



June 23, 2021

**City of Pompano Beach
100 W Atlantic Blvd
Pompano Beach, FL 33060**

RE: Application #: PZ21-12000022

KEITH Project No.: 10230.09

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated June 16, 2021 KEITH and the Development Team offers the following responses to your comments/questions:

CRA: Nguyen Tran
NO COMMENTS

BUILDING DEPARTMENT: James DeMars
NO COMMENTS

BSO: Scott Longo
NO COMMENTS

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.

ATTENTION: DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM on Narrative and Drawing plans.

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2501 S. Andrews Ave
Fort Lauderdale
FL 33316
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Palm Beach County
1200 Federal Hwy
Suite 208
Lake Worth, FL 33460
561.467.0992

St. Lucie County
2325 S.E. Patio Cir.
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FL 34952
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Orange County
2948 E. Livingston St.
Orlando
FL 32803
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DRC

PZ21-12000022

8/4/2021

PLANNING DEPARTMENT: Daniel Keester

1. Land use for this parcel is currently RAC, amended September 24, 2019. The property was included in the platted subdivision "Arvida Pompano Park Plat," which was amended to restrict the property to 300,000 square feet of commercial use, 600,000 square feet of commercial recreation use, 450,000 square feet of office use, 500 mid-rise units and 350 room hotel. Based on the amended RAC, the Plat may need to be updated; however, it is not required for this proposal.

RESPONSE: Comment Acknowledged

2. The city has sufficient capacity to accommodate the proposal.

RESPONSE: Comment Acknowledged

ENGINEERING DEPARTMENT: David McGirr

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: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

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: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

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: The contractor will submit an NPDES NOI at the time of building permit review.

4. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

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

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.



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

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

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

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

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

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

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

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

10. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer, drainage, sidewalks, and roadway construction. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: Copies of the City of Pompano Beach standard details have been incorporated into the plans. Please see sheets CP-501 through CP-503 and CU-501 through CU-506.

11. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

RESPONSE: Comment acknowledged.

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

RESPONSE: Please see sheets CP-501 through CP-503 and CU-501 through CU-506.



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. Truncated warning dome mats have been added to the plans and the detail has been added to sheet CP-502.

14. Submit / Upload Broward County Traffic Engineering Division approval for the proposed off-site pavement marking and traffic signage plan.

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

15. Submit / Upload Broward County Highway Construction and Engineering Division for the proposed street roadway improvements (County roads). Submit copy of the approved permit or exemption. For the work to be constructed within the road right-of-way SW 3 St.

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

FIRE DEPARTMENT: Jim Galloway

1. Plans submitted do not have any proposed underground utilities? location of water mains existing or proposed? location of fire hydrants? fire hydrants are usually located at intersections of major roadways for access to multiple sides of proposed structures.

RESPONSE: Existing and proposed utilities can be found on sheets CP-101 through CP-107

UTILITIES DEPARTMENT: Nathaniel Watson

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

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

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: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

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



RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

4. Please procure an approved FDEP permit for the proposed water main infrastructure. Required during official e-plan submittal.

RESPONSE: Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

5. Please submit a site sedimentation and erosion control plan.

RESPONSE: The Erosion and Sedimentation Control Plan is included with this submittal. Please see sheets CG-101 through CG-107.

6. Please note that the City shall only accept ownership of utility assets newly installed as discussed and verified prior. Older existing utility assets within a dedicated right-of-way shall remain private until upgraded to City standard.

RESPONSE: Comment acknowledged.

7. Please note that utilities intended to be converted to City public assets via a dedicated public right-of-way shall be designed as point of service connections to adjacent private lots with water metered services, boxed City accessible sewer lateral cleanouts and/or manholes or stormwater system appurtenances shown just at or behind the recorded property line as determined by the City. Utility assets on private property shall be private after the point of service. Utility connections shall be shown out of driveway approaches for maintenance and access purposes.

RESPONSE: Comment acknowledged.

8. The PGD plan nor submittal does not show utility crossings or in-line or connecting service line valves. Please submit civil drawings that detail the public water and sewer services that also have City Engineering Standard details for the subject work.

RESPONSE: Sheets CP-101 through CP-107 have been updated to include the requested information.

9. Please note that meters 3" and larger are not stock items and are subject to an order lead time of 60 to 75 days after the items are paid. Please order accordingly.

RESPONSE: Comment acknowledged.

10. Please attach all pertinent 2019 City Engineering Standard Details as they apply.



RESPONSE: Please see sheets CP-501 through CP-503

LANDSCAPE REVIEW: Wade Collum

1. Love the color landscape renderings!

RESPONSE: Thank you!

2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

RESPONSE: Additional information was added to the Tree Disposition Sheets per field inventory. A tree survey prepared by a Florida Registered Surveyor will be submitted at time of building permit.

3. Provide dimensions on the landscape plan to match the dimensions shown on the renderings.

RESPONSE: Please refer to dimensions on the Pavement Markings Plan sheets CM-101-CM-106. Renderings have been updated to show the correct dimensions which match all plan sheets.

4. Clarify the Phasing of the roadway plans.

RESPONSE: Please refer to uploaded Roadways Phasing Exhibit.

