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**Subject:** Soleste Pompano Beach  
**Development Review Committee Comment Responses**  
**Case No:** 21-12000041  
**RESPONSE DATE:** March 17, 2022

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**Planning Division - Daniel Keester | [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)**

1. Land use for this parcel is ETOC. The application is requesting to construct 253 multifamily residential units, 4,000 square feet of retail/commercial, and 1,750 square feet for a leasing office. The conceptual site plan proposes the following breakdown of the 256 units (combination of live/work (8), efficiency (38), 1 bedroom (97), & 2 bedroom (113)).  
**Response: Noted.**
2. The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit.  
**Response: Noted.**
3. Based on a platting determination letter, written by Broward County Planning Council, dated September 13, 2021 replatting is not required.  
**Response: Noted.**
4. The property is abuts N Federal Highway (AKA: US-1). Both the Trafficways Plan & Chapter 100.01 requires a minimum of 120 feet for N Federal Highway (AKA: US-1). It does not appear as though any additional dedications are required based on the survey's & site plans submitted.  
**Response: Noted.**
5. Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.  
**Response: Noted.**
6. The City has sufficient resource capacity to accommodate the proposal.  
**Response: Noted.**

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**Zoning Division - Pamela Stanton | [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)**

1. Provide written responses to all DRC comments.  
**Response: Written responses have been provided to all DRC comments.**

2. The maximum lot width for all building typologies that are allowed in the Core Sub-Area of the Transit Oriented (TO) District is 350 feet. For full block developments in the core and center Sub-Areas only, the minimum and maximum lot width and lot depth shall not apply, pursuant to Section 155.3501.O.4.c.i. A Major Administrative Adjustment is available for up to a 10% adjustment of the maximum lot depth and width.

**Response: Noted. We are working with the City to solve for this issue, likely by way of a Variance request.**

3. The maximum allowable building length is 300 feet in the TO District. A Minor Administrative Adjustment is available to adjust the building length up to 10%, and a Major Administrative Adjustment is available to adjust the building length for up to 20%.

**Response: Noted. The proposed building length is 330' in the TO District. A 10% of Minor Administrative Adjustment is requested.**

4. Show off-site improvements for street cross-sections consistent with EOD.

**Response: Noted. Refer to sheet A-1.1 Site Plan and Civil plans.**

5. The maximum allowable floorplate above the 5th floor is 32,500 sq ft for residential and mixed-use development, in accordance with the Building Typology and Regulating Diagrams. A Minor Administrative Adjustment is available for an adjustment of up to 10% of the maximum allowable floorplate size, and must be obtained prior to site plan approval.

**Response: Noted. The proposed floorplate of the building is 35,750 sq ft. A 10% of Minor Administrative Adjustment is requested.**

6. The Project Narrative states that the proposed tandem parking spaces will be managed and facilitated by building management. Clarify whether the intent is to utilize valet parking for this purpose. A Valet Parking Agreement is required, pursuant to Section 1555102.J.6.

**Response: Noted. We are working with the City on this matter. We plan to submit a detailed narrative that addresses the tandem parking. We will also provide a "Valet Parking Agreement," which is required by Code.**

7. North Federal Hwy and NE 22 Av are New Publicly Accessible Greenway Systems, pursuant to the EOD Diagram 155.3709.H Designated Publicly Accessible Open Space and Urban Greenway System, and must be in compliance with the requirements of Section 155.3501.K.5 as follows:

The designated publicly accessible greenway system is meant to provide a visual and physical connection between the designated open spaces, as illustrated in the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan for each TO district. The greenways system is established through the enhancement of specific streets and/or the use of pedestrian passages. The property owner shall dedicate the land for the publicly accessible greenway or provide an easement, at the city's discretion, for public access along the entire length of the greenway abutting the property. Additionally, the development and ongoing maintenance of the required designated publicly accessible greenways shall be the responsibility of the developer/property owner along the greenway. The design and dimensional requirements for the required greenways are specified in each overlay district.

The designated public greenway system shall ensure pedestrian connectivity along specific streets and pedestrian passages by:

a. Providing a tree species that provides substantial shade along the street. Palm trees shall not count toward the required number of street trees.

