

June 29, 2022

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

**RE: Application #: 21-12000043**  
**Keith & Associates, Inc. Project No. 10694.02**

Dear City of Pompano Beach Reviewers:

Based on your DRC-Review comments dated May 26, 2022, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER-O'MILLS**

DRC Review 5 - 11 - 22 daniel.keester@copbfl.com 954-786-5541

Status: Authorized with Conditions

1. The City Commission approved a rezoning application (P&Z:19-13000009), to change the zoning designation from RM-20 to RM-30 (Ordinance 2021-51).

**Response: Comment acknowledged.**

2. The land use for this area is MH (Medium-High 16-25 Units per Acre), based on the gross site area (1.78 acres) the total number of units allowed by the land use is 44; however, only 40 units are proposed.

**Response: Comment acknowledged.**

3. The property front onto S Ocean Blvd (AKA: A1A), which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 80 feet for this roadway. The site plan illustrates an additional area for an "FDOT Easement" that measures 40 feet to the centerline of the road, but the land must be dedicated. (155.5704 C. 2.)

**Response: The area is being provided as an easement.**

4. Applicant must provide a copy of Broward County School District approval reviewing school capacity availability determination (SCAD), prior to building permit approval.

**Response: Comment acknowledged.**

5. A platting determination letter from Broward County Planning Council, dated July 23, 2019, for a "mixed-use development" confirmed that replatting is not required.

**Response: Please see attached Plat Determination Letter dated July 23, 2019, from the Broward County Planning Council. Replatting is not required per Policy 2.13.1 of the Broward County Land Use Plan.**

**ZONING DEPARTMENT COMMENTS: DIEGO GUEVARA**

DRC-Application review 5-26-22 Diego.Guevara@copbfl.com 954-786-4310

1. Provide written responses to all comments for the DRC Review.

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**Response: Comment acknowledged.**

2. Revise and coordinate the narrative and the drawings. The narrative describes a building with a total of 111 feet height and the drawings show a total of 105.5 feet.

**Response: The narrative has been updated to match the drawings. The building is 105' tall, with additional 8' for non-habitable mechanical space.**

3. The site is a combination of five (5) parcels. Provide a Unity of Title Agreement as per Section 155.2401C: Unity of Title, prior to building permit approval.

**Response: Comment acknowledged, will be provided prior to the issuance building permit.**

4. The required ROW width of 80 feet this roadway must be dedicated to the City of Pompano Beach, prior to building permit approval. The site plan illustrates an additional area for an "FDOT Easement" that measures 40 feet to the centerline of the road, provide approval from FDOT that an easement is sufficient for the state roadway or dedicate the land to FDOT. (Section 100.01 Minimum Right-of-Way)

**Response: Comment acknowledged, will be provided prior to the issuance building permit.**

4. The maximum height standard shall be 105 feet. According to the narrative, the proposed building has a total of 111 feet height. Revise and comply. (Sec. 155.3703.D.3.a. Atlantic Boulevard Overlay District - Increased Height Limit)

**Response: The building is 105' tall, with additional 8' for non-habitable mechanical space.**

5. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vine pergola or retractable canvas shade structure. (Sec. 155.5605.C.1.d: General Parking Deck or Garage Design Standards).

**Response: The top level of parking is covered on a percentage greater than 60%. The cover structures are composed of a concrete slab and a metal roof. The roofs are called out on the drawings.**

6. The proposed canopy on the west side of the second-floor parking area is not architecturally integrated to the building. Revise and Provide details with callouts of the finishing materials.

**Response: The canopy/carport design has been updated to follow the architectural elements used on the first floor façade. Please see revised drawings.**

7. Provide a narrative describing how the project is following all the articulation elements and standards according to the architectural substyle selected for the project. (Section 155.3703.F.7.d: Façade Articulation)

**Response: No specific substyle has been selected. Will apply to AAC for Superior Design Alternative exception.**

8. Provide a narrative describing how the project's design is incorporating the elements listed in this section. (Section 155.3703.F.7.d.ii: Additional Standards for Specific Building Façade Articulation Elements)

**Response: No specific substyle or specific façade articulation elements have been selected. Will apply to AAC for Superior Design Alternative exception.**

9. Provide all the information regarding the type and design characteristics of the roof as required by this provision. Include description and/or specification of roofing material on drawings. In addition, provide a section detail demonstrating compliance with the screening required for the roof equipment showing a cornice or coping on the parapet wall as needed. The Nautical Moderne theme of the elevation requires the implementation of cornices as a coping element of the flat roofs. (Section 155.3703.F.7.f: Roof Form)

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**Response: Please refer to roof plan for roof information. No specific substyle has been selected. Will apply to AAC for Superior Design Alternative exception.**

10. Provide all the information regarding the design and characteristics of the windows as required by this provision. Is there any Operable Window in the building? Does the curtain wall include an option for natural ventilation? Please include the information and specification on the drawings. (Section 155.3703.F.7.h: Window Design)

**Response: Please refer to exterior elevations sheet and material sheet for window information, including sizes, glazing, and code compliance requirements. The curtain wall and storefront windows will have operable parts only as required for second means of escape which will be determined after final design of residential unit layouts.**

