

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

PZ23-12000054  
07/03/2024

**Re: Response Letter for January 9, 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

*13. Clarify to what elevation the site will be raised. 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.**

*19. 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.**

*21. Overhead utilities are existing at the rear of the property. Verify whether utility easements exist. Walls and other structures cannot be located within utility easements without permission from all utility agencies.*

**Response: Based on the Survey, there is no easement across for overhead Utilities on the property. As per #22 below, these utilities, will be removed and placed underground along the right-of-way fronting the development site.**

*22. Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that*

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undergrounding will be detrimental to the overall safety and reliability of the circuit.

**Response:** The overhead utilities in the re-portion of the property will be removed and placed underground along the right-of-way fronting the development site.

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## 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. *Plan sheet 030 C2.0 utility plan calls for 12LF of 2" SDR 18 pipe. Please see Eng. standard detail 107-2 which we require 2" Polyethylene Blue tubing.*

**Response:** Refer to Plumbing Plans for Isometric Layouts as requested in A-D

3. *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.

4. *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.

5. *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.

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

**Response:** 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

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

**Response:** Permitting with this agency is in process

8. *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*

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construction prior to final acceptance. A partial or full closure and overlay of the roadways may be required.

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

9. 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.

10. 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 Landscape Plan LP-1, Center of Plan, listed as special note.

## 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

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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..**

## FIRE DEPARTMENT

1. *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.**

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

**Response: Fire Flow Tests and Fire Flow Data is currently in progress.**

3. *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: An existing Secondary Fire Hydrant is located in the SW intersection of Canal Drive and North Ocean Drive. This Fire Hydrant is located 218 Linear feet from the furthest Southwest Corner of the property line.**

4. *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 currently in progress.**

5. *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:*

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**Response: NOTED.**

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

**Response:** The addition of this system is in progress and will be provided in a subsequent submittal.

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.**  
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