



August 9, 2019

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

RE: Application #: 19-12000006
Keith & Associates, Inc. Project No. 07470.28

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated April 3rd, 2019 KEITH and the project team offer the following responses to your comments/questions:

PLANNING COMMENTS: Kerrie MacNeil

No Comments

ENGINEERING COMMENTS: David McGirr

1. Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.
RESPONSE: L2019-075 is in progress, County has requested City to provide an Association be formed to maintain The Backyard infrastructure.
2. Any proposed water and sewer services connection to service this project needs approval by the City of Pompano Beach Utilities Division.
RESPONSE: An email has been sent to the City Utilities Dept., we are awaiting response.
3. There are no details or information on the water service on NE 2 Street? Please clarify?
RESPONSE: Comment noted. Details & information for the water service on NW 2nd Street has been corrected. Please see revised sheet (CU-101).
4. Clarify on site plan what's parking and what's walkway? What separates the two?
RESPONSE: No parking proposed other than existing on street parking.
5. Please submit a sedimentation & erosion control plan for the on & off-site work.
RESPONSE: Please see updated drawings – sheet CG-101 and CG-501 has been added to the submittal for the on & off-site work.

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301 E. Atlantic Blvd
Pompano Beach
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2160 N.W. 82 Ave
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120 N. Federal Hwy
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St. Lucie County
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Orange County
2901 Livington St.
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FIRE COMMENTS: Jim Galloway

1. The petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

RESPONSE: Acknowledged

2. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

RESPONSE: Note that Civil is only designing the utilities on the Plaza, we are providing Fire Lines for all Future Restaurants that might come into construction.

BUILDING COMMENTS: Carpelo Jeboam

No comments Necessary

BSO COMMENTS:

No Comments

CRA COMMENTS:

No Comments

UTILITY COMMENTS: Nathaniel Watson

1. Please note that additional comments may be forth coming contingent upon future submittals and the review process.

RESPONSE: Acknowledged

2. As per City Ordinance §50.02 Water Distribution; General (A)(10) The customer shall not draw any water through a dedicated fire line connection except for the purpose of extinguishing fires or for periodic tests of the fire system. Please provide independent connections. Please show the proposed dedicated 4" fire meter and 2" domestic services as independent connections.

RESPONSE: Plans have been modified to comply with the comment. All proposed dedicated 4" fire meter and 2" domestic services showing in the sheet as independent connections. Note also that (7) new fire lines are proposed and (1) water service is being relocated. Refer to drawing CU-101.

3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work.

RESPONSE: L2019-075 is in progress, County has requested City to provide an Association be formed to maintain The Backyard infrastructure.



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4. Please submit a sedimentation & erosion control plan for the on & off-site work.
RESPONSE: Please see updated drawings – sheet CG-101 and CG-501 has been added to the submittal for the on & off-site work.
5. Please note that the proposed 4" dedicated fire meter has an order lead time of 60 to 75 days after the meter is paid. Please order the device in accordance with the construction schedule to ensure a timely delivery and installation.
RESPONSE: Acknowledged

LANDSCAPE COMMENTS:

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
RESPONSE: There are no existing overhead powerlines on site. They have been buried during pervious projects.
2. Submit a Tree Appraisal by an ISA Certified Arborist or a Florida Registered Landscape Architect in accordance with the Council of Tree and Landscape Appraisers, Guide for Plant Appraisal 9th Edition, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.
RESPONSE: Appraisal values have been provided. Refer to sheet LP-101.
3. Is parking is being proposed? It appears that landscape islands are shown but there is no striping, please clarify.
RESPONSE: No parking is proposed for this project area. Referto the site plan, SP-101.
4. As per site meeting and current condition of existing tree, please provide tree care notes for the large tree onsite. Including but not limited to, air tillage of the existing root zone and provide soil and nutrient amendments based on soil testing. Staff recommends tree pruning and tree care operations to be performed by Registered Consulting Arborist until such time the shows improvement as to vigor and vitality.
RESPONSE: A consulting arborist with be retained to provide necessary services for required tree care.
5. As per 155.3501.J.3 Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for all trees abutting paved areas for this project including minimum soil volume specifications per accompanying chart.
RESPONSE: Suspended pavement systems are not appropriate for existing trees. A raised deck will be provided over the critical root zone. Suspended pavement/structure soils will be implemented with the relocated of the collected live oak.
6. As per site meeting, please provide specifications and details for the cantilevered decking over the root zone of the existing tree. Note on site references hardscape plan but none was found in the file.
RESPONSE: Details will be provided with the Construction Documents.
7. Based on the abundance of adjoining properties it appears that the pervious are is going to be combined. Please provide this percentage and it is staffs recommendation to consider the incorporation of the south parcel where there is sod to offset the paved



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area in proposed drawing.

RESPONSE: A Unity of Control agreement approved by the Pompano Beach Community Redevelopment Agency is attached. The applicant (CRA) is requesting an adjustment to this requirement pursuant to 155.2435.

8. Correct plant list to reflect tree counts as the plan and plant list do not match. Staff recommends a large specimen size Oak tree(s) to help create a balance and a sooner shaded plaza area.

RESPONSE: The plant list has been corrected to accurately reflect the proposed trees. A collected specimen is proposed to be relocated on site. Refer to LP-101.

9. Please adjust the irrigation plan to incorporate irrigating more of the root zone beneath the decking for tree health purposes and sustainability.

