

November 28, 2023

City of Pompano Beach  
Planning and Zoning Department  
100 W Atlantic Blvd  
Pompano Beach, FL 33060

**RE: Atlantic Realty Residential  
Project #: 23-12000039  
KEITH Project No. 10230.19**

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments dated November 1, 2023, KEITH and the project team offer the following responses to your comments/questions:

**Zoning Review Comments:**

Max Wemyss- [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com)

**General Planning Comments:**

1. Land use for this parcel is currently RAC, amended September 24, 2019. The proposed use consists of 9 multi-family buildings providing 417 residential units, totaling 444,540 square feet. Additionally, a clubhouse, 6 garage structures, and amenities.  
**RESPONSE: Plans and narrative have been revised and now propose 423 units. Totaling 524,979 square feet, including a clubhouse, 6 garage structures and amenities.**
2. An amendment to the plat note has been recorded for the property ("Pompano Park Racino Plat"). The revised plat note (Instrument #: 118158997) restricts the property to 700,000 square feet of commercial recreation use, 500 room hotel, 400,000 square feet of office use, 100,000 square feet of commercial use, 4,100 mid-rise units and 1,100,000 industrial use. Provide a copy of the recorded Plat Note Amendment, approved by Broward County.  
**RESPONSE: Please refer to the uploaded Plat Note Amendment for Pompano Park Racino PLAT, per instrument #119194357. An additional PLAT note amendment will be processed to allow the 10 Townhome/Garden Apartment Units and will be provided at time of building permitting.**
3. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.  
**RESPONSE: Will be provided prior to Building Permit Approval.**
4. The city has sufficient capacity to accommodate the proposal.  
**RESPONSE: Comment Acknowledged.**

**PCD/ General Comments:**

1. The proposed development falls within Development Area A of the Live! Resorts PCD. The required buffer of development area A shall be installed prior to issuance of the first certificate of occupancy for new

development, except for any casino related expansion. Although this trigger is likely to be met prior to CO issuance for this proposed development, please be advised.

**RESPONSE: Comment Acknowledged. It is anticipated that the buffers in Development Area 'A' will be installed prior to this project completing its CO.**

2. Provide details for proposed "Private Road" on north side of development. A Plat (NVAL) and PCD Amendment will likely be necessary to accommodate. FDOT to approve Powerline improvement.

**RESPONSE: A minor PCD amendment is in process, which includes the "private road" on the north side of the project. Although not intended to be a public road, the "private road" improvements have been included within the revised scope of the Phase 1b roadway permit BP22-4148. The improvements located within the FDOT right of way are covered under separate FDOT Permit #2022-A-491-000.**

3. Sustainability: Efficient Cooling (Energy Star, spec sheet to be provided), White roof (to be notated on roof plan), Other: NGBS Certification (provide preliminary review from NGBS), Infill/Mixed Use. EV Stations are also to be provided for each building (20 spaces)

**RESPONSE: Please see sheet "Energy Star HVAC Reference" uploaded to documents folder.**

4. Provide the locations of the EV Charging Stations on the Site Plan to confirm no conflict with circulation or landscaping.

**RESPONSE: EV Charging Stations are shown on the landscape sheets, LP-101 – LP-104 and SP-101-SP-104.**

5. Provide roof plans. Include notation indicating white roof. Provide height of roof mounted equipment (a/c) and screening and/or parapet.

**RESPONSE: Comment Acknowledged.**

6. Provide a photometric plan.

**RESPONSE: Photometric calculations are shown on the lighting plans, sheets LL-101-LL-104.**

7. The site complies with the intensity and dimensional standards of the zoning district.

**RESPONSE: Comment Acknowledged.**

8. Use comment responses as preparation for AAC Submittal. Provide 11x17 (no larger) color and material board with submission for AAC.

**RESPONSE: Comment Acknowledged and Noted.**

#### **Engineering Department Review Comments:**

David McGirr- [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status: Pending Resubmit

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: Will be provided prior to Building Permit Approval.**

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

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

4. Plan sheet 412-CU-101 Water and Sewer the water connection on the NW corner please list the permit number that the existing line is under where the plug is going to be removed.

**RESPONSE: The existing water line is being constructed as part of permit number BP22-4148. This has been listed on the sheets as requested.**

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 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: All existing and proposed utilities are shown on the landscape plans, sheet LP-101-LP-104. The required notes are shown on sheet LP-002.**

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

**RESPONSE: Will be provided prior to Building Permit Approval.**

7. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

**RESPONSE: Will be provided prior to Building Permit Approval.**

8. 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: Will be provided prior to Building Permit Approval.**

9. 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 waste water shown on the civil engineering plans.

**RESPONSE: Will be provided prior to Building Permit Approval.**

10. 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 sewer system shown on the civil engineering plans.

