response: Both Sheet GCH – 2.1 & GCH – 2.2 have been renamed to clarify the relationship between the two levels. Please refer to the revised sheets for added FFE for further clarification.

19. Provide information that clarifies how the exterior of the Clubhouse Service Level will appear. Show the Clubhouse Service Level on the elevation drawings.

Response: Please refer to Elevation sheet GCH-3.1 for provided information that clarifies the exterior of the clubhouse service level.

20. Provide a black and white drawing of the Golf Clubhouse Elevations, with colors, finishes and materials keyed to the drawings.

Response: Colors, finishes and materials keyed have been added, please refer to provided sheet CH-3.1

21. Identify and label the outdoor seating/dining area on the site plan.

Response: All outdoor seating and site amenities have been called out on the site plan.

22. A valet parking agreement is required for tandem and valet parking.

Response: Acknowledged. Valet with either be applicant in-house personnel or an agreement will be furnished at the appropriate time.

23. Parcel C shows tandem parking at 33 feet - 4 inches with a 2-foot overhang. Tandem parking with 2 spaces must provide 18 feet for each space, or 36 feet overall.

Response: The site plan has been revised to show the tandem valet parking spaces at 36 feet in overall length.

24. Provide a grading plan.

Response: Grading Plan is included with this resubmittal.

25. On the Paving and Drainage Plan, label the surface materials (asphalt, concrete, pavers, etc.).

Response: Requested labels have been added to the plan.

26. Indicate what improvements, if any, are proposed for the northwest portion of Parcel B that extends into the golf course.

Response: The lakes, bunkers, greens, and tee boxes are to be shifted/relocated for hole #1 and hole #18. Otherwise the existing condition will remain in the NW portion of the site and golf course.

27. The following comment will be a condition of approval: The proposed parcel configurations that would be created as a result of this project must be coordinated and established in Broward County records.

Response: Acknowledged.

28. The following comment will be a condition of approval: Provide a copy of the final Plat prior to permit approval.

Response: Acknowledged.

PZ23-12000017

02/07/2024

29. The following comment will be a condition of approval: A cross-access easement agreement will be required for the gated residential ingress/egress between Parcel I and Parcel II.

Response: Acknowledged.

30. The following comment will be a condition of approval: Address issues related to existing utility easements.

Response: Acknowledged.

31. Items for discussion:

- How the location of the property line that is dividing the residential area from the golf clubhouse area was determined and the necessity or purpose of the property line.
- Multiple agreements will be needed with a property line bisecting Parcel A and Parcel B...
- Golf cart parking on residential parcel.
- Where the Oaks Clubhouse Drive public right-of-way is 80 feet wide, why is the Plat not depicting or requesting that the west side is reduced from 40 feet to the centerline of the right-of-way to 30 feet.

Response:

The two parcels are currently owned and will continue to be owned by the same ownership interests thus facilitating any and all cross-access easements

-Cross-access agreements will be provided between the residential and clubhouse parcels

-The plat is following existing conditions of the property and ROWs

Landscape Division - Wade Collum | wade.collum@copbfl.com

Status: Pending Resubmittal.

1. Please remove colors and layering from site plan so that a proper review can be performed as ePlan has a difficult time navigating this type of submittal.

Response: Unnecessary coloring and layers have been removed from the site plan. The plan should now be clear and legible.

2. Provide a Phase plan for the project with the perimeters, clubhouse and amenities (pickle ball, dog park, pool, mailbox kiosks, etc.) being completed prior to CO Issuance for the first building.

Response: During construction and development, golf course operations will be operated out of temporary facilities to facilitate the development of the apartments and the new golf clubhouse in one phase.

3. Please provide Bldg. #'s and amenity labeling on the landscape plan.

Response: All buildings and assorted amenities are now labeled on the landscape plan.

4. Remove TX (transformers) from the required landscape areas.

Response: Transformers locations have be revised to be relocated out of required landscape areas.

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

Response: The planting details found on LP.30 have been revised to use biodegradable ties to secure the trees to the planting stakes.

