

October 13, 2022

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

**RE: Gateway Luxury Apartments
Application #: PZ22-1200008
KEITH Project No. 12697.00**

Dear City of Pompano Beach Reviewers:

Based on your DRC comments dated August 17, 2022, KEITH and the project team offer the following responses to your comments/questions:

LANDSCAPE DEPARTMENT COMMENTS: Wade Collum
wade.collum@copbfl.com - **Authorized With Conditions**

1. Show FDC's and hydrants on the landscape plan as there appears to be those proposed in required tree locations, please relocate.
1. RESPONSE: The FDC's and hydrants in the landscape islands have been coordinated with Urban Forestry to provide required space for trees. Both trees and fire equipment have been adjusted.
2. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. Provide a canopy tree in the end island north of the dumpster enclosure across from bldg. 3.
RESPONSE: The island will be expanded to provide planting area for another tree.
3. All tree work will require permitting by a registered Broward County Tree Trimmer.
RESPONSE: Acknowledged.
4. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
RESPONSE: Acknowledged.
5. Additional comments may be rendered a time of resubmittal.
RESPONSE: Acknowledged.

ZONING DEPARTMENT COMMENTS: LAUREN GRATZER
Lauren.Gratzer@copbfl.com

1. The project is being review as a Major Site Plan with Building Design.
RESPONSE: Acknowledged.

2. Comment not addressed, only the height is shown on the elevations: Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart. Wall offsets shall have a minimum depth of two feet (155.5601.C.3). Provide the overall length of each building façade on the elevations as well as the spacing for each wall offset.

RESPONSE: Comment has been addressed, please refer to sheets A2.10, A2.11, A2.20, A2.30, A2.40, and A2.41.

3. Comment not addressed. The multifamily residential design standards are intended to enhance the primary entrance at the front of the building facing a major roadway. The applicant shall choose three of the below design features to face both Powerline Road and NW 9th Street. The planters surrounding the tot lot do not meet this requirement as it is not a feature of the buildings facing the external streets. Additionally, the elevations do not show pillars, posts, or columns adjacent to the doorway for EACH unit facing the street. Enhance the primary entryways of the west facades for buildings 1, 2, & 4, as well as the southern façade of building 4. Note that the southern façade of building 4 has an entrance that does not meet any of the below feature requirements. The current proposal does not meet the design standards set for the City. This shall be addressed prior to attending the AAC.

Provide a written response and clarify how Code section 155.5601.C.3.c is being met: In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch ;
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or
- viii. Integrated planters that incorporate landscaped areas or places for sitting.

RESPONSE: A separate comment report by Pablo Burgas Lanza has been included with this submittal that outlines the design standards. For example, Gateway Luxury Apartments is featuring a (1) recessed entrance, (2) pillars, posts, or columns adjacent to the doorway, (3) one or more bay windows projecting at least twelve inches from the facade plane; and (4) multiple windows with a minimum four-inch-wide trim. Please refer to sheets A2.10, A2.11, A2.20, A2.30, A2.40, and A2.41 and the elevation legend tags 17, 18, 19 & 20.

4. The property is located within the B-3 Zoning District and has a land use designation of C, Commercial. Therefore, allocation of Flex units is required in order to develop this property as residential.

RESPONSE: Acknowledged.

5. A plat note amendment is required prior to building permit approval in order to revise the note restricting the property to only 80,000 SF of commercial.

RESPONSE: Acknowledged.

6. The site plan proposes access points at the northwest and southeast corners where the survey and plat show NVAL lines. The NVAL line must be amended on the plat prior to building permit approval.

RESPONSE: Acknowledged.

7. The 24' access easement recorded with the plat does not align with the proposed cross access point to the northern property nor with the proposed property entrance. The plat shall be revised to reflect this change, prior to building permit approval.

RESPONSE: An application has been submitted with the City and County and will be vacated prior to building permit.

8. Provide a call out for the 20.73' dimension on the right side of the site plan.

RESPONSE: Dimension was an error and has been removed.

9. Provide a call out for the diagonal 29.89' dimension on the right side of the site plan. Was this an error?

RESPONSE: Dimension was an error and has been removed.

10. Provide the dimensions (length and width) of building 3 on the site plan.

RESPONSE: Dimension has been provided for building 3.

11. The note on the right side of the site plan for the "proposed light pole" does not appear to be pointing at a light pole. Clarify this note. There are no light poles shown on the site plan.

RESPONSE: Label has been removed. Please refer to sheets PH-101 and PH-102 for light pole locations.

12. The required number of parking is 140, not 143. Revise the site plan data table to be accurate.

RESPONSE: Site data table has been revised to reflect the correct number of required parking spaces.