**RESPONSE: Will be provided prior to Building Permit Approval.**

11. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management

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Division Surface Water Management Approval for Construction Dewatering Activities

**RESPONSE: Will be provided prior to Building Permit Approval.**

12. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit.

**RESPONSE: Will be provided prior to Building Permit Approval.**

13. Upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering

**RESPONSE: Please see sheets CU-501 – CU-505. All details are the latest 2022 details from the COPB as requested. All utilities have been brought into this parcel so there should not be any offsite work. Please let us know if there are any other detail that appear to be missing.**

**Building Division Comments:**

Todd Stricker- [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

Status: Authorized with Conditions

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: Will be provided prior to Building Permit Approval.**

2. FBC\_BCA 107.3.5.6 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 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.**

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6. FBC\_BCA 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) 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.**

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.

**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.**

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

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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. 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. Please refer to SP-100 for ADA stall locations and provided calculations.**

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. Please refer to SP-100 for ADA stall locations and provided calculations.**

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

**RESPONSE: Comment Acknowledged.**

20. 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.**

21. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of

horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**RESPONSE: Comment Acknowledged.**

22. 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.**

23. 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.**

24. 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.**

**Landscape Review Comments:**

Wade Collum- [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

Status: Pending Resubmit

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

**RESPONSE: All onsite overhead utilities will be removed and the proposed services will be underground. This note is included on sheet LP-002, note #11.**

2. 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 Specific Purpose Survey has been submitted with required tree information.**

3. Correct the FB's and FN's on the tree dispo and survey. 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

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existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5

**RESPONSE: The above information has been included on sheets LD-101-LD-104. There are no specimen trees within the project limits.**

4. Revise to match the above. 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 tree removal summary and proposed tree summary table has been provided. Refer to sheet LD-101.**

5. The proposed development falls within Development Area A of the Live! Resorts PCD. The required buffer of development area A shall be installed prior to issuance of the first certificate of occupancy for new development, except for any casino related expansion. Although this trigger is likely to be met prior to CO issuance for this proposed development, please be advised.

**RESPONSE: Comment acknowledged. The Powerline Buffer of Development Area 'A' along the western limits of this application is under a separate building permit (BP22-1765).**

6. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Clarify 50% required I think it's supposed to be 91 not 191. Also, why the street trees calcs?

**RESPONSE: The data table has been corrected. Refer to sheet LP-002. The street tree calculations are shown for reference only. The street trees will be planted as part of a separate permit.**

7. Provide large canopy trees in the head to head parking rows and a row of shrubs. Palms and ornamentals do not qualify. Provide suspended pavement to accommodate required soil volume requirements.

**RESPONSE: All the palms were removed and canopy trees are provided in the head to head parking. Refer to sheets LP-101-LP-104.**

8. Move DR's to the end of the parking rows at the north entrance and shift gate and fence locations.

**RESPONSE: Gate and fence locations were shifted and the trees moved to the end of the parking rows. Refer to sheet LP-101.**

9. North entrance is different than the south entrance as it relates tree and palm species, verify if this is intentional.

**RESPONSE: The south entrance palms were changed to Medjools to match the north entrance. Refer to sheet LP-103.**

10. Remove all FDC's from require tree islands there's about 6 of them.

**RESPONSE: All FDC's were removed from the landscape islands where feasible. Fire comments prevent FDC's from being blocked by a parking stall, therefore we increased the landscape islands to be able to accommodate the trees as well as the FDC's. FDC service lines have also been shown to avoid tree roots.**

11. Staff strongly recommends removing the transformers from required landscape areas due to FPL's history of not following the plans for placement utilities cannot supersede the landscape requirements. I.E. Garage Bldg. #3.

**RESPONSE: The transformers have been relocated to avoid utilities.**

12. Shift tree locations in the parking islands to end third of the island.



**RESPONSE:** The trees have shifted on the plan and a detail will be included at time of permit submittal to demonstrate the preferred location of the tree within all landscape islands.

13. Provide a tree in the parking end island West side of Bldg. #3.

**RESPONSE:** A tree has been provided in the parking end island.

14. Sidewalk shown in tree location North side of Bldg. #4.

**RESPONSE:** The sidewalk has been adjusted.

15. Replace ED's and LI's from parking islands and replace with Large canopy.

**RESPONSE:** LI's and ED's have been removed from the parking islands and replaced with larger canopy trees. Refer to sheet LP-101-LP-104.

16. Provide a Phasing Plan for the purposes of CO Issuance. Please include all perimeters, entrances, and amenities (pool, clubhouse, pickle ball court, dog park, tot lot, etc.) as part of the first Phase. TCO's may not be issued without substantial compliance with the landscape plan for that building and may include completion of amenities.

**RESPONSE:** This project is proposed to be built in one phase, however, a TCO will be sought once each building is complete.