6. Correct tree protection barricade detail to be the City of Pompano Beach's detail.
Response: The tree protection detail has been replaced with the city of Pompano Beach's detail.
7. Provide mechanical equipment screening detail to include but not limited to AC screening.
Response: The mechanical equipment screening detail is shown on the landscape plan on LP.30. All ac units will be mounted on the roofs. Parapets have been provided on the roofs to properly screen the equipment from view.
8. Love the rest of the details!
Response: Acknowledged.
9. Scoot parking islands trees to the front third of the islands.
Response: All parking island trees have been shifted to the front third of the islands.
10. Staff recommends root barriers for areas that may suffer from future root encroachment.
Response: Root barriers have been added throughout the site where they were deemed necessary.
11. Please spec Jap Blues as tree form no shaping on the plant list.
Response: The Japanese Blueberry tree specification has been revised to call for no shaping.
12. Cart path and weird mini parking area start on site and shift off site and then back on site on the west side. Clarify and correct or remove.
Response: To preserve the existing driving range, a cross-access agreement will be provided to allow for the cart path.
13. Clarify proposed putting green area, will this be Bermuda?
Response: The landscape plan now identifies the putting green grass to be Bermuda grass. This will ultimately be decided by the greenskeeper/contractor at the time of construction.
14. Propose alternate large canopy species for both Ilex cassine and attenuata across the board as they do not fare well in this area.
Response: The two holly species have been replaced with alternate canopy trees.
15. Propose an alternate large canopy tree to replace the Bulnesia. Staff likes this species but they are difficult to establish and have not been sustainable long term. Perhaps a dappling of a few of them in the head to head would be a safe approach.
Response: The bulnesia quantities have been reduced and the trees have been replaced in most areas. Bulnesia trees are now shown in the parking medians between rows of parking.
16. Propose an alternate large canopy tree to replace the Bauhinia as they are also struggling with some sort of canopy die back is south Florida, we are open to a group discussion as we prefer a flowering tree approach as it relates to the public realm, but want long term sustainability.
Response: The Bauhinia trees have been replaced with an alternative flowering canopy tree.
17. Discussion about the amount of pigeon plums.
Response: The quantity of pigeon plums has been reduced and replaced by an alternative canopy tree.

18. Rusty figs, Lysilomas (sabicu and latisliqua), Shady Lady's in open areas, Podocarpus standards, Cypress...
- Response: These tree suggestions have been taken into consideration and have been proposed in several open areas.**
19. Show sod on the plan.
- Response: Sod labels and material selection has been added to the landscape plan.**
20. Parking area comments #'s 21 - 26.
- Response: Acknowledged.**
21. Provide evidence of approvals for tandem parking
- Response: Tandem parking is to be used for valet employees only and are compliant with Pompano code requirements.**
22. Provide all required tree appraisal information for new proposed larking lot on the NE corner across the street.
- Response: The proposed surface parking lot on Parcel C of the proposed plan was originally anticipated to serve as overflow/valet parking for the clubhouse. Applicant has revised the clubhouse plan to accommodate sufficient parking to meet code requirements and additional operational demand during peak-season. Subject to confirmation from City staff during the next site plan review period, it is Applicant's intention to remove the overflow/valet lot and eliminate Parcel C from the site plan and would subsequently have no impact on the existing trees.**
23. Staff recommends retaining the large Royal palms that have been there forever if viable and plugging in street trees between them.
- Response: The existing Royal Palms within the public ROW will remain and additional street trees will be planted around them.**
24. Provide VUA requirements as per 155.5203.D along all sides of this area.
- Response: The valet lot has been revised to meet all VUA planting requirements.**
25. Staff recommend increasing all plantings that are abutting residential on the North South and West sides to shield from their view.
- Response: Substantial landscape buffers are being provided around the property boundary to provide ample screening for surrounding houses and developments.**
26. Provide a superior landscape design for this area as a safeguard.
- Response: A superior landscape design has been provided throughout the buffers and building foundations.**
27. 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.

PZ23-12000017
02/07/2024

Response: The arborist has updated the values according to Code Section 155.2411 Part 5 using new trees installed inch for inch of caliper.

28. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised.

Response: Please see the included updated tabular tree inventory that provides for information as requested.

