

May 26, 2023

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

**RE: Application #: PZ23-12000016**  
**KEITH Project No. 09506.02**

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated April 27, 2023, KEITH and the project team offer the following responses to your comments/questions:

**ZONING DEPARTMENT COMMENTS: HELLENA LAHENS**

Plan Review: Hellena Lahens | [Hellena.Lahens@copbfl.com](mailto:Hellena.Lahens@copbfl.com)

Status:

1. At time of resubmittal, provide a comment response sheet demonstrating specifically how comments have been addressed.  
**RESPONSE: Comment Acknowledge**
2. This project is being reviewed as a Major Site Plan with Major Building Design.  
**RESPONSE: Comment Acknowledge**
3. It has been determined by the Planning Council that a replatting would be required by Policy 2.13.0 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.  
**RESPONSE:** The property was platted in 2020 (Blanche Ely Parcel "A" - Plat Book: 183 Pg: 408), and the plat note restricts the property/ use to 102 duplex units. Based on the plat & the proposed scope, a plat note amendment would be required. Earlier this year (April 19, 2023), your department wrote a letter of no objection to amending the plat note to 36 single-family units on Parcel "A" and 40 duplex units on Parcel "B". This site is not subject to compliance with any applicable Broward County Trafficways Plan requirements.
4. Applicant must provide a copy of Broward County School District approval, prior to building permit approval.  
**RESPONSE: The SCAD letter is included with our submittal package.**
5. In all new development, all electrical secondary feeder lines (laterals) and other utility lines located on the development site and/or along the public right-of-way fronting the development site shall be placed underground (155.5509).  
**RESPONSE: Coordination with FPL is underway to remove all lines.**

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PZ23-12000016  
08/16/2023

PZ23-12000016  
07/05/2023

6. Park Impact Fee will be applied for dwelling units at the time of permit approval.

**RESPONSE: Comment Acknowledge**

7. Provide a Phasing Plan for the site to include all amenities, Clubhouse, splash pad, playground, including perimeter and street trees as part of Phase I prior to the first CO's being issued.

**RESPONSE: Refer to Cover Sheet.**

This is an affordable housing project. This project is going to be built in Phase 4.

Phase I

Installation of landscaping along NW 6<sup>th</sup> Avenue shall be installed by prior to the issuance of the certificate of occupancy (CO) of home #9

Phase 2

Installation of landscaping on North, South, West association property lines and median shall be installed prior to the issuance of the certificate of occupancy (CO) of home #18.

Phase 3

Installation of the tot lot shall be installed prior to the issuance of the certificate of occupancy (CO) of home #27

Phase 4

Installation of the Clubhouse and security gate shall be installed prior to the issuance of the certificate of occupancy (CO) of home #36.

8. Provide a table that includes the lot coverage and pervious area for each lot.

**RESPONSE: Will provide at building permit for each individual lot.**

9. The corner lots may experience difficulty installing accessory structures (i.e swimming pool, shed, etc.). Staff recommends changing the orientation of the required front yard. On a corner lot , the front yard setback shall be measured from the street-fronting lot line the Development Services Director determines to be the front lot line in accordance with the definition of "lot line, front" in Part 5 (Terms and Uses Defined) of this article. The street side yard setback shall be measured and applied from the other street-fronting lot line

**RESPONSE: Comment Acknowledge**

10. Label and dimension all drive ways and drive aisles.

**RESPONSE: Driveways and drive aisles have been dimensioned.**

11. Driveways serving single- family dwellings shall be a minimum of 20 feet in length (155.5101.G.7.a). Lots 1, 14,15, & 28 driveway appears to be shorter than the minimum requirement.

**RESPONSE: Lots 1, 14, 15, & 28 lots have been revised to show the correct dimensions.**

12. The entrance for lots 1, 14,15, & 28 is facing the street side yard. Please keep in mind that the shortest side of the property is considered the front.