**Response: Live Oaks, Cassia Fistula and Pink Tabebuia have been specified as street trees along Federal Highway and NE 22<sup>nd</sup> Avenue.**

Unless a specific tree species is required per the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan for a particular TO District, a minimum of 50% of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 25 feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20 feet of street frontage.

**Response: Street trees ( oaks, cassia and pink tabebuias) have been specified at 1 per 25' along Federal Highway and NE 22<sup>nd</sup> Avenue.**

Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan.

b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.

c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.

d. At the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.

e. Pedestrian Passages

i. Designs for pedestrian passages can be found in the Street Development Regulating Diagrams in the Overlay Districts.

ii. Pedestrian passages shall be a minimum clear width of 15 feet between buildings.

iii. A minimum of 50% of the pedestrian passages shall be shaded and may include a combination of landscaping and architectural elements.

iv. If provided, tree placement shall be in planters or tree grates a minimum of five feet by five feet, with a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity as specified in Figure 155.3501.J.3.a <[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-34000](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34000)> herein.

v. Pedestrian scaled lighting shall be provided.

**Response: The greenway streets within project are Federal Highway and NE 22<sup>nd</sup> Avenue. Plans show street trees per the Public Open Space and Regulating Plan**

**regarding species, 50% shade and quantity based on 1 tree/ 25'. Along Federal Highway colonnade section exempt from street trees.**

8. Any fences, walls or hedges must be designed and maintained in accordance with Table 155.3501.L.2.a, and with Table 155.3501.L.2.b for fences, walls or hedges around open spaces.  
**Response: Fences and walls shall not exceed the maximum heights and hedges to be installed at 24".**
9. Section 155.9401.G: Building Height is measured from average finish grade in front of the building, and is measured as NAVD. The building elevation sheet indicates that the building height is measured from ground floor, not finish grade.  
**Response: Noted and corrected. The proposed FFE is 7.5 NAVD and is measured from finish grade. Refer to sheet A-1.1, A-2.1, A-3.1 & A-3.2 Building Elevations.**
10. Section 155.3501.O.2.c: Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid. NE 2 Street building length is 193 ft. The proposed vehicular access is not considered to be a forecourt or open space and thus does not comply.  
**Response: Noted. Ground floor plan has been revised and a pedestrian, outdoor forecourt area with seating area and green spaces has been provided along 4<sup>th</sup> Street. Refer to sheet A-2.1 Ground Floor Plan and A-1.1 Site Plan.**
11. Section 155.3501.O.2.h.ii.d): Ground floor active use nonresidential or residential lobby shall have a transparent clear glazed area of not less than 70% of the facade area. Provide calculations/information for building elevations indicating compliance with the requirement of this Section.  
**Response: Noted. We provided a transparent clear glazed area of the façade area (70%). Refer to sheet A-2.1 Ground Floor Plan for dimension and calculation.**
12. Label all elements and treatments on exterior building elevations, including but not limited to materials, colors, glazing (percentage of visible light transmittance not less than 75%, and percentage of reflectance, maximum 15%), pursuant to Section 155.3501.O.2.h.ii.g).  
**Response: Noted. See Dimensions and Table on Sheet A-2.1 Ground Floor and Sheet A-3.1 & A-3.2 Building Elevations.**
13. Section 155.3501.O.2.h.iii: Ground floor active use, residential units: All building types, except single-family and townhouse, shall comply with the following fenestration standards:
  - a. A minimum of 30% of all ground floor street walls shall be fenestrated with windows;
  - b. Mirror type glass shall be prohibited;
  - c. All glazing shall be of a type that permits view of human activities and spaces within the structure; and
  - d. Windows and doors shall be proportioned such that the height of each opening is greater than its width.Provide evidence that demonstrates compliance with the requirements of this Section.  
**Response: Noted. Refer to sheet A-3.1 & A-3.2 Building Elevations.**
14. Identify the Building Typology that is proposed, in accordance with the Building Typology and Placement Regulating Diagrams and Dimensional Standards of the TO.

Response: Refer to Zoning Legend on Sheet A-1.2 Zoning Data. The zoning classification is TO-EOD. The Building Typology is Tower Building type as per diagram below.

#### BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

##### TOWER BUILDING TYPE

###### DEFINITION:

a multi level building organized around a central core where a part of the building is higher in proportion.