29. Provide methodology for tree values as some numbers appear low.

Response: The Arborist has uses a 1" per 1" caliper replacement calculation for new trees installed.

30. Staff will verify that all three tree disposition lists are matching to the tree survey.

Response: The tree disposition has been revised to match the most recent tree survey that was prepared for the site.

31. 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: A dollar value comparison has been prepared and can be found on LP.31.

32. Please provide callouts and link symbols so that a proper review can be performed.

Response: Plant callouts and tags are now shown on thew landscape plan to properly identify all proposed landscaping. The referenced planting list can be found on LP.31.

33. Provide a plant list including common name, botanical name, sizes, heights, spreads, etc.

Response: The plant schedule containing botanical name, common name, quantities, and sizing can be found on LP. 31.

34. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

Response: The required and proposed mitigation credits have been provided in the landscape requirements chart.

35. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. NW corner

Response: The site layout has been revised and now all required landscape islands are a minimum of 8 feet in width with trees and sod.

36. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: All proposed landscape islands are a minimum of 8 feet in width with 120 square foot minimum landscape area.

37. Shift location of walkways and pathways to outside of tree location requirements for landscape end islands, trees should be adjacent to the last stall, please flip sidewalk locations.

Response: The site plan has been revised so that landscape area is adjacent to the last stall and the sidewalks have been moved to the outside.

PZ23-12000017
02/07/2024

38. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.

Response: Approvals from Broward County Surface Water Management will be provided once obtained.

39. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Sq. footage does not match site plan and seems like the 7 should be a 2.

Response: The site area square footage has been updated to match the latest survey acreage.

40. 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. Please create a column in the data table for this.

Response: The landscape plan has been updated to include a separate table for foundation planting requirements and how the superior landscape design is being met.

41. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. For the Golf Clubhouse, Golf cart storage, and Accessory structure.

Response: The landscape plan has been updated to include a separate table for foundation planting requirements and how the superior landscape design is being met.

42. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- Palms must be provided in multiples (doubles or triples);
- If palms and trees are combined, one row of shrubs can be provided;
- If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- If trees are provided, design must include a minimum of 2 species;
- Trees or palms must be a minimum of 14 feet in height;
- Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- Suspended pavements systems are provided for the adjacent vehicular use area.

Response: The applicant is aware of this code section and is utilizing this for the current site configuration. All residential buildings have enhanced landscape design to allow for the landscape width reduction.

43. 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. Please provide Radii.

Response: Please refer to sheet E-1 PH for revised light poles removed from VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

PZ23-12000017
02/07/2024

44. 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: Acknowledged.

45. Show radii for light poles.

Response: Please refer to E-1 PH, Site Photometric for provided radii for light poles.

46. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows. Replace proposed palms with large canopy trees, palms do not qualify.

Response: The landscape median plantings have been revised to show the required 1 canopy tree per 40' instead of the palms.

47. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. Golf cart parking?

Response: All golf parking areas will have protective curbing as requested.

48. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Response: Acknowledged.

49. Provide Street Trees at 1:40' as per 155.5203.G.2.c. Please consider proposing all like species and maybe book end with row and corners with something flowering.

Response: The code required street tree plantings are now being shown along Palm Aire Drive and Oaks Clubhouse Drive.

50. 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. Golf Clubhouse and Accessory building.

Response: Please refer to sheet A-3.1.1.A for provided cross section of the proposed building footers.

51. There are proposed utilities in required landscape areas, relocate and correct. There are still a lot of utilities and FDC's proposed in landscape islands, remove, correct.

Response: Proposed utility locations have been added to the landscape plans to ensure that there are no conflicts with proposed landscaping.

52. Provide two large canopy trees in large corner islands or make sure that the Delonix is being shown in each of these.

Response: Large corner landscape islands have been filled with large canopy trees.

PZ23-12000017
02/07/2024

53. 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 basic irrigation plan has been provided with this resubmittal. A more detailed irrigation plan will be provided in a future resubmittal.

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

Response: A note has been added to the landscape and irrigation plans.

55. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Please add this note to be #8 on LP.1

Response: The tree protection note has been added to the landscape cover sheet.

56. As per 155.5204.D.4., tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting.

Response: A bond will be posted at the appropriate time.

57. 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.

Response: Tree relocation timeline will be provided at the appropriate time.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

Engineering Department - David McGirr | david.mcgirr@copbfl.com

Status: Pending Resubmittal.

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

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: BCEPMGD permit will be obtained and provided for the subject project prior to final Engineering approval from the City.

PZ23-12000017
02/07/2024

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
Response: Acknowledged.
3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
Response: Acknowledged.
4. 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 will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.
5. 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 will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.
6. 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 will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.
7. 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 gravity wastewater collection systems shown on the civil engineering plans.
Response: BCEPGMD Wastewater permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.
8. 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 wastewater collection systems shown on the civil engineering plans.
Response: FDEP Wastewater permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.
9. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.
Response: : BCEPGMD Dewatering approval will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.

PZ23-1200017
02/07/2024

10. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

Response: SFWMD Water Use permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.

11. 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: The landscape plan has been updated to include this note regarding city-owned utilities on LP.1.

12. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: 2022 City Engineering standard details are provided.

13. Submit / upload civil plans.

Response: Revised Conceptual Civil plans and details are included with this resubmittal.

14. Please note on civil plans 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: : Requested notes have been added to the conceptual plan sheet.

15. label all the water and sewer pages DETAILS and do the same with the PGD plan sheets.

Response: Labels for these pages have been provided with the revised submittal.

PZ23-12000017
02/07/2024

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** 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. ****

Fire Department - Jim Galloway | jim.galloway@copbfl.com

Status: Pending Resubmittal.

1. Please provide a written response for each of the comments listed below. Include page number that addresses the comment. Include any/all code references supporting changes.
Response: Written responses are included with this resubmittal.
2. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.
Response: Circulation plan is included with this resubmittal.
3. All electric vehicle access gates will require Knox switch access for fire department access. Gates must have secondary power supply and/or fail in open position.
Response: All vehicle access gates to the site are now called out to include Knox Box for emergency access on SP-1.
4. 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: Civil plans showing the requested information is included with this resubmittal.
5. Provide location of proposed FDCs for each of the buildings. FDC should be located at corners of buildings with a fire hydrant within 10 to 15 ft of the FDC on same side of roadway. All buildings required to be protected supervised/monitored fire sprinklers.
Response: FDCs will be provided to meet the spacing/separation requirements
6. Additional fire hydrants required for golf club house. Are there hydrants for proposed parking lot Parcel C.
Response: Fire hydrants have been added for the golf club house. There are no proposed fire hydrants for the Parcel C parking lot.
7. All parking structures will be required to be protected by fire sprinklers. Upcoming adopted fire codes require all parking garages to be protected by fire sprinklers, Ordinary Hazard Group 2.
Response: Acknowledge, please refer to garage sheets for added fire codes that require all parking garages to be protected by fire sprinklers Note.

PZ23-12000017
02/07/2024

8. 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 result is included. Fire flow demand has been added to the plans.

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

Response: Acknowledged and fire hydrant locations have been added to meet the spacing requirements.

10. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

Response: Acknowledged and will be provided.

11. 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: Acknowledged.

12. 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)

Response: Acknowledged.

13. Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standard: NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This would include systems such as Fire alarm, fire sprinkler, standpipes, smoke control systems, fire doors, fire extinguishers, emergency lights/exit signs, etc. This is not a complete list of life safety and fire protection systems; each building may vary with complexity. Buildings emergency plan must be updated and provided to all residence on an annual basis.

- Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK)

PZ23-12000017
02/07/2024

- Broward Fire Code Amendments
Response: 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.
 - F-121.2.7 Residential occupancy:
 - All hotels and motels.
 - Multi-story residential/dormitory buildings five (5) floors or more
 - Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

Response: Acknowledged.

BSO-Anthony Russo | Anthony_Russo@sheriff.org

Status: Pending Resubmittal.

1. The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Response: The Security Plan has been provided by Atlas Safety & Security Design Inc., Randy Atlas Phd FAIA CPP CPTED.