RESPONSE: Drip tube irrigation will be provided underneath the deck. Details will be provided on the construction documents.

10. It appears that utilities and a catch basin is being proposed within the root zone. Please confirm and adjust to preserve root zone.

RESPONSE: Utilities have been adjusted to no conflict with the root zone of existing trees.

11. Additional comments may be rendered at time of resubmittal

RESPONSE: Acknowledged.

ZONING COMMENTS: Max Wemyss

1. This application is for Minor Site Plan and Major Building Design. The Site Plan will receive Development Order from the Development Services Director. The Building Design will receive Development Order from the Architectural Appearance Committee. All new Institutional: Open Space uses are applicable for Major Building Design. An additional fee will be assessed for Major Building Design.

RESPONSE: Comment Acknowledged

2. North Façade of Building 1 is not provided. Assuming no change is proposed to this façade, no improvement shall be permitted to this façade, unless included within this plan set.

RESPONSE: All elevations of building 1 now provided.

3. This project involves 7 properties. Each of these properties has their own pervious/impervious area requirements that may not be made nonconforming, or more nonconforming than the current condition. Each of the properties contains buildings that would be classified as a Flex Building Typology with a requirement for 10% pervious area. Address how this site will be unified so as not to create nonconformities OR verify that 10% of each property is reserved for pervious area.

RESPONSE: A Unity of Control agreement approved by the Pompano Beach Community Redevelopment Agency is attached. The applicant (CRA) is requesting an adjustment to this requirement pursuant to 155.2435.

4. The commercial container storage areas shall be considered additions to the principal buildings rather than as commercial container enclosures. Building 2 should be located abutting the building, also reducing hidden locations creating safety hazards for a public plaza.

RESPONSE: The trash enclosure (Building 2) has been relocated and it is within an existing structure. See architectural plans.



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5. Certain plans identify the existing parking area but it is not clear if the parking area is to remain for the purpose of parking or solely as a public plaza. Please clarify areas intended for parking and ensure parking requirements are met if applicable.
RESPONSE: There is no proposed parking associated with this project. There is existing on street parking located along NE 1st Avenue.
6. Walls or fences around the perimeter of a publicly accessible open space are to be constructed of Masonry, wood, aluminum and other metals, vinyl, or wrought iron. The maximum height of such wall or fence is 48" and the minimum transparency is 75%. Include this information on the site plan and verify compliance. Include a fence detail.
RESPONSE: The applicant (CRA) is requesting an adjustment to this requirement pursuant to 155.2435.
7. The façade improvements comply the Building Design Standards of the TO/DPOD Zoning District.
RESPONSE: Acknowledged
8. A painted wall sign containing commercial content is not permitted within the TO/DPOD Zoning District. A Mural that does not advertise commercial activity is permitted.
RESPONSE: Acknowledged

SOLID WASTE AND RECYCLING COMMENTS: Beth Dubow

1. BUILDING 1
 - a. Ensure a garbage truck will have enough area FULLY ON SITE to service this container and exit without backing onto NE 1st Avenue.
 - b. Curb cuts and backflow preventers and meters may need to be relocated or shifted.**RESPONSE: Per Russel Ketchem email of 5/14/19 4:00 PM (see attached) the design is approved as shown on the site plan. (2) two additional offsite parking bays are being carved out and paved to allow the truck to pull off road and pick up the compactors for new Trash Buildings #1 & #3, Building #2 has been moved from the Plaza to the inside of the existing building (11 NE 1 ST POMPANO BEACH FL 33060).**
2. BUILDING 2
 - a. Garbage truck will access this enclosure from the existing alley along the south side of this property.
RESPONSE: Building #2 has been moved to inside of existing building on 11 NE 1 ST POMPANO BEACH FL 33060, the truck will utilize the existing alley behind.
 - b. The location of the garbage enclosure creates a hidden recess which creates a possible hiding or ambush point. The enclosure needs to be moved to a location that will eliminate any safety issues. Having the enclosure abut one of the buildings would be preferred.
RESPONSE: Comment noted, does not apply anymore.
 - c. This enclosure should be redesigned to house a compactor and eliminate the three separate dumpsters. This is for both economical and space-saving benefits.
RESPONSE: Comment noted. The three separate dumpsters have been eliminated. Refer to drawing CP-101.



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3. BUILDING 3

- a. There is not adequate space to service these containers as it is shown on the site plan. It would not be safe to wheel the large, heavy dumpsters out for service in such close proximity to the electrical transformers.

RESPONSE: Per Russel Ketchem email of 5/14/19 4:00 PM (see attached) the design is approved as shown on the site plan. (2) two additional offsite parking bays are being carved out and paved to allow the truck to pull off road and pick up the compactors for new Trash Buildings #1 & #3.

- b. There is no room for a garbage truck to access and service containers ON SITE at this location as currently shown.

RESPONSE: Comment noted.

- c. The curb cut does not align with access to the enclosure opening and would be better abandoned.

RESPONSE: Comment noted.

- d. Unless this enclosure is reconfigured and rotated to provide access from the south.

RESPONSE: Comment noted.

- e. This enclosure should be redesigned to house a compactor and eliminate the three separate dumpsters. This is for access, and economical and space-saving benefits.

RESPONSE: Comment noted.

- 4. Multiple containers will be very costly to service. Applicant may wish to consider using a large shared containers with compactors.

RESPONSE: Comment noted.



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