-  BUILDING LINE
-  PROPERTY LINE
-  ACTIVE USE
-  PARKING AREA
-  LOT WIDTH
-  LOT DEPTH

###### LOT STANDARDS: MIN. MAX.

a. Lot Width	200'	350'
b. Lot Depth	100'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2,3)	N/A
g. Rear Setback	0' (2,3)	N/A

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

###### NOTES:

- At grade
- Setback shall be 30' minimum when abutting single family residential development. The 30' shall be provided as or preserved for an alley or service road capable of providing cross access.
- Setback shall be 15' minimum when abutting two family or townhouse development. The 15' shall be provided as or preserved for a pedestrian passage capable of providing cross access.

###### OPEN SPACE STANDARDS:

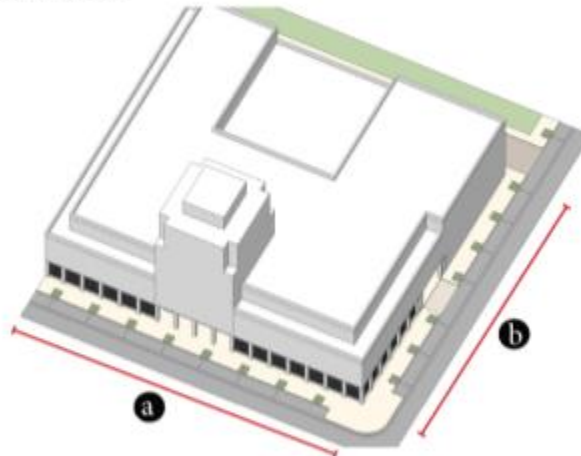
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

###### FORECOURT STANDARDS:

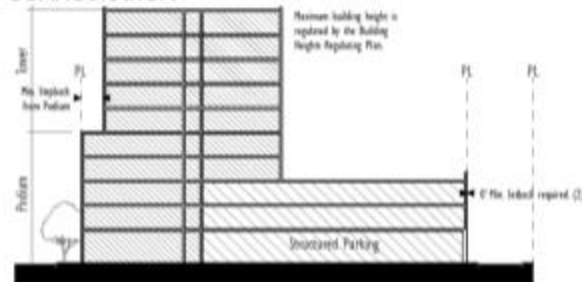
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- The forecourt shall not exceed sixty (60%) percent of the building frontage.
- To preserve existing tree canopy, the forecourt setback or percent of building frontage may be greater, subject to Urban Forestry approval.

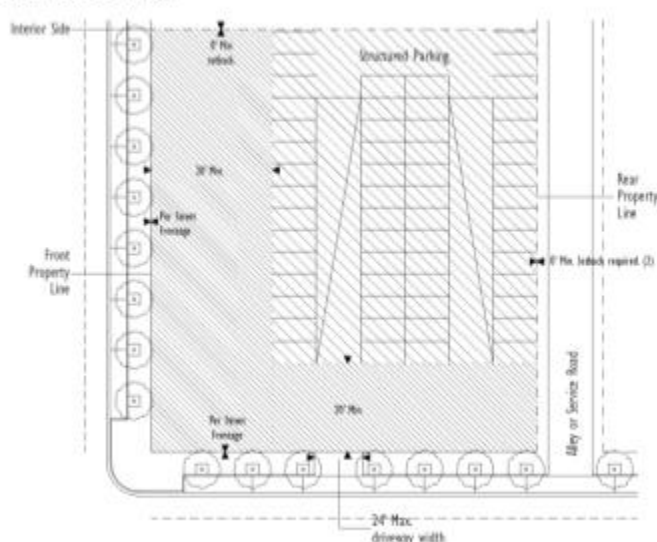
###### BUILDING MASSING



###### BUILDING CONFIGURATION



###### BUILDING SETBACKS



- Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum

extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

**Response: Understood. The only existing overhead utilities are located along the south side of NE 4th Street abutting the project. The overhead utility lines along NE 4th Street will be placed underground as required.**

16. Verify that the ground level Private Open Space shown on Site Diagrams A-1.3 is private or public.

**Response: The private and public area have been labeled and identified on the diagram. Refer to sheet A-1.3**

**GROUND FLOOR  
PRIVATE & PUBLICLY OPEN SPACE**

PRIVATE OPEN SPACE: 11,355 SF  
PUBLICLY ACCESSIBLE OPEN SPACE: 10,547 SF

17. Provide the square footage of roof top private open space.

**Response: The private open space at Pool Deck level is 11,213 sq ft. Refer to note on sheet A-1.3.**

**SIXTH FLOOR  
PRIVATE OPEN SPACE**

PRIVATE OPEN SPACE: 11,213 SF

18. Section 155.3501.K.3.d: Private open spaces must provide shaded areas. Indicate the required shaded area(s) on the proposed sixth floor rooftop amenity deck as private open space.

