



## ANSWER TO COMMENTS

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08/16/2023

Miami, FL

### CITY OF POMPANO BEACH

#### Building Official

Project: SEABIRD POMPANO TOWNHOUSES

Process #: P&Z # 23-12000003

In response to your comments on the above-mentioned project, please find the following:

### PLANNING

1. The site data table does not provide a breakdown of the units by unit type, the resubmitted plans must provide a detail of the total number of units by unit type (i.e. identify the number of units by bedroom count: X number of 3 bedrooms, X number of 4 bedrooms, etc.). Based on the floor plans, it appears as though there are six 4-bedroom units. A table has been added identified the amount of area “under A/C” as opposed to identifying the number of bedrooms.

**Answer: Please refer to the new Dwelling Units Type schedule on sheet A-002.**

2. The property was platted in 1950 (Blue Water Beach - PB: 26 Pg. 29). Based on Broward County Administrative Rules 4.3, it appears that it would be exempt from platting/replatting. Provide a letter from the Broward County Planning Council confirming that the propose development does not require platting/replatting for the proposed development.

**Answer: Contractor to provide a copy of the letter from the Broward County Planning Council with the building permit application.**

3. Provide a Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board. Prior to building permit approval a “final” SCAD Letter must be submitted; however, all residential projects must submit an application to obtain the “preliminary” letter to the School Board.

**Answer: Contractor to provide a copy of the School Capacity Availability Determination (SCAD) Letter with the building permit application.**

# DRC



## LANDSCAPING

1. No comment response sheet was submitted as per previous comments.

**Answer: Understood. Please refer to this comment narrative.**

2. Remove all colors from sheets as ePlan has a hard time navigating the plans.

**Answer: Understood.**

3. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

**Answer: Notes Added on sheets L-1, and A-100**

4. Staff recommends the removal of the Benjamina and Aurea hat are against the property line.

**Answer: Landscape Architect understand the concern, however, the project does not have enough space to plant the amount of trees required for mitigation.**

5. 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.

**Answer: Provided, please refer to sheet 001 V-1 - SURVEY.pdf**

6. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, 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. Provide the replacement cost based on height for the coconut.

**Answer: Provided. Please refer to document 007 Arborist Report**



7. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced. Mitigation must be above and beyond minimum requirements.

**Answer: Please see sheet 015 L-1**

8. Palms must meet the minimum height in order to be counted towards the overall code requirements. They can remain but cannot be counted towards the overall.

**Answer: No palms are counted as trees only as screening hedge in the back part of the lot.**

9. Provide a graphic scale on landscape plan.

**Answer: See graphic scale added on sheet 016 L-2**

10. Please adjust the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping, as it is difficult to track.

**Answer: Please see clarification on Sheet's L-2 chart.  
Considering that two existing trees remain, and we are proposing four new trees. Total number of trees = 6 and the required per 155.5203.C is 5 trees,**

11. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

**Answer: Please see changes on Sheet 016 L-2**

12. Please clarify what is being proposed in the side yards.

**Answer: We are proposing a hedge of Cocoplum (24" height) with Arachis glabrata as Ground Cover**

13. Why is a berm being proposed? Be prepared to provide a cross section detail.

**Answer: Removed. Please refer to Civil plans for water retention systems.**

14. Provide a photometric plan.

**DRC**

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**Answer: Photometric report included in documents. Please refer to 006 Photometric Report.pdf**

15. Provide rooftop planter details as seen in the renderings and/or planter details in the rear.

**Answer: Plants seen in renderings are proposed as potted plants not built-in**

16. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

**Answer: Removed**

17. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**Answer: Please see L-2**

18. Provide Street Trees at 1:40' as per 155.5203.G.2.c. the 1 tree that is missing can be shifted onto the site.

**Answer: Due to the tight space, we proposed 4 street trees on the swale, plus a Juniperus virginiana at the front setback (east side) as the fifth street tree.**

19. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

**Answer: Provided. Please see sheet 018 IRR-1**

20. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

**Answer: Understood. Note Added on L-2**

**DRC**



21. Remove gallon sizes from plant list.

**Answer: Removed**

22. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

**Answer: Planting details from the City of Pompano Beach added**

23. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.

**Answer: Note Added**

24. Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices.

**Answer: Planting details from the City of Pompano Beach added**

25. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

**Answer: Note Added on L-3**

26. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

**Answer: Note Added on L-2**

27. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

**Answer: Note Added on L-1**

28. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**Answer: Note Added on L-1**



29. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**Answer: Note Added on L-1**

30. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**Answer: Note Added on L-3**

31. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. Especially where there is tree protection and/or plant material is installed on site.

**Answer: Note Added on L-2**

32. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

**Answer: Note Added on L-2**

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

**Answer: Note Added on L-3**



34. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**Answer: Please refer to document "3225 NE 6 ST - 23-1200003 - Answer to Comments"**

35. Additional comments may be rendered a time of resubmittal.

**Answer: Understood**

**DRC**

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## ZONING

1. Provide written response to all disciplines

**Answer: Please refer to document 009 Answer to Comments - 23-12000003**

2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

**Answer: Please see Buried Utilities note on sheet A-100.**

3. Provide an answer to Planning comments regarding bedroom count.

**Answer: Please refer to the Dwelling Units Type schedule on sheet A-002.**

4. Provide a scale on the site plan. According to my calculation, pervious and lot coverage measurements do not match the provided calculation. Please clarify. I calculated approx.. 8,000 sq ft. on site plan for lot coverage. I calculated 3,550 sq ft of pervious on the site Plan. Please note that pearock is not considered pervious material and it is limited to 15% of the provided pervious requirement. Clarify the pea rock does not go over the 15% measurement.