13. Provide a total line for the overall impervious area on the site plan data table.

RESPONSE: Total line for the overall impervious area has been added to the site plan data table.

14. The comment response sheet says that the balconies will have wall packs that have up to 1200 lumens, but this detail was not provided on the photometric detail sheet. Provide all lighting types in the detail sheet. Revise the wall pack to include a shield or full cut-off style. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets (155.5401.G).

RESPONSE: A revised Lighting Spec has been included with this submittal that adheres to Code section (155.5401.G).

15. Provide a sustainability narrative that outlines how this project aims to achieve at least 10 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.

RESPONSE: Please refer to Project Narrative document that includes the sustainability points. For example, Gateway Luxury Apartments proposes the following sustainable features:

- **Infill Development (4 Points)**
- **Designated Brownfield Development (6 Points) - The project is located within the City of Pompano Beach NW Community Redevelopment Area**
- **Efficient Cooling (2 Points) - All Air Conditioners are Energy Star qualified**

16. Comment not addressed: Provide a note on the trash enclosure details stating that "The external sides of walls screening a commercial container shall have a "finished" surface and will be painted to match the primary color of the buildings".

RESPONSE: Comment has been addressed. Please refer to sheet A8.00 for trash enclosure note.

17. Park impact fees will be assessed per the number of bedrooms in each unit at time of Building Permit approval.

RESPONSE: Acknowledged.

18. The proposed fence will require an easement agreement form to be signed off by all agencies by time of Building Permit.

RESPONSE: Acknowledged.

CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ

kimberly.vazquez@copbfl.com – **Authorized With Conditions**

Land use for this parcel is Commercial (C) and zoned B-3 (General Business).

The plans submitted are for 128- multi family residential units therefore applicant must apply for Flex Units. Application for Flex should adhere the to the Affordable Housing Policy.

It is recommended applicant present the plan to NWCRA Advisory Committee & Collier City Civic Association. CRA is general support of residential on this site however housing units need to follow the recently Mixed Income Housing Policy recently adopted to deconcentrate poverty.

RESPONSE: The proposed project was present before the Collier City Civic Center on June 29, 2022. The Applicant is agreeing to use County Policy 2.16.3 and acknowledges that 19 units will be moderate-income restricted.



PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER
daniel.keester@copbfl.com – **Authorized With Conditions**

-Land use for this parcel is Commercial (C). The size of this property is 184,055 square feet / 4.22 acres; however, given the commercial land use there are no residential entitlements. The zoning for the property is B-3 (General Business) and would restrict the maximum density to 46 units per acre (4.22 acres x 46 units / acre = 194 units). The plans submitted propose 128 multi-family units on the property. The applicant has submitted an application (P&Z: 22-05000005), and must receive approval of 128 Flexibility Units from the Planning & Zoning Board (& City Commission, if necessary).

RESPONSE: Acknowledged.

-The property was been platted (Hurok, Parcel A) and recorded in 2020 (Plat Book 183 Pg 446) restricted the plat to 80,000 square feet of commercial use. Additionally, the Non-Vehicular Access Line (NVAL) & cross access agreement recorded with the plat do not coincide with the proposed location of the cross access and vehicular access on the site plan. The plat note, NVAL & the cross access agreement must be amended prior to building permit approval.

RESPONSE: Acknowledged.

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

RESPONSE: Acknowledged.

-The property abuts N Powerline Road and NW 9 Street. The survey indicates on Powerline Road that there is an existing 54 feet to the centerline of the right-of-way & a 17 foot right-of-way easement (OR BK 16063 PG 280) and 18 foot right-of-way easement (OR BK 178 Pg 164) that was recorded during the platting process. Along NW 9 Street, there is 30 feet to the centerline of the road, and an additional 5 feet dedicated roadway easement (OR: BK 16063 PG 280). Therefore no additional dedications appear to be required for this property.

RESPONSE: Acknowledged.

-The property does front on a road identified on the Broward County Trafficways Plan (Powerline Road).

RESPONSE: Acknowledged.

-It is strongly advised that the Applicant hold a Neighborhood Meeting (refer to 155.2302 for guidelines on holding a neighborhood meeting). This should be done prior to placement of the P&Z Agenda. Additionally, it is recommended to present the plan to NW CRA District & Collier City Civic Association.

RESPONSE: The proposed project was present before the Collier City Civic Center on June 29, 2022. Please refer to the attached Collier City Civic Center agenda that is included with this submittal.

-The city has sufficient capacity to accommodate the proposal.

RESPONSE: Acknowledged.

P&Z

BUILDING DEPARTMENT COMMENTS: JAMES DeMARS

james.demars@copbfl.com - **Authorized With Conditions**

BLDG 7-21-22

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.