**RESPONSE: Comment Acknowledge**

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13. Demonstrate that all driveways comply with standard.  
**RESPONSE: Comment Acknowledge.**
14. Review the floor plans and update the numbering of the bedrooms (ex. Model 2).  
**RESPONSE: The floor plans has been revised.**
15. Provide the lot width and depth of dwelling units 29-36.  
**RESPONSE: The lot width and depth dimension has been provided.**
16. The CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.  
**RESPONSE: Comment Acknowledge**
17. Provide the intent of the open space abutting lots 36 & 29.  
**RESPONSE: Refer to revised site plan.**
18. The elevations provided are form finish floor. Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. Revise the height measurements to be from average finished grade. (155.9401 G. Height).  
**RESPONSE: The elevations have been revised to show the average finished grade.**
19. Mark areas locations for 'no parking' signs and highlight the no-parking areas on plans legibly and clearly.  
**RESPONSE: See Revised Pavement Marking & Signage Plans.**
20. Illustrate the proposed screening for the mechanical equipment on each lot. Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened (155.5301.A.1.a.2). It is recommended for the A/C units be moved to the side of the houses, behind the perimeter fencing.  
**RESPONSE: Comment Acknowledge**
21. Clarify where the waste and recycle bins will be stored. Staff recommends that the Applicant provide a concrete pad area within an enclosed area (or behind a fence on the side yard) for the storage of the waste / recycling bins.  
**RESPONSE: The applicant is proposing to utilize individual "roll-out" containers that will be stored in each unit's internal garage.**
22. Provide a photometric plan. Provide foot-candles at the property lines and in the vehicle use area on the Photometric Plan in accordance with Table 155.5401.E: Minimum and Maximum Illumination Levels.  
**RESPONSE: Refer to sheet LL-101 for photometric plan.**
23. Provide details of the proposed lighting fixture and include the height.

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**RESPONSE: Refer to sheet LL-101 for lighting fixture details.**

24. Illustrate locations of lighting fixtures and 15 foot radius around fixtures on landscape plan. Lighting fixture on a pole shall be located 15 feet away from tree trunks. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles.

**RESPONSE: Lighting fixtures have been placed at least 15' away from proposed trees.**

25. Corner lots more than 7,000 sq ft in area in the RD-1 zoning district is subject to 6 tree and 30 shrubs, pursuant to TABLE 155.5203.C.

**RESPONSE: Comment acknowledged. Refer to prototype lot B on sheet LP-202 for typical corner lot planting.**

26. Other lots more than 7,000 sq ft in area in the in the RD-1 zoning district is subject to 4 tree and 30 shrubs, pursuant to TABLE 155.5203.C.

**RESPONSE: Comment acknowledged. Refer to prototype lot A on sheet LP-201 for typical corner lot planting.**

27. A landscaped island shall be provided at each end of every row of parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces (155.5203.D.4.b). Provide curbing at the end of the parallel parking proposed

**RESPONSE: Landscaped islands are provided at the end of every row and are sized appropriately. Curbing is provided at the end of the parallel parking areas.**

28. Explain intent for the chain link installation details.

**RESPONSE: Chain link installation details deleted.**

29. Provide details of the clubhouse, playground area, splash pad, bike racks, and any potential amenities that may be included at the passive parks.

**RESPONSE: Refer to sheet 215-A1-Clubhouse and 305 Site Plan Sp-103.**

30. Provide evidence that the proposed models are in compliance with Sec. 155.5601.3

**RESPONSE: Refer to sheet 305 Site Plan Sp-103.**

31. Repetitive "look-alike" multi-building developments shall be prohibited. Provide a schedule with the number of allowable models of each type to address the architectural variability for the project. Include this information in the Site Data Table, a breakdown of each Model, the number of bedrooms with each model, and the number of parking spaces associated with each model.

**RESPONSE: This is a single-family home development not required to meet the multi-family home requirements.**

32. Multi-building development subject to these standards shall ensure that each structure is distinguished from other through the use of two or more of the features found in 155.5601.C.4. Clarify how this is addressed between the 4 models.

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**RESPONSE: Refer to sheet 210-215-A1 Models.**

33. If you do not have the exact layout and number of each model, update the site data table accordingly as described above, and indicate the minimum and maximum number of allowable units for each model.

**RESPONSE: Refer to sheet 305 Site Plan Sp-103.**

34. AAC requires original paint color and material samples. A sample board, desired for 11'X17' in size shall be submitted when the proposed development is requested to be placed for the AAC meeting.

**RESPONSE: Comment Acknowledge.**

35. Provide color renderings of the building elevations presenting actual color and material schemes.

**RESPONSE: Refer to sheet 210-215-A1 Models.**

#### **WASTE MANAGEMENT DEPARTMENT COMMENTS**

Plan Reviewer: Beth Dubow | [Beth.Dubow@copbfl.com](mailto:Beth.Dubow@copbfl.com)

Review Status: Pending Resubmittal

Environmental Services Comments

Project Name: Blanche Ely Estates

Address: NW 16th Court

P&Z#: 23-12000016

Date Reviewed: 05/02/2023

Pre-App Meeting: 05/09/2023

REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. Show the locations of the garbage and recycling cart storage for this property on the site plan or floor plans for the various units.