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

**RESPONSE:** Yes bubblers will be provided for new and relocated trees. This note is included on sheet LP-002 and LI-101-LI-104.

18. Who is the author of the comment responses? Provide light pole locations on the landscape and the lighting plan shows conflicts throughout. 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:** Please refer to revised landscape and photometric plans.

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

**RESPONSE:** Comment acknowledged. We will ensure the structural engineer coordinates the building footer detail with the landscape architect to ensure there is adequate soil space along the buildings. As the project progresses to permit and the necessary soil tests are conducted, the structural details will be included in the submittal package.

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

**RESPONSE:** This note is included on sheet LP-002, note #8.

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

**RESPONSE:** Comment acknowledged. A comment response sheet has been provided.

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22. Additional comments may be rendered a time of resubmittal

**Fire Department Review Comments:**

Jim Galloway- [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Status: Pending Resubmit

1. 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: Please see Water Main Capacity Report prepared by the City's subconsultant, Carollo. The report concludes the proposed water main design meets the capacity needs for the LIVE development site. Hydrant flow tests are not feasible at this time as the water mains slated to service this site are not yet constructed. Per conversation with Jim Galloway during the DRC review meeting, this comment will not hold up our DRC approval and hydrant flow tests can be performed once the proposed perimeter water mains are installed and certified.**

2. 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: Refer to fire flow data report uploaded to documents folder.**

3. Provide location of proposed Fire Dept Connections. Locate at corners of buildings that are accessible to connect and not obstructed by vehicle parking.

**RESPONSE: Comment Acknowledged. Please see sheets CU-101 – CU-104. All FDCs have been located in landscape islands, drop off zones and accessible aisles. They meet all criteria and are not obstructed by vehicle parking as requested.**

4. Clubhouse FDC must be located within complex, plans show location on East side blocked by proposed fences.

**RESPONSE: Comment Acknowledged. The FDC has been relocated as requested. Please see sheet CU-102.**

5. Free standing parking garage buildings will required FDCs.

**RESPONSE: Comment Acknowledged. FDCs have been added as requested. Please see sheets CU-101 – CU-104.**

6. Fire Department Connection Location - Minimum 10 to 15 feet of a fire hydrant. Both located on same side of street. Fire Dept. Connection should be located at front of building or at main fire dept. apparatus entrance.

**RESPONSE: Comment Acknowledged. All FDCs are 15' minimum / 100' maximum feet away from a hydrant and are located on same side of road. Please see sheets CU-101 – CU-104.**

7. All backflows and FDCs must have fixed signs stating building address that they supply. Signs must meet City of Pompano Engineering design for No parking or Handicap for size and height.

**RESPONSE: Comment Acknowledged. A note has been added to the plans. Please see sheets CU-101 – CU-104.**

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8. Additional fire hydrants are going to be required throughout proposed development for proper coverage for each building.

**RESPONSE: Comment Acknowledged. Additional hydrants have been added and all criteria mentioned in the comments and during the meeting have been addressed. There is no location on this project that would exceed 300 driving feet without intercepting a hydrant. Please see sheets CU-101 – CU-104.**

9. Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments ( ) BFCF 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-121.2.1 Assembly occupancy: a. Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet. ( ) F-121.2.7 Residential occupancy: a. All hotels and motels. b. 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: Comment Acknowledged.**

10. 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: Comment Acknowledged. A BDA system is anticipated and required testing will be provided during the construction phase. BDA rooms have been accommodated within the proposed buildings. Further detailed in permit set.**

#### **BSO Review Comments:**

Anthony Russo- [Anthony\\_russo@sheriff.org](mailto:Anthony_russo@sheriff.org)

Status: Pending Resubmit

1. CPTED Lighting Standards  
a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main entrance ways, garages, storage doors, storage sheds (if any), etc.

**RESPONSE: We propose the installation of vandal proof/resistant light fixtures over all exterior unit doors and overhangs to be activated by photocells, so these areas are constantly illuminated from dusk to dawn. These will be designed with appropriate optics and temperature of light, so they are not harsh and inconvenient to unit occupants. We propose this solution in lieu of motion-sensor lights in order to prioritize comfort of residents, who tend to consider lights going on and off outside their unit windows as distracting and invasive.**

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

- a. 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.
- b. Solid walls, (if any) specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.
- c. Solid walls (if any) that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.
- d. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

**RESPONSE: Comments acknowledged, to be incorporated to building and hardscape design.**

### 3. Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening

- a. 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.
- b. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.
- c. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

**RESPONSE: As it pertains to concealed silent panic duress alarm at main entrance and portable lanyard, request is acknowledged, and items will be incorporated to access control system design. As it pertains to burglar security systems, residential units in levels 2 through 5 are only reachable through internal corridors, which are covered by multiple layers of general CCTV and access control (fobbed doors and gates). Therefore, we propose pre-wiring for burglar security alarms in ground floor units only.**