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The



Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

2. FBC_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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged. Refer to Life Safety Plans included with this submittal.

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: Comment acknowledged. Product approvals will be provided at time of permitting.

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: Comment acknowledged. Shop drawings will be provided at time of permitting.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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: Comment acknowledged.

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.

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

21. 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: No Trusses on the project.

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

RESPONSE: Comment acknowledged.

23. 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 acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

jim.galloway@copbfl.com - **Authorized With Conditions**

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

1. BFCA F-121.2 AED(S) and SBK(S) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

RESPONSE: Acknowledged.

2. Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

RESPONSE: Acknowledged.

UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON

Nathaniel.Watson@copbfl.com -

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

RESPONSE: Acknowledged.

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

RESPONSE: Submitted, permit pending.

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

RESPONSE: Acknowledged.

4. Civil plan 417 CU-102 Water & Sewer plan now proposes a 12" water main. Has a hydraulic study been performed to justify such a large water main? Why was this changed from the 8" water main? What is the justification?

RESPONSE: After discussion during the August DRC meeting, the proposed water main is not 8".

5. Please note that proposed water meters 3" and larger are not stock items. These meters are subject to a 60 to 75 business day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

RESPONSE: Acknowledged.

6. Please attach the following City Engineering details as they apply: 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 115-1 Underground Valve Identification Marker, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

RESPONSE: Details have been updated.

7. Please obtain an FDEP permit approval or exemption for the proposed water main extension. Required during official e-plan submittal.

RESPONSE: Submitted, permit pending.

8. Please obtain a Broward County Wastewater Collection permit for the proposed sanitary sewer system extension. Required during official e-plan submittal.

RESPONSE: Submitted, permit pending.

SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW
beth.dubow@copbfl.com - **Authorized With Conditions**

Environmental Services Comments

REVIEW COMPLETE; PENDING DEVELOPMENT ORDER

1. NOTE: Recycling collection is not required, but it is highly encouraged. If this is a rental property, recycling collection service may be obtained from a recovered materials hauler. Rental communities are considered commercial properties for purposes of recycling or garbage collection.

RESPONSE: Acknowledged.

2. NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. (as of this writing) or Coastal Waste & Recycling (starting October 1, 2022).

RESPONSE: Acknowledged.

3. NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as



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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

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:

950 N. Powerline Rd. Gateway Luxury Apartments.

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: Submitted, permit pending.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

RESPONSE: NPDES is responsibility of contractor.

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

RESPONSE: NOI is responsibility of contractor.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

6. Place note on all landscape plan sheets 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 all the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

RESPONSE: This note has been placed in the Landscape Plan.

7. 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: Submitted, permit pending.

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

RESPONSE: Submitted, permit pending.

9. Upload the 2019 City Engineering standard details for the proposed off-site utility connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: Details have been updated.

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

RESPONSE: Submitted, permit pending.

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

RESPONSE: Submitted, permit pending.

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

RESPONSE: Submitted, permit pending.

13. PGD plan sheets 409 CP-101 and 410 CP-102 needs to be changed from details to plans.

RESPONSE: Acknowledged.

14. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

How to retire old laterals

If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)

- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project.(It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

RESPONSE: Note added. See sheet CU-101 & CU-102.

15. Note on plan sheet 417 CU-102 that all the services on the south side of NW 9 St. will be connected to the new 12" watermain

RESPONSE: Note Added. See sheet CU-102 for the Note regarding the 8" watermain (refer to comment #4 from Utilities Department).

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

RESPONSE: Acknowledged.

BSO DEPARTMENT COMMENTS: SCOTT LONGO

scott_longo@sheriff.org

Authorized With Conditions

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/CPTED Consultant 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.

8. Parking Garage & Lot, and Adjacent Access Perimeters:

a. Parking lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

b. Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

RESPONSE: Gateway Luxury Apartments is not a mixed-use development. The project includes a gated entry system with adequate lighting throughout the site. Areas that can't be observed with Natural Surveillance will be covered by electronic surveillance monitoring.

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

RESPONSE: Acknowledged.



d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.

RESPONSE: Acknowledged.

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture

RESPONSE: Acknowledged.

f. . Show overlapping sight “cones”.

RESPONSE: Acknowledged.

11. Electronic Surveillance – Security Strengthening

a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

RESPONSE: Acknowledged.

b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

RESPONSE: Acknowledged.

c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

RESPONSE: Acknowledged.

d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.

RESPONSE: Acknowledged.

e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

RESPONSE: Acknowledged.

f. Ensure video surveillance at all exterior building entrances. Include entrance door, the stairwells, and the trash/ garbage room and all amenity

RESPONSE: Acknowledged.