**RESPONSE: The applicant is proposing to utilize individual "roll-out" containers that will be stored in each unit's internal garage. This is consistent with the way the adjacent single-family homes operate on scheduled pick-up days.**

2. Carts must be stored out of sight, preferably in the garages. Ensure there is enough room to store both the cars and the carts.

**RESPONSE: The applicant is proposing to develop Single-Family Development, there will be an HOA (Homeowners Association) to ensure consistent property maintenance and utilization.**

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).

**RESPONSE: Comment Acknowledge.**

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 franchised collector (Coastal Waste and Recycling at the time of this writing) and disposed of as directed.

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

**RESPONSE: Comment Acknowledge.**

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

**RESPONSE: Comment Acknowledge**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Plan Reviewer: David McGirr | [David.Mcgirr@copbfl.com](mailto:David.Mcgirr@copbfl.com)

Review Status: Authorized With Conditions

23-120000016

Pre-Application review 5-3-23 david.mcgirr@copbfl.com 954-786-5514

Blanch Ely Estates

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: Acknowledged. Permit will be submitted when approved.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged. Permit will be submitted by the contractor.**

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

**RESPONSE: Acknowledged. Permit will be submitted by the contractor.**

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

**RESPONSE: Acknowledged. Permit will be submitted when approved.**

7. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

**RESPONSE: Acknowledged. Permit will be submitted when approved.**

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PZ23-12000016  
08/16/2023

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PZ23-12000016  
07/05/2023



8. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

**RESPONSE: Acknowledged. Permit will be submitted when approved.**

9. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

**RESPONSE: Acknowledged. Permit will be submitted when approved.**

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

**RESPONSE: Acknowledged. Permit will be submitted when approved.**

11. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

13. Clarify on the demo plan if all the existing Utilities are being removed.

**RESPONSE: Everything within the demolition limits are to be demolished unless specifically stated to remain.**

14. Clarify on the water, sewer and drainage plans if the utilities are going to be public or private.

**RESPONSE: Water and sewer will be public.**

15. Plan sheet 441 CU-102 water and sewer shows a 6" DDCV? If system is private then a meter needs to be shown before the DDCV.

**RESPONSE: Water and sewer will be public.**

16. Place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

**RESPONSE: Acknowledged.**

17. Submit / upload a sediment and erosion control permit for the subject project.

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**RESPONSE: Acknowledged. Permit will be submitted when approved.**

18. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.

**RESPONSE: Acknowledged. Permit will be submitted when approved.**

19. Clarify if the proposed roadways are going to be public or private.

**RESPONSE: Private.**

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

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

#### **BSO DEPARTMENT COMMENTS**

Plan Reviewer: Patrick Noble | [Patrick.Noble@copbfl.com](mailto:Patrick.Noble@copbfl.com)

Status:

#### **LANDSCAPE REVIEW COMMENTS: WADE COLLUM**

Plan Reviewer: Wade Collum | [Wade.Collum@copbfl.com](mailto:Wade.Collum@copbfl.com)

Status: Pending Resubmit

#### **5.8.23**

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: Coordination with FPL is underway to remove all lines.**

2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203

**RESPONSE: The provided landscape plans are signed and sealed by a Florida Registered Landscape Architect.**

3. 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: Refer to survey sheets for tree survey signed and sealed by a Florida Registered Surveyor.**

4. 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

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PZ23-12000016  
08/16/2023

**DRC**

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PZ23-12000016  
07/05/2023



removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

**RESPONSE: Refer to sheets LD-001 through LD-104 for requested information.**

5. 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: Refer to the Tree Disposition Table on sheet LD-001 for existing trees information.**

6. Provide landscape typicals for all proposed SFR's. Are they one or two story homes?

**RESPONSE: Landscape typicals are provided on sheets LP-201 through LP-202**

7. Beware of utility locations for typical landscape plans.

**RESPONSE: Comment acknowledged.**

8. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' / 16' tall and palms to be 18' / 22' OA, please adjust.

**RESPONSE: Height of trees have been adjusted per building height.**

9. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping, per table as it relates to lot square footage. This issue shall be clarified prior to DO being issued.

**RESPONSE: Refer to sheet LP-001 for requested data table.**

10. Corner lots more than 7,000 sq ft in area in the RD-1 zoning district is subject to 6 tree and 30 shrubs, pursuant to TABLE 155.5203.C.