**Response: The proposed private open spaces at 6<sup>th</sup> level is the pool deck and amenities area. Shaded areas with trellis/ gazebos will be provided. Refer to sheet A-2.5 Pool Deck level for the proposed layout.**

19. Provide the square footage of each floor of the proposed building.

**Response: Refer to sheet A-1.5 for the building tabulation area.**

20. Provide bicycle parking at locations at convenient locations in proximity to the ground floor commercial entrances and public open space to serve patrons visiting business facing Federal Hwy.

**Response: A bicycle parking area has been proposed at the pedestrian, outdoor forecourt open space by the main access at 4<sup>th</sup> Street. Refer to sheet A-2.1 Ground Floor Plan.**

21. Label all site elements on the site plan, including but not limited to fences, walls, planters, fountains, seating, arbors, colonnades, etc.

**Response: Noted. Refer to sheet A-1.1 Site Plan.**

22. Show on-site footcandles at all property lines on the photometric plan, maximum 3.0 footcandles.

**Response: Noted. Photometric plan will revise according.**

23. Clarify if Live/Work units are proposed as part of the project. If yes, demonstrate compliance with the requirements of Section 155.3501.O.2.k.

**Response: A total of eleven (11) L/W units have been proposed in the ground floor level. Refer to sheet A-2.1 Ground Floor Plan.**



24. Provide the number of 1-bedroom units that are 600 square feet or less in order to verify the density bonus option #7 for the Core Sub-Area for up to 20 units per acre for properties that provide a minimum of 25% of residential units as small studio or 1 bedroom units that are 600 square feet or less.

**Response: From the 66 1bedroom units proposed, 65 of them are 600 sf ft or less. Refer to the table below and floor plans.**

- **Ground Floor -----(2) units of 590 sq ft**
- **2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Floor ----- (1) unit of 600 sq ft  
(5) units of 595 sq ft**
- **6<sup>th</sup> Floor -----(1) unit of 615 sq ft  
(2) units of 580 sq ft  
(4) units of 570 sq ft  
(6) units of 576 sq ft**
- **7<sup>th</sup> & 8<sup>th</sup> Floor -----(2) units of 580 sq ft  
(4) units of 570 sq ft  
(6) units of 576 sq ft**

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

1. Tree survey prepared, disposition and appraisal do not match as to tree numbers and callouts, correct.  
**Response: Tree disposition plan provides evaluation for all trees within project property and corresponds to numbering on the survey and the numbering on the arborist report.**
2. 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: The Functional Replacement Method Trunk Formula Technique (FRM) was the method used to appraise the trees and noted on arborist report. Worksheets are provided.**
3. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced, and mitigation.  
**Response: Values of trees removed are on the TD-1 sheet. Values of replacement trees have been added to TD-1**
4. Please orient all plans all the same way.  
**Response: Sheet L-1 oriented per site plan orientation.**
5. As per 155.3501.K.5.d correct Oak tree street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.  
**Response: Tree sizes increased in plant list.**
6. Highlight on the plan the street trees that are being shifted to the site along Federal Hwy side.  
**Response: Street trees noted on plan with an "S".**
7. Show 50% of the remainder of the required street trees along NE 22 Ave to be Cassia fistula's as per the regulating plan.  
**Response: Street trees along NE 22 Ave revised to be Cassia fistula.**

