

**Project:** Belmont Park Estate  
**DRC Comments Date:** February 1, 2023  
**Application No.:** PZ22-12000014

**RESPONSES TO CITY COMMENTS FROM THE CIVIL ENGINEERING OF RECORD**

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**Engineering Dept comment from David McGirr**  
5/5/2023 responses written

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

**Response: Applied for. Will provide once permit is received.**

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

**Response: GC will provide once permit is received.**

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

**Response: GC will provide once permit is received.**

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

**Response: OK.**

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

**Response: OK.**

7. With the proposed construction please place a note on the Civil 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: Note added as Note #18 on C-1**

8. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements. SW 3 St.

**Response: Will provide once permit is received.**



9. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed offsite pavement marking and traffic signage plan. SW 3 St.

**Response: Will provide once permit is received.**

10. City detail pages need to be updated to the 2022 versions These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

**Response: All city details have been updated to the 2022 versions.**

11. Plan sheet 025 C-1 note # 6 ? Boynton Beach?

**Response: Note #6 has been revised to "Pompano Beach"**

12. Civil plan sheet 025 C-1 has the driveway entrance crossing over the side property line within the right of way. Entrance needs to stay within your property lines.

**Response: The entrance has been corrected.**

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**Fire Dept comment from Jim Galloway**

5/5/2023 responses written

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: Civil plan C-1 show 1 new fire hydrant at the SW corner of the site, and shows the location and distance (205 ft) to the existing fire hydrant located at the SW corner of SW 3<sup>rd</sup> Street and Avenue.**

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: Civil plan C-1 show 1 new fire hydrant at the SW corner of the site, and shows the location and distance (205 ft) to the existing fire hydrant located at the SW corner of SW 3<sup>rd</sup> Street and Avenue.**

6 - ( ) - Civil plans required showing location of Fire Department Connection for fire sprinkler system and backflows for each building.

**Response: Civil plan C-1 show 1 new fire hydrant, 1 new FDC, and 1 new DDCV**



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**Building Dept comment from Todd Stricker**  
BLDG 7-21-211

20. 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: The civil plans meet this requirement**

21. 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: The civil plans meet this requirement**

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**ZONING comments from Hellena Lahens (Hellena.lahens@copbfl.com)**

5. On the Civil Plan Sheet C-1 call out and label the 4 ft black aluminum fence around the retention areas

**Response: This is shown and called out on sheet C-1.**

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**Utilities Dept comment from Nathaniel Watson**

UTILITIES

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

Response: Noted



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-plan submittal.

Response: This will be provided.

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

Response: Please see Sedimentation and Erosion Control Plan and Detail Sheets

4. Civil drawing 025 C-1 Civil Plan proposes two 12" X 4" dedicated fire meter connections but fails to show or indicate the required 4" Fire meter as per City Ordinance 50.02 Water Distribution; General (B) (7). Please correct.

Response: C-1 shows and label a 6" Fire only meter and backflow device per City detail 106-3.

5. As noted prior, civil drawing 025 C-1 Civil Plan proposes two 12" X 4" meter bank connections but fails to specify the meter sizes. Please note that proposal is not to City Engineering Standard design details. The largest meter bank connection is 4" serving 1" water meters. Please clarify as the submittal does not provide any detail.

Response: There will be 1" meters as indicated on Sheet C-1

6. Civil drawing 025 C-1 Civil Plan proposes a public fire hydrant connection to the east of the property along SW 3rd Street. An existing public fire hydrant is located less than 130' east of this proposal at the intersection of SW 3rd Street & S Dixie Hwy. Please remove the hydrant from the proposal given its proximity to the existing hydrant. Provided the property requires an additional hydrant, show the connection as private with a 6" dedicated fire and back flow device. Please correct.

Response: This fire hydrant has been removed.

7. Please attach the following City 2022 City Engineering Standard details as they apply: 106-1 Backflow Preventer, 106-4 Meter Install Dimensions List.

Response: These details have been added.

8. Please note that proposed water meters 3" and larger are not stock items. These meters are subject to a 60 to 90 business day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Response: Noted

# DRC

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06/21/2023