**RESPONSE: Comment acknowledged. Refer to prototype lot B on sheet LP-202 for typical corner lot planting.**

11. Other lots more than 7,000 sq ft in area in the in the RD-1 zoning district is subject to 4 tree and 30 shrubs, pursuant to TABLE 155.5203.C.

**RESPONSE: Comment acknowledged. Refer to prototype lot A on sheet LP-201 for typical corner lot planting.**

12. Please clarify the open space adjacent to lots 36 & 29, this may be an opportunity to pant out the 'dead space' or provide a deterrent to this area being a CPTED issue.

**RESPONSE: Refer to revised site plan.**

13. Provide a Phasing Plan for the site to include all amenities, Clubhouse, splash pad, playground, including perimeter and street trees as part of Phase I prior to the first CO's being issued. This issue shall be clarified prior to DO being issued.

**RESPONSE: Refer to cover sheet.**

14. Provide a photometric plan.

**RESPONSE: Refer to sheets LL-101 through LL-104 for requested photometric plan.**

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15. Provide Street Trees at 1:40' as per 155.5203.G.2.c. on all interior streets per the linear footage. Palms do not qualify. Staff recommends root barriers adjacent to sidewalks.

**RESPONSE: Street trees are provided on sheets LP-101 through LP-104. Refer to data chart on sheet LP-100 for calculations.**

16. A landscaped island shall be provided at each end of every row of parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces (155.5203.D.4.b). Provide curbing at the end of the parallel parking proposed.

**RESPONSE: Site Plan Sheet has been revised to show curbing and landscape island for parallel parking spaces.**

17. Adjust areas of proposed on street parking to have bump outs with strut trees.

**RESPONSE: Site Plan has been updated to reflect bump outs for street trees.**

18. Provide all plant callouts.

**RESPONSE: Plant callouts are provided on sheets LP-101 through LP-104.**

19. Show sod on the plan and in the plant list.

**RESPONSE: Refer to the plant schedule on sheet LP-002. Sod is now included.**

20. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

**RESPONSE: Refer to sheets LI-101 through LI-104 for Irrigation Plans.**

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

**RESPONSE: Refer to noted on sheets LI-101 through LI-104 for requested note.**

22. Provide evidence of availability for Cassia's fistula's please.

**RESPONSE: The number of Cassia fistulas have been reduced based on availability.**

23. Can we maybe have some Pines on the plant list.

**RESPONSE: Some Pines have been added in a grouping in the Southwest corner of sheet LP-103.**

24. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**RESPONSE: Refer to sheets LP-101 through LP-104 for requested note.**

25. 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.

**DRC**

PZ23-12000016  
08/16/2023

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PZ23-12000016  
07/05/2023

**RESPONSE: Refer to sheets LP-101 through LP-104 for requested note.**

26. 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: Refer to sheets LP-101 through LP-104 for requested note.**

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

**RESPONSE: Refer to sheets LP-101 through LP-104 for requested note.**

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

**RESPONSE: Comment acknowledged.**

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

**RESPONSE: Comment acknowledged.**

**FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

Plan Reviewer: Jim Galloway | [Jim.Galloway@copbfl.com](mailto:Jim.Galloway@copbfl.com)

Status: Pending Resubmit

5/1/2023

1. Locate proposed fire hydrant at corner intersections of two access roads and not as proposed in the middle of lots. This allows for access from two road ways and less of a chance of fire hydrant being obstructed or hit.

**RESPONSE: Plan revised to comply with comment.**

2. 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: Test completed and submitted.**

3. 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: ARCHITECTURE**

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PZ23-12000016  
08/16/2023

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PZ23-12000016  
07/05/2023

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. Installation of assembly as per backflow/meter specifications and following standards:

NFPA 13 Standards of Installation of Fire Sprinklers,  
NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

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

**RESPONSE: Acknowledged.**

5. Provide additional access road/gate of proposed property for Fire Apparatus access and egress of residence in the event of an emergency. Access required to a public right of way. Second means of fire apparatus access to property shall be remote from the main vehicle access entrance. (NFPA 1 Chapter 18, Section 18.2.3.3)

**RESPONSE: Site Plan has been revised and secondary road provided.**

6. Provide greater detail for main entry access. Provide width of access lanes, width of gates, access system and turn around for denied entry.

**RESPONSE: Please see revised site plan.**

7. One-way gated access to communities or properties shall be minimum 15ft clear width, if the approach to and/or departure from the gate is not within a turn radius. Two-way gated access or gates that are within a turn radius shall be a minimum 20-foot clear width.

