

March 7, 2024

City of Pompano Beach
Development Services
100 West Atlantic Blvd
Pompano Beach, Florida 33060

**Re: Response Letter for July 3, 2024 Review Comments
Townhomes Canal Drive Pompano
3233-3237 Canal Drive, Pompano Beach, FL 33062
City of Pompano Beach Application pz23-12000054**

Dear Reviewer:

This letter serves to summarize comments made by the reviewing agency and to note the response and / or action taken by the Consultant. Where advisory information (or a comment not requiring any response) was provided by the Reviewer, such information may not be re-stated in this response letter.

ZONING

6. *The response to the pre-application comment requesting the elevation of the proposed finished grade onsite in front of the building references the building elevation drawings and the civil drawings for 7.0 NAVD. However, those sheets show 7.0 NAVD as the ground floor and not finish grade on site in front of the building. Second request: provide the elevation of the proposed finished grade on site at the front of the building.*

Response: Refer to Sheet C 3.0 – Paving Grading, and Drainage Plan. Our finished Floor Elevation based on City of Pompano Beach and County Guidelines is 7.00 NAVD. Garage has been set 6" lower at elevation 6.50 NAVD. Note that in this Revision we have added 7.00 NAVD at the Doors of every unit to show that the Floor elevation of each unit meets the FFE Requirement.

8. *Conflicts appear between the landscape plan and the paving, grading and drainage plan. Revise plans to alleviate conflicts between required landscape material and drainage inlets, wells, and exfiltration trench.*

Response: Landscape Architect and Civil Engineer have coordinated Landscape Plan Sheet LP-1 has the Utility Plan overlaid so that any Trees or shrubbery do not affect performance of Proposed Utilities.

9. *The response to pre-application comment #21 stated that the utilities will be removed from the rear of the property and placed underground along the right-of-way fronting the development site. However, the utilities in the rear of the property serve other surrounding properties along with the development site. Further, a connection point for electrical, cable, and other services does not exist at the front of the site and in order to relocate the utilities to the front, they would be required to be routed from the back of the site to the front, most likely traversing across private property, which would require a utility easement. Provide*

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further information on the communication with FPL and other attached utilities to accomplish the proposed utility relocation.

Response: Refer to Sheet C 2.0 – Utility Plan. Where we have placed the overhead power line below ground at the same location where it was as to not interrupt with all other neighboring connections. FPL Coordination is in progress.

12. *The following will be a condition of the Development Order: 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, pursuant to Section 155.5509.*

Response: The overhead utilities in the rear portion of the property will be removed and placed underground along the same location.

FIRE DEPARTMENT

1. *Townhomes 3 stories or more are required to be protected by a fire sprinkler system that is supervised by a fire alarm. Provide site plan showings location of water supply tap, backflow, FDC for fire sprinklers.*

Response: Refer to Sheet C 2.0 Utility Plan showing existing and proposed water mains including size.

3. *Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.*

Response: Refer to Sheet C 2.0 Utility Plan showing existing and proposed water mains including size.

4. *Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.*

Response: Fire Flow Tests and Fire Flow Data is scheduled for August 1, 2024.

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

Response: Refer to Sheet C 2.0 Utility Plan showing 2 existing fire hydrants within

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400 linear feet from the property..

6. *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 twentyfour (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention:*

Response: Fire Flow Tests and Fire Flow Data is scheduled for August 1, 2024.

7. *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:*

Response: Details have been included on the Civil Plans for the Fire Service Backflow and meter assemblies..

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

Response: There is one backflow and meter assembly for potable water and one for fire protection, sized accordingly. Refer to Utility Plan Sheet C 2.0.**ENGINEERING DEPARTMENT**

1. *Note on plan sheet 031 C3.0 PGD plan that the on-site drainage is private and cannot have any manhole covers, lids or grates that say City of Pompano Beach..*

Response: Noted. That is correct. There are no Details or notes that state any of the private system will have any covers with the reference of City of Pompano Beach.

2. *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: Permitting with this agency is in process.

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

Response: Permitting with these agencies is in process.

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

Response: Permitting with this agency is in process.

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5. *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: Permitting with this agency is in process. Additionally Refer to Erosion and Sedimentation Control Plan and Details Sheet C 4.0 and C 5.0

6. *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: Permitting with this agency is in process

7. *With the proposed construction please place a note on PGD plan sheet 031 C3.0 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: This note has been added to the bottom left side of Sheet C 3.0.

8. *Please note on civil plan sheet 030 C2.0 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards. How to retire old laterals*
- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)*
 - If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back In with PVC and city approved couplings)*
 - If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)*
 - If the existing main is PVC pipe. (Remove the lateral pipe from the PVC*

Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade).

Response: This note has been added to the bottom left side of Sheet C 2.0.

9. *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: Refer to Lanscape Plan LP-1, Center of Plan, listed as special note.

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BUILDING DEPARTMENT

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. This is currently being Coordinated and will be in progress shortly.

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: Refer to Sheet C 3.0 Paving Grading and Drainage as requested..

Based upon the responses to comments listed, herein, as well as the revised plans, attached; please advise if you have any questions or if you require additional information.

Respectfully,



Luis A. Betalleluz, P.E.

Principal

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