8. Remove any note referencing structural soil and replace with a note referencing suspended pavement systems on all sides of the project. Including the south perimeter buffer on SE corner.  
**Response: Silva cell system shall be noted on plan to be used instead of structural soil.**
9. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.  
**Response: Required tree soil volume noted on plan.**
10. Provide a separate suspended pavement systems sheet showing the highlighted location and the scaled out required soil volume of a minimum of 1200 cubic feet per tree for large medium canopy trees.  
**Response: Silva cells noted on L-1 plan and separate sheet with locations of volumes to be provided at time of construction drawing once site plan has been approved.**
11. As per 155.3501.J.3 a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.  
**Response: Required tree soil volume noted on plan**
12. Please callout in the plant list and bold on the plans trees being used as street trees vs site trees.  
**Response: Street trees are noted on sheet L-1 with an "S"**
13. Correct data table to reflect the correct amount of Oak street trees along Federal Hy to be a count of 11 and 7 along NE 4th St.  
**Response: See revised code chart on sheet L-1. Linear footage of colonnade has be deleted from overall footage along Federal Highway.**
14. Show Elaeocarpus to be a minimum of 10' - 12' tall and tree form, no shaped.  
**Response: See revised plant list on sheet L-1.**
15. Show Ligustrum to be a minimum of 10 tall.  
**Response: See revised plant list on sheet L-1.**
16. Provide sets of 3 staggered height palms (Washingtonia's) on the corners to help create a sense of scale for this tall building to soften the corners, particularly on the Federal Hwy side.  
**Response: Staggered veitchia palms provided on corners of project. See revised sheet L-1.**
17. Provide a tree grate or pervious aggregate detail for palms and trees proposed in paver or walkway areas.  
**Response: No tree grates proposed.**
18. Provide Maintenance agreement for the ongoing upkeep of proposed tree grates on site.  
**Response: No tree grates proposed.**
19. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas.  
**Response: Platypus or equal system shall be specified on plans at time of construction drawing submitted for building permit.**



20. Provide details for planters on Pool Deck. It appears that a large amount of plant material will be installed in planters, not in the ground. Please provide specifications for planter areas - waterproofing, soil, bracing, etc. Provide details, cross sections, soil composition, irrigation staking & guying, drainage, etc.  
**Response: See sheet L-2 with planter detail.**
21. Provide detail tree and palm guying system for all planter areas on Promenade Deck.  
**Response: Shall be provided after site plan approval and at time of construction drawings for building permit.**
22. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.  
**Response: Note included as part of general notes. See sheet L-3.**
23. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.  
**Response: Note included as part of general notes. See sheet L-3**
24. All tree work will require permitting by a registered Broward County Tree Trimmer.  
**Response: Note included as part of general notes. See sheet L-3**
25. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
**Response: Provided.**

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

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: An application to BCEPMGD will be applied for and provided prior to the building department permit approval.**
2. 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: An application to FDEP will be applied for and provided prior to the building department permit approval.**
3. 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: An application to FDEP for a Notice of Intent (NOI) will be applied for and provided prior to the building department permit approval.**
4. Submit complete sign and sealed civil plan.

**Response: A complete set of signed and sealed engineering plans will be provided with the Building Department Submittal.**

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

**Response: See sheet L-3 . Additional utilities when final locations determined shall be overlaid on the landscape plans so that no trees conflict with underground utility locations.**

6. Upload the 2019 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**Response: Comment noted. The 2019 City engineering details will be utilized in the civil engineering construction documents.**

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

**Response: Comment noted.**

8. Any proposed water, sewer and drainage to service this project must be approved by the City of Pompano Beach Utilities Division.

**Response: Comment noted.**

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

**Response: Understood. The construction drawings will include a sediment and erosion control plan outlining that best management practices shall be utilized during construction.**

\*\*\*\* 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.  
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**Utilities - Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)**

1. No comments available.

**Response: Noted.**

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**Fire Department - Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)**

1. Recommend relocating fire apparatus staging area to the South of Parking Entrance in front of Stair #3 discharge and West Elevator Lobby. This gives the fire department access to all levels of the building and back of house ground floor. Also includes location of fire pump room and FDC. This would be the central point of access during any event in the building for Fire/Rescue.

**Response: Comment noted. The plans will be revised to reflect a relocated fire apparatus staging areas. As discussed during the DRC meeting, we will provide signage for this area to also be utilized as a ride-share staging area. Refer to sheet A-1.6**

2. Provide fire lane for emergency apparatus to stage and not block public right of way for each of the buildings during a minor emergency event. Staging area must have direct access to main entrance/lobby, command center and elevators for rescue. Can be used as a loading zone as long as driver remains with vehicle.