11. Provide all the information regarding the design and characteristics of the doors as required by this provision. Provide graphic illustration of the proposed doors. (Section 155.3703.F.7.i: Door Design)

**Response: Door specification and proposed color are included on the materials sheet. No specific substyle has been selected. Will apply to AAC for Superior Design Alternative exception.**

12. The parking deck upper floor includes 26 two-car, tandem parking spaces. Please explain if the parking is going to operate by a valet parking. If that is the case, the Valet Parking Agreement must be reviewed, approved and recorded prior to building permit approval (Sec. 155.2401. D.). Provide information and details illustrating compliance with all the requirements included in this provision. (Refer to Section 155.5102.I.6. Valet and Tandem Parking).

**Response: The parking is going to operate by valet parking. An approved Valet Parking Agreement will be secured and recorded prior to permit approval per 155.2401. D. Staff confirmed that the 75% limitation on valet/tandem does not apply in the AOD district.**

13. Provide a Roof plan illustrating compliance with this section. Add labels and information as required. (Section 155.5301.A.1.a.i. Mechanical equipment mounted on the roof.)

**Response: The roof plan has been revised to provide additional information for compliance with Section 155.5301.A.1.a.i. Mechanical equipment mounted on the roof.**

14. No vehicles park within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that create the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts, and lighting. The proposed west elevation does not comply with this requirement. Revise to comply. (Sec. 155.5601.C.b. Parking Deck or Garage Design Standards – General Parking Deck or Garage Design Standards.)

**Response: The drawings have been revised to show parking deck screening screened with architectural elements that are integral with the rest of the building. The vehicles are not visible from the street.**

15. An Air Park Obstruction Permit may be required; this application is required when the proposed structure height is 75% of the allowable Air Park zone height. The elevations do not provide the maximum height of the building based on the: (a) Average finish grade (Zoning Requirement), and (b) Above Mean Sea Level (AMSL) (Air Park requirement), to the tallest point of the building. The Applicant must provide the height of the building based on these measurements in order for staff to confirm whether or not the proposed development is exempt from the requirement.

**Response: Based on the Code Section 155.3707, the proposed height of this building is 113 feet (105'-0" building height + 8'-0" non-habitable spaces), add that to the 11.88' proposed Finished Floor – we have a building with a top elevation of 124.88' which puts us 2'+ short of the height restriction 75% of 169 is 127. We are under 127-foot threshold therefore an Air Park Obstruction**

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**Permit is not required. Please refer to revised elevations showing required heights.**

16. Provide a break-down of the number of dwelling units based on the unit type (studio, one-bedroom, two-bedroom, etc.) that identifies the total number of units per unit type in the data table.

**Response: Please refer to Sheet 1.01 for total number of units, unit types and data table.**

**BUILDING DEPARTMENT COMMENTS: TODD STRICKER**

Plan Reviewer: Todd Stricker | todd.stricker@copbfl.com <mailto:todd.stricker@copbfl.com

Status: Status: Authorized with Conditions

BLDG 5-11-2022

**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.

**Response: Comment acknowledged.**

Buildings shall comply with all local, state, and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

**Response: Comment acknowledged.**

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.**

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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 system 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.**

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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.**

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.**

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.**

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.

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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.**

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.**

17. 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.**

18. 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.**

19. 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.**

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20. 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 acknowledged.**

21. 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.**

22. 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.**

23. 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.**

24. 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.**

25. 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.**

#### **ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

##### **ENGINEERING DEPARTMENT**

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com <mailto:david.mcgirr@copbfl.com

Status: Authorized with Conditions

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: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

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2. 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: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

3. 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: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

4. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the sanitary sewer system shown on the civil engineering plans.

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

5. 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 sanitary sewer system shown on the civil engineering plans.

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

6. Place note on landscape plan sheet 712 LP-101 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 the Engineering Div. for Utility information. Engineering Standard Street tree detail 316-1. Landscape plans needs to have the Utilities overlaid onto the plan sheets.

**Response: Please refer to note #11 on Sheet LP-101**

7. Upload the 2019 City Engineering standard details for the proposed off-site water and sewer connections. 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: Comment acknowledged. Please see Sheets CU-501- CU-504.**

8. 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 State Road A1A.

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

9. 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 State Road A1A.

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

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10. 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 State Road A1A.

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

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

**Response: Comment acknowledged.**

12. The proposed watermain services connection to service this project must be approved by the City of Pompano Beach Utilities Division.