2. This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Response: Understood.

3. AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Response: A CPTED Security plan and narrative have been provided with this submittal.

4. Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

Response: Understood. The security plan includes compliance with this comment.

5. 155.2407.E(9) Site Plan Review Standards-Complies with crime prevention Security Strengthening and CPTED Standards, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.

Response: Understood. The security plan includes compliance with this comment.

ALL OF THE BELOW CPTED CONDITIONS & SECURITY STRENGTHENING PRINCIPLES MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE DOCUMENT AS WELL AS YOUR CPTED DRAWING PLAN FOR APPROVAL.

PZ23-12000017
02/07/2024

1. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

- Fences, gates and / or any exterior ground level architectural abstract design features 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.
- Include anti-pry robust security bar device on any ground &/or second level sliding glass doors (if any).

Response: Understood. The security plan includes compliance with this comment.

2. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

- For Residential only: Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended.

Response: Understood. The security plan includes compliance with this comment.

3. Graffiti Maintenance - CPTED

- Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

Response: Understood. The security plan includes compliance with this comment.

4. Electronic Surveillance - Security Strengthening-" ATTENTION '" PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER '" PRIOR '" TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

- Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.
- Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".
- Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Response: Understood. The security plan includes compliance with this comment.

5. Miscellaneous: CPTED & Security Strengthening

- Please describe how the golfcart pathway that borders the north & west side of the development will be secured. Since this pathway is wide enough to accommodate multiple types of vehicles, it should be made secure during the evening hours to ensure its proper use. To have a such a lengthy, unsecured pathway behind a large residential multi-unit development & clubhouse facility with multiple points of escape increases the opportunity

for serious criminal activity. Possible events to consider are ambush style assaults, sexual assaults, robbery, burglary, loitering, prowling, trespass, voyeurism, criminal mischief etc. This pathway should have access control at both points of egress / ingress with sufficient nighttime lighting.

Response: Complied with. The perimeter will be a six foot security steel picket fence. The golf cart pathway will be outside of the perimeter fence so as to not to provide open access to the apartment community. There will be golf car gate openings that will be lighted, under video surveillance, and opened and closed by Golf Clubhouse staff .

Solid Waste & Recycling - Beth Dubow | Beth.dubow@copbfl.com

1. Show/label all trash room and chute locations for each building.
Response: Please refer to each building floor plans for labeled trash room and chute locations.
2. Does each trash room have its own compactor?
Response: Yes, each trash room has its own compactor.
3. Label all garbage collection staging areas. None is shown for Building 3. Do Buildings 4 and 5 share one staging area?
Response: All residential buildings have their own garbage collection staging areas, these areas are labeled on the site plan. The clubhouse and gym buildings will share a garbage staging area with building #5.
4. Provide straight and direct paths from all trash rooms to its assigned staging area.
Response: The garbage staging areas are located in front of each buildings' trash room where applicable. The Building #1 staging area is the closest space in the parking lot to the trash room access sidewalk.
5. Since the garbage will be rolled out for collection, only 4-yard containers or smaller need to be used for this site.
Response: Acknowledged, only 4 yards containers or smaller to be used for project.
6. Show/label garbage staging areas for the golf clubhouse and the residential clubhouse. Does the service area next to the golf clubhouse store garbage and/or recycling containers?
Response: Garbage collection for the residential clubhouse and gym will share a staging area with building #5. The golf clubhouse has a dumpster storage area within the storage area. It is anticipated that the space in front of the service area will be used as a staging area for garbage collection.
7. Provide a circulation plan that shows all the turning radii MEASURED IN FEET (not auto-turn) along the path a garbage truck would need in order to provide service to all buildings on this site. Minimum inside radii are 35 feet; minimum outside radii are 50 feet.
Response: Please see Sheet SP.4 and SP.5 for Circulation for Fire and Garbage truck movements and measurements.

8. Ensure that a garbage truck can turn around and exit if the gates are malfunctioning.

Response: The garbage truck has multiple paths it can physically follow throughout the site to allow for exit through more than one gate in the event of a malfunctioning gate. See SP-5 for garbage truck routing.

9. NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

Response: Acknowledged.

10. 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 (Coastal Waste and Recycling 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.

11. 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.

Building Division - James DeMars | james.demars@copbfl.com

Advisory Comments

1. 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: Acknowledged.

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

Response: Acknowledged.

3. 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: Acknowledged.

4. 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: Acknowledged.

5. 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: Acknowledged.
6. 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: Acknowledged.
7. 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).
Response: Acknowledged.
8. FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.
Response: Acknowledged.
9. 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 2020 FBC Accessibility.
Response: Acknowledged.
10. 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: Acknowledged.
11. 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: Acknowledged.

PZ23-12000017
02/07/2024

12. 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 2020 FBC.

Response: Acknowledged.

13. 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: Acknowledged.

14. 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: Acknowledged.

15. 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: Acknowledged.

16. 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: Acknowledged.

17. 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: Acknowledged.

18. 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: Acknowledged.

PZ23-12000017
02/07/2024

19. 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: Acknowledged.
20. 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: Acknowledged.
21. 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: Acknowledged.
22. 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: Acknowledged.
23. 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: Acknowledged.
24. 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: Acknowledged.
25. 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: Acknowledged.
26. 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: Acknowledged.

PZ23-12000017
02/07/2024

27. 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: Acknowledged.

28. 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: Acknowledged.

29. 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: Acknowledged.

30. 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: Acknowledged.

31. 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: Acknowledged.

32. 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: Acknowledged.

33. 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: Acknowledged.

34. 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: Acknowledged.

PZ23-1200017
02/07/2024

35. 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: Acknowledged.

36. 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: Acknowledged.

37. 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: Acknowledged.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Authorized.

1. This project is not within the CRA District. Review Complete/No Comments.

Response: Acknowledged.

Utilities

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

Response: Acknowledged.

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

Response: BCEPD SWM permit will be obtained and provided for the subject project prior to final Engineering approval from the City.

3. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Response: Acknowledged.

4. Civil plan 078.WS.01 - Water & Sewer does not show or state an 8" required above ground water meter and backflow assemble at either off-site water connections. Please correct. Provided the water connection is a 8" meter please state/clarify. Also, the off-site water connection along Oaks Clubhouse Drive show no metered connection.
Response: Metered connections have been added to the plans at the connection points.
5. Please submit an approved FDEP notice of intent permit for the propose water main installation. Required during official Bldg. e-plan submittal.
Response: FDEP notice of intent permit for the proposed water main installation will be obtained and provided for the subject project prior to final Engineering approval from the City.
6. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official Bldg. e-plan submittal.
Response: FDEP notice of intent permit for the proposed water main installation will be obtained and provided for the subject project prior to final Engineering approval from the City.
7. Civil plan 078.WS.01 - Water & Sewer show a 16" X 8" water main tap along Oaks Club House Drive. Please note that the water main is shown on the City's utility plat map as 10". Please correct. The plan design accounted for the correction along Oaks Clubhouse Drive but also showed the change along Palm Aire Drive. Palm Aire Drive is shown as a 16" water main. Please correct.
Response: Information has been corrected on the included revised Civil plan sheets.
8. Please show the existing water and sewer connections to the lot on civil plan 078.WS.01 - Water & Sewer denoting that the services shall be abandoned by the owner to City specification at the water and sewer mains. Please correct.
Response: Requested information has been added to the preliminary Civil plan sheets. Notes on how to address existing service connections have been added to the plans.
9. The wastewater discharge for the development may adversely impact the City's area pump station servicing the project. A contribution in Aid Agreement may be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project. The projected average daily wastewater discharge of 68,241.6 gallon per day appears to be more than the local pump station can handle. The owner will have to pay for a capacity study utilizing the City's modeling consultant and incur the cost to upgrade the system to accommodate the project. The alternative as noted prior would be to propose a private pump station and connect directly into the City's wastewater forcemain.
Response: Acknowledged. We will work with the utility department to determine the impact and will revise the plans as necessary.
10. Please attach the following City Engineering Standard details as they apply: 216-2 Concrete Grade Rings, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.
Response: Requested details have been added to the plans.