**RESPONSE: Please see revised site plan.**

8. Gated access to access property must maintain a minimum 20ft clear width opening. Gate can have a 15-foot clear opening if the approach to and/or departure from the gate is not within a turn radius and is used for one-way traffic only.

**RESPONSE: Please see revised site plan.**

9. Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates. Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with a readily accessible manual releasing device. (City of Pompano Ordinance 95.08)

**RESPONSE: Please see revised site plan.**

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

Plan Reviewer: Daniel Keester | [Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)

Status: Authorized With Conditions

**DRC**

PZ23-12000016  
08/16/2023

**DRC**

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PZ23-12000016  
07/05/2023

1. Land use for this parcel is Low (L - 5 units per acre) residential, the property is located within the RD-1 (Two-Family) zoning designation and the lot size is 499,219 square feet (11.46 acres). Based on the land use and the zoning, the proposal for 36 single-family homes is permitted.

**RESPONSE: Comment Acknowledge**

2. The site data table does not provide a breakdown of the units, the resubmitted plans must provide a detail of the total number of units by unit type (i.e. identify the number of units by bedroom count: X number of 3 bedrooms, X number of 4 bedrooms, etc.). Based on the floor plans, it appears as though there are four models & each propose 4-bedroom units.

**RESPONSE: Refer to sheet 305 Site Plan Sp-103.**

3. The property was platted in 2020 (Blanche Ely Parcel "A" - Plat Book: 183 Pg: 408), and the plat note restricts the property/ use to 102 duplex units. Based on the plat & the proposed scope, a plat note amendment would be required. Earlier this year (April 19, 2023), our department wrote a letter of no objection to amending the plat note to 36 single-family units on Parcel "A" and 40 duplex units on Parcel "B". Provide a copy of the approved / recorded plat note amendment, prior to building permit approval.

**RESPONSE: Comment Acknowledge**

4. Provide a final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, prior to building permit approval. A preliminary SCAD Letter has been provided signed April 20, 2023; however, will expire on October 16, 2023.

**RESPONSE: Comment Acknowledge**

5. The property abuts NW 6 Avenue. The survey provided indicates the overall width of the right-of-way (50 feet wide). This roadway provides the minimum right-of-way required pursuant to Chapter 100.01. Will the internal streets identified on the site plan be dedicated to the City, or will they be retained as private roadways managed by the association? Based on the proposed gated access, it appears as though they will be private, however, please confirm.

**RESPONSE: Will be retained as private roadways managed by the association.**

6. The property does not front on any roads / streets identified on the Broward County Trafficways Plan.

**RESPONSE: Comment Acknowledge**

7. The city has sufficient capacity to accommodate the proposal.

**RESPONSE: Comment Acknowledge**

#### **CRA DEPARTMENT COMMENTS**

Plan Reviewer: Kimberly Vazquez | [Kimberly.Vazquez@copbfl.com](mailto:Kimberly.Vazquez@copbfl.com)

Status:

#### **UTILITIES DEPARTMENTS COMMENTS:**

Plan Reviewer: Nathaniel Watson | [Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com)

Status:

#### **BUILDING DIVISION COMMENTS: TODD STRICKER**

Plan Reviewer: James DeMars | [James.DeMars@copbfl.com](mailto:James.DeMars@copbfl.com)  
Review Status: Authorized with Conditions

BLDG 4-27-23

#### Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

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

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

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

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

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

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

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

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

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PZ23-12000016  
08/16/2023

DRC

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PZ23-12000016  
07/05/2023



require an elevator to be installed in such building, structure or facility.

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

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

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

**RESPONSE: Comment Acknowledge**

2. 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 Acknowledge**

3. 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 Acknowledge**

4. 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 Acknowledge**

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

**RESPONSE: Comment Acknowledge**

6. 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,

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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 Acknowledge**

7. 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 Acknowledge**

8. 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 Acknowledge**

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

**RESPONSE: Comment Acknowledge**

10. 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 Acknowledge**

11. 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 Acknowledge**

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

**RESPONSE: Comment Acknowledge**

13. 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

**DRC**

PZ23-12000016  
08/16/2023

**DRC**

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PZ23-12000016  
07/05/2023

application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

**RESPONSE: Comment Acknowledge**

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 Acknowledge**

14. 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 Acknowledge**

15. 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: Comment Acknowledge**

16. 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 Acknowledge**

17. 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 Acknowledge**

18. 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 Acknowledge**

19. 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.

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**RESPONSE: Comment Acknowledge**

20. 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 Acknowledge**

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PZ23-12000016  
08/16/2023

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PZ23-12000016  
07/05/2023