### 4. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

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

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

**DRC**

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

**RESPONSE:**

- All vehicular and pedestrian gates and building exterior entry doors accessible to residents will be provided with an electric strike or mag lock, which will be controlled by a fob/card/RFID reader.
- Moreover, each unit entry door will be provided with a keyless locking device, also controlled by a fob/card/RFID tag.
- All these credentials will be created/programmed by registered on-site property management staff, only once and at the time a resident move into the community. Lost and obsolete credentials will be immediately voided.
- Each of these credentials allow identification of user responsible for each single event (door/gate opening), allowing all occurrences to be verified and cross-examined with surveillance footage captured by property CCTV system.
- There will be one (1) desktop computer at back office within leasing center (clubhouse) dedicated to the creation of credentials, with necessary software/hardware. Such room will be monitored by a surveillance camera connected to the property CCTV system.

Physical keys to staff-only doors (technical closets, storage, maintenance shop, restricted areas) will be kept at key storage safe within leasing center (clubhouse), and protected by surveillance camera and alarm.

5. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

a. An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

(Please clarify if this development will be secured with vehicle access control gates at points of entry / exit)

**RESPONSE: The two (2) vehicular entrances into the development will be surrounded by metal gates (sliding, swinging or lifting opening) that will cover full width of car lanes, and with height consistent with adjacent perimeter fences. Before each entrance gate, an arm gate will be also added to prevent tailgating of unauthorized persons. Both metal and arm gates will be opened by using a fob/card/RFID sticker, which will be provided to residents only. All vehicular gates will be covered by surveillance cameras, connected to the property CCTV system.**

6. Miscellaneous: CPTED & Security Strengthening

a. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

**RESPONSE: First floor access to elevator will be in enclosed location (lobby, vestibule pr corridor) accessible only with resident credentials (fob/card/RFID tag). Convex mirrors will be added where and if blind spots are created, and panic button will be provided in each elevator cab.**

**Environmental Services Review Comments:**

Beth Dubow- [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)

Status: Pending Resubmit

1. Applicant is urged to schedule a meeting with Environmental Services staff to discuss the garbage circulation plan. Toting the garbage long distances to one centrally located, but small trash room is not advisable.

**RESPONSE: Revised garbage circulation plan was discussed and revised in meeting with Mrs. Dubow, held on 12/14/2023. As depicted in the revised diagram, garbage will be collected by Coastal Waste (or company designated by the City of Pompano Beach) directly from each of the seven (7) mid-rises, and from one free-standing (1) trash collection room serving buildings 8 & 9 (2-story townhomes).**

2. The buildings with multiple floors need garbage chutes or a real solution for getting garbage to a trash collection room. It is not advised to allow residents to bring their garbage through the building to the trash room on the ground floor. Residents bringing their own garbage down the elevators or stairways to a trash room will result in dirty and smelly, hallways, elevators and stairs. Applicant is urged to find another solution.

**RESPONSE: One trash chute was added to each 5-story building (buildings 1 through 7), leading to their respective trash collection rooms on the ground floor. Residents will be able to dispose of their garbage on their respective floors.**

3. Provide straight and direct paths from all trash rooms to their assigned staging area. Minimize the distance and maximize sidewalk use (avoid toting any garbage through the drive aisles).

**RESPONSE: As depicted in the revised diagram, direct paths with minimized distances and maximized sidewalk use were provided at each mid-rise building and free-standing trash room (townhomes), leading to staging areas conveniently located that can be reached by garbage trucks.**

4. Since the garbage will be rolled out for collection, only 4-yard containers or smaller need to be used for this site.

**RESPONSE: Comment Acknowledged.**

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.

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.

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](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

#### **Utilities Services Review Comments:**

Nathaniel Watson- [Nathaniel.watson@copbfl.com](mailto:Nathaniel.watson@copbfl.com)

Status: Pending Resubmit

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

**RESPONSE: Comment 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 e-plan submittal.

**RESPONSE: Will be provided prior to Building Permit Approval.**

3. Civil Plan 412 CU-101 through 415-CU-104- Water and Sewer Plan appear to propose private site water and sewer utility expansion.

**RESPONSE: That is correct. All utilities proposed are private.**

**DRC**

4. Please indicate on Civil Plan 412 CU-101 Water and Sewer Plan the total site water consumption in (GPD) gallons per day.

**RESPONSE: A water and sewer consumption/discharge table has been added as requested. Please see sheets CU-101 – CU-104.**

5. Please indicate on Civil Plan 412 CU-101 Water and Sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.

**RESPONSE: A water and sewer consumption/discharge table has been added as requested. Please see sheets CU-101 – CU-104.**

6. 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: Comment Acknowledged.**

**DRC**