**Response: Comment acknowledged.**

13. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

**Response: Comment acknowledged. Please see Sheet CP-101 for proposed COPB sidewalk warning dome mats. Please see Sheet CM-502 for Detail 318-1.**

14. Please note on civil plan 415-CU-1101 Water & Sewer Plan, 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)

**Response: Comment acknowledged. Please see Sheet CU-101 for notes.**

If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)

**Response: Comment acknowledged. Please see Sheet CU-101 for notes.**

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)

**Response: Comment acknowledged. Please see Sheet CU-101 for notes.**

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: Comment acknowledged. Please see Sheet CU-101 for notes.**

\*\*\* 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: Comment acknowledged. Please see Sheet CU-101 for notes.**

**FIRE DEPARTMENT: JIM GALLOWAY**

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com <mailto:jim.galloway@copbfl.com

Status: Pending Resubmittal

5-17-2022

Fire Prevention at this time can not approve DRC at this time:

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1 - All exit stairs must discharge at ground level free and clear of the structure to public right of way

**Response: Please refer to revised plans showing all exit stairs discharging at ground level free and clear of the structure to public right of way.**

**URBAN FORESTRY DEPARTMENT COMMENTS: WADE COLLUM**

LANDSCAPE REVIEW – 1-17-22

Plan Reviewer: Wade Collum | wade.collum@copbfl.com <mailto:wade.collum@copbfl.com>

Status: Authorized with Conditions 5-17-2022

**SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW**

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com <mailto:beth.dubow@copbfl.com>

Status: Authorized with Conditions

Environmental Services Comments

Project Name: Briny Residences

Address: 305 Briny Avenue

P&Z#: 21-12000043

Review: 05/16/2022

DRC Meeting: 06/01/2022

REVIEW COMPLETE; PENDING DEVELOPMENT ORDER

1. During a Zoom meeting with Environmental Services staff on 03/17/2022, it was made clear that hauling the containers through the driving/parking aisles is not going to be allowed. Garbage will be moved from the trash rooms to the dumpster enclosure along a path that minimizes interaction with vehicular traffic, as shown on the attached PDF (given to staff by the applicant).

**Response: Please refer to revised ground level floor plan showing a layout that allows garbage to be moved from the trash rooms to the dumpster enclosure along a path that minimizes interaction with vehicular traffic.**

2. The porte cochere at the south entrance of the building must have a minimum height clearance of 15 feet to allow a garbage truck to maneuver into position for servicing the dumpsters and for maneuvering off the site onto SE 4th Street.

**Response: Please refer to the revised drawings showing required minimum height clearance of 15 feet at the Porte Cochere.**

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. (at the time of this writing) or from the City's current franchise collector. Rental communities are considered commercial properties for purposes of garbage/recycling collection.

**Response: Comment Acknowledged**

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

**Response: Comment Acknowledged**

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: Comment Acknowledged**

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 Acknowledged**

**BSO DEPARTMENT COMMENTS: PATRICK NOBLE**

Plan Reviewer: Patrick Noble (Patrick\_Noble@sheriff.org <mailto:Patrick\_Noble@sheriff.org>  
Scott Longo: scott.longo@copbfl.com <mailto:scott.longo@copbfl.com>  
Status: No Comments

Development Review Committee      Reviewed: May 11th, 2022  
Subject: CPTED and Security Strengthening Report: PZ21-12000043  
Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach  
Patrick\_Noble@sheriff.org    M-(954) 709-7006 (Call, Text & Email; No Voicemail);  
Monday – Thursday; 8 AM – 4 PM

**\*\*\* ATTENTION IMPORTANT \*\*\***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

**Response: Comment Acknowledged**

**DISCLAIMER:**

This safety and security 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, threats, breaches, or liabilities that might occur without any review.

**Response: Comment Acknowledged**

**INCLUDE THESE TWO CONDITIONS**

1. Ensure all publicly accessible exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind. Note that this area has a chronic problem with this issue.

**Response: Comment Acknowledged**

2. Recommended: Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

**Response: Comment Acknowledged**

**UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON**

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com  
Status: Authorized with Conditions 5-17-2022

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

**Response: Comment acknowledged.**

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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: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

3. Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.**

4. Please indicate on civil plan 410-CU-101-WS Plan the total site water consumption in (GPD) gallons per day.

**Response: Comment acknowledged. Please see Sheet CU-101.**

5. Please indicate on civil plan 410-CU-101-WS Plan the total wastewater discharge from the site in (GPD) gallons per day.

**Response: Comment acknowledged. Please see Sheet CU-101.**

6. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to a 60-to-75-day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

**Response: Comment acknowledged.**

7. Please show on civil plan 410-CU-101-WS a private wastewater manhole adjacent to the recorded property line.

**Response: Comment acknowledged. Please see Sheet CU-101.**

8. Please show on civil plan 410-CU-101-WS the proposed sanitary sewer system locate due east of its current location out of the driveway approach of the lot. Any maintenance or repair work would encumber access to the property.

**Response: Comment acknowledged.**

9. Please show and/or note on civil plan 410-CU-101-WS that manholes #1, #2 and the core to the existing manhole shall be sewer coated to City specification. The bench in the existing manhole shall be reworked to accommodate the new flow.

**Response: Comment acknowledged. Please see Sheet CU-101.**

10. Please attach the following 2019 City Engineering Standard Details and any other that apply as per the design: 106-4 Meter Install Dimensions List.

**Response: Comment acknowledged. Please see Sheet CU-502.**

11. Please submit civil drawings detailing the proposed and corrected water and sewer work. Nothing appears to have been submitted.

**Response: Comment acknowledged.**

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