5. Street tree plan appears to terminate at the parking garage but Exhibit F shows that road as major and continuing eastward. Please complete the plan or specify which Phase or Date that will be instigated via a plan.

RESPONSE: On the North side of Palm Aire Dr. the R.O.W. jogs to the back of sidewalk in front of the garage and continues that way east. Trees will be provided there once the vacant lot is developed. There are no trees directly adjacent to the parking garage shown on phase 1A plan set. Please refer to BP20-6543 for tree planting along the garage.

6. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.

RESPONSE: Total value of trees removed verse trees proposed have been added to sheet LD-001.

7. Provide a note that a Notarized Certificate of Variety for the Medjool species for this site, this will be required at time of inspection.

RESPONSE: A note has been added to the plant list which requires a notarized certificate for the Medjools.



8. Provide soil specifications for the planting areas and specifically for the proposed Medjool palms.

RESPONSE: See Sheet LP-501 for the Medjool Planting Detail with the soil mix.

9. Please provide the adjoining permit #'s we have in the system currently on the plan so that all the plans speak to one another.

RESPONSE: The adjoining permit numbers are shown on all plant sheets.

10. The width of the proposed planting areas may not be adequate to support the trees/palms proposed verify and discuss with staff.

RESPONSE: The trees and palms share soil space within the 7' wide planting strip. Soil volume is also provided under the 7' wide sidewalks. A sidewalk bridging detail is provided on Sheet 501.

11. Provide root barriers and note type on the plans.

RESPONSE: A root barrier detail has been provided on sheet LP-501.

12. Provide the Ptychosperma's triples at staggered heights. Provide the OA height of the palms in addition to the CT measurement. Provide specific variety for the proposed Lagerstroemias.

RESPONSE: The specifications have been modified for the palms as required. A variety of Lagerstroemia has also been provided. Refer to the Plant List on sheets LP-101-LP-107.

13. The city does not recommend the use of large canopy, self-cleaning palms in and around high target areas such as pedestrian access and vehicular use areas.

RESPONSE: We understand the City's concerns and will take them under consideration.

14. No sod or groundcover callouts were noticed on the plans.

RESPONSE: Sod and groundcover callouts have been added to the Landscape Plans, Sheet LP-101-LP-107.

15. All tree work will require permitting by a registered Broward County Tree Trimmer.

RESPONSE: This note (#8) has been provided on all landscape plans, LP-101-LP-107.



ZONING DEPARTMENT: Max Wemyss

1. Submittal Requirement - provide a tree survey to be reviewed by the Landscape Division prior to Development Order Issuance.

RESPONSE: Comment Acknowledged

2. PD Narrative - the PD District regulations state that the roadway, along with utilities (as shown in Exhibit G) are intended to be made public. Are improvements to the utilities required to be consistent with Exhibit G and with City Standards prior to dedication to the public? What is the plan for abutting overhead wires?

RESPONSE: Yes, the improvements should be consistent with Exhibit G and the City standards. The developer is currently working with FPL on relocating and undergrounding the existing utilities.

3. PD Narrative - Roadways are to be designed to “accommodate internal shuttle along with potentially autonomous vehicles” and to “allow city's circulator serving palm aire.” How has this consideration influence the design?

RESPONSE: The proposed roadways are intended to accommodate vehicle size associated with Shuttles and Autonomous types. Currently the City's Circulator Shuttle has an existing stop in front of the Casino, which will be maintained.

4. PD Regulations - Exhibit F - Palm Aire Drive and Lucky Lane are identified as Phase 1 Major Roads.

RESPONSE: Comment Acknowledged

5. PD Regulations - Exhibit F1 - Palm Aire Drive and Lucky Lane are to be designed consistent with Street Section T6. This is a 100-foot wide section where “10-20 foot wide area along roadways will accommodate landscape and pedestrian walkways and will be developed concurrent with the roadway.” Demonstrate that all sections of the roadway are compliant with this Street Section and Exhibit Requirement.

RESPONSE: Comment Acknowledged. The design corresponds to the 100-foot wide section of Exhibit F1 of the approved Rezoning. Additional landscape will be provided as in future development phases of the adjacent parcels (under separate application). Please refer to the proposed street sections uploaded to the documents folder

6. PD Regulation - Exhibit M3 - “bicycle paths, pedestrian walkways, and roadways in all phases of development shall provide a cohesive network connected to



Powerline road and SW 3rd Street and do not result in dead-end conditions.” Lucky Lane appears to terminate at a proposed entrance roadway into the garage and service area. This is not consistent with the roadway exhibit of the PD or the approved site plan for the parking garage. Clarify what the vision is for this driveway/roadway segment, what revisions are necessary (PD Plan/Site Plan/Roadway Plan), and how this connects to existing or proposed roadways to ensure no roadway results in a dead-end condition.

RESPONSE: Until the final phase of the proposed road network is approved/constructed, the pedestrian/bicycle network will utilize the existing internal sidewalks of the Jai Alai and Parking Garage to avoid dead-end conditions.

SOLID WASTE AND RECYCLING: Beth Dubow

1. Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc.

RESPONSE: Comment Acknowledged

2. Recycling collection is not required, but it is suggested. Recycling collection service may be obtained from a recovered materials hauler.

RESPONSE: Comment Acknowledged

3. 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

4. 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

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to



receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