**Response: Comment noted. The plans will be revised to reflect a relocated fire apparatus staging areas. As discussed during the DRC meeting we will provide signage for this area to also be utilized as a ride share staging area.**

3. Provide Required Fire Flow Data for each proposed structure: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) 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)

**Response: A fire flow test has been performed and the results are included as part of the resubmittal package.**

4. 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: Comment noted.**

5. Installation of assembly as per backflow/meter specifications and following standards:
  - a. NFPA 13 Standards of Installation of Fire Sprinklers,
  - b. NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

**Response: Comment noted.**

6. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

**Response: Comment noted.**

7. 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 noted.**

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/CPTED Consultants are highly recommended for objective and credible security review integrity.

This 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, or liabilities that might occur without any review.

CPTED Landscaping Standards  
Natural Surveillance

1. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.  
**Response: Noted.**
2. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.  
**Response: Noted.**
3. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.  
**Response: Noted.**
4. Maintain an 8" foot clear trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down that would obstruct Natural &/ or Electronic Surveillance.  
**Response: Noted.**

Miscellaneous: CPTED & Security Strengthening

5. Ensure all publicly accessible exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may trespass and loiter to charge their mobile phones, etc.  
**Response: Noted.**
6. Ensure all publicly accessible exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.  
**Response: Noted.**

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Solid Waste & Recycling - Beth Dubow | [Beth.dubow@copbfl.com](mailto:Beth.dubow@copbfl.com)

1. The current plan does not have adequate height clearance for garbage trucks. Height clearance requirements for collection vehicles are 15 feet for driving and 22 feet for servicing containers. A truck will not be able to service the north trash room as the garage does not have adequate height clearance. There appears to be less than 11 feet of height clearance in the garage.  
**Response: The proposed loading area for the garbage truck is outside the building and within our property line. The garbage from the north trash room will be moved to the pickup area as per narrative letter and exhibit provided in Sheet A-1.7 Garbage Truck Access Plan.**

2. Due to the large amount of garbage that will be generated by 253 units plus 4,000 square feet of retail/commercial use, garbage trucks will need to service the containers at or near the trash storage rooms. Toting garbage from the north trash room through the garage to the south trash room is not permitted.  
**Response: A narrative letter ("Pompano Beach – Trash Pickup Letter") and exhibit in Sheet A-1.7, Garbage Truck Access Plan, has been provided.**
3. The site plan shows the height clearance is only 14 feet at the loading area. A garbage truck requires 22 feet of height clearance in order to service the containers.  
**Response: The proposed loading area for the garbage truck is outside the building and within our property line. Refer to sheet A-1.7 Garbage Truck Access Plan.**
4. Provide an explanation of how the garbage containers near the south trash room will be staged for collection. It appears that the trash room is 2-3 feet higher than the ground level.  
**Response: The layout has been revised and a service ramp has been provided to connect the levels. Refer to sheet A-1.7 Garbage Truck Access Plan.**
5. Provide a narrative explaining how the garbage will be handled for the retail bays.  
**Response: A narrative letter ("Pompano Beach – Trash Pickup Letter") has been provided. Refer to document attached.**
6. Show all turning radii along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.  
**Response: Turning radius has been shown on plans. Refer to sheet A-1.7 Garbage Truck Access Plan.**
7. Backing out a garbage truck into the right-of-way will not be allowed.  
**Response: Noted. The truck staging area is located inside the property. Refer to sheet A-1.7 Garbage Truck Access Plan.**
8. Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed in or near the staging areas.  
**Response: Noted.**
9. NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.  
**Response: Noted.**
10. NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a licensed recovered materials hauler.  
**Response: Noted.**
11. NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All

materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

**Response: Noted.**

12. 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.

**Response: Noted.**

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Building Division - James DeMars | [james.demars@copbfl.com](mailto:james.demars@copbfl.com)

#### Advisory Comments

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: Noted.**
2. FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.  
**Response: Noted.**
3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.  
**Response: Noted.**
4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.  
**Response: Noted.**
5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.  
**Response: Noted.**
6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.



**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted. Life Safety plan will be provided in the next phase of the project.**

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

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

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

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: Noted.**

16. 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: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

22. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**Response: Comment noted.**

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

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**