**Answer: Graphic Scale added and peacock removed on landscape plans for the area to count as impervious.**

5. On the Site Plan, please clarify what is a projection and what is part of the structure for all sides. Rear and side of the building appear to not be in compliance with the setback requirement. Label all the elements on the front yard. Please note that overhangs can only encroach 3 ft into the required setback - Make sure the overhang above the 20 ft mark also meets the setback requirement.

**Answer: Please refer to the Setbacks Diagram on sheet A-100 and on each floor plan (A-101, A-102 and A-103), to review the applicable setback requirements of each story**

6. The rear setback is 13.75 for the areas above 20 ft. Please make sure the rear setback measurement is accurate and called out. I measured 13 ft.



**Answer: Clarified at DRC Meeting with Members Board. The height above 20 ft is 1 ft every 4 ft in height. Therefore a 13 ft setback is required for up to 32 ft in height. We are proposing over 13 ft of rear setback.**

7. Provide an outline of first and second floor on the site plan.

**Answer: Understood. Please refer to dashed line and identifying notes on A-100**

8. On floor plans, 2nd and third floor, please clarify and label the planter area/overhangs. Is there proposed pavers on the second floor? Is the part of the overhang projection? (Label structure vs architectural elements) Keep in mind the overhang encroachment limits.

**Answer: Understood. Please refer to notes added to A-101, A102, and A-103. Planters, overhangs and projections have been noted on each of the floor plans.**

10. Photometric Plan - how does it meet the standards?

**Answer: Assuming this project is considered a Single Family residence and as per table 155.5401.E, as observing the photometric plan, we currently comply with the minimum illumination of 0.5 foot-candle at the vehicular areas at ground level and the maximum illumination of 1.0 foot-candle at 5 feet above the grade at the property lines.**

**Additionally, all fixtures illuminating the exterior areas are specified on sheet series LL, to be installed at or below 17.5 feet from the established grade.**

11. The height of the trellis goes over the 25% limit of extensions limitation.

**Answer: Understood. The trellis has been modified to not exceed the 25% limit.**

12. Provide the height of the Retaining wall - 4 ft height maximum in front yard.

**Answer: Understood. Please see the dimensions placed on A-201.**

13. Based on the North elevation, the mechanical equipment appears visible.

**DRC**



**Answer: Understood. Screen for Mechanical Equipments added please refer to sheet A-201**

14. Provide a photometric plan.

**Answer: Provided, please refer to Document 006 Photometric Report**

15. Provide a quick line-by-line response to the how the project meets the multi-family design standards.

**Answer: See table below (some non applicable subsections omitted)**

155.5601.C. SUB-SECTION	REQUIREMENT	PROPOSED TO MEET REQUIREMENT
1.a	The primary entrance of a single-building multifamily residential development shall face the street, not an off-street parking lot.	Rowhomes. All entrances face main street.
1.c. i.	Multifamily residential developments with six or fewer dwelling units shall be configured through massing, door placement, centralized parking location, and use of exterior materials to give each building the appearance of a large, single-family home.	All six units, while attached, are single family units which the same look and feel appearing as one large and unique structure,
1.c. ii	Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway.	All units are accessible from ground-floor via individual stood and served directly from the public sidewalk
2.a	Individual structure footprints shall not exceed a maximum of 20,000 square feet.	Footprint is 7,131 sf
2.b	The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units.	Total length 160 ft, but has multiple volume breaks.



155.5601.C. SUB-SECTION	REQUIREMENT	PROPOSED TO MEET REQUIREMENT
3.a	<p>Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.</p>	<p>The longest distance between volume offsets is 13'-10" at the corner units (white façade)</p>
3.b	<p>Wall offsets shall have a minimum depth of two feet.</p>	<p>Offsets have 2 ft in total (sliding glazed door plus architecture elements)</p>
3.c	<p>In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:</p> <ul style="list-style-type: none"> <li>i. A recessed entrance;</li> <li>ii. A covered porch;</li> <li>iii. Pillars, posts, or columns adjacent to the doorway;</li> <li>iv. One or more bay windows projecting at least twelve inches from the facade plane;</li> <li>v. Eaves projecting at least six inches from the facade plane;</li> <li>vi. Raised corniced parapets over the entrance door;</li> <li>vii. Multiple windows with a minimum four-inch-wide trim; or</li> <li>viii. Integrated planters that incorporate landscaped areas or places for sitting</li> </ul>	<p>Providing:</p> <ol style="list-style-type: none"> <li>1. Recessed entrance</li> <li>2. Multiple windows with 8" wide trim.</li> <li>3. Eaves project at least six inches from façade plane</li> <li>4. Integrated planter areas for landscaping</li> </ol>
4.	Architectural Variability	Not applicable



155.5601.C. SUB-SECTION	REQUIREMENT	PROPOSED TO MEET REQUIREMENT
5.a	Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.	Proposing a rooftop with a 3ft railing which is also recessed 3ft from facade plane
5.b	Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.	Not applicable
5.c	All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.	Mechanical units hidden behind the staircase from street view
6.a	Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices , at corners, or as a repetitive pattern.	Multiple material changes proposed. Around windows, changes in facade plane and eaves.
6.b	Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows.	Heavier material proposed at ground level (darker color) and as accent for vertical architectural elements, window trims and eaves
7.a	No more than two single-loaded bays of off-street surface parking may be located between a multifamily building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building	Rowhomes proposed. No public parking bays proposed.



**155.5601.C. REQUIREMENT  
SUB-SECTION**

**PROPOSED TO MEET  
REQUIREMENT**

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	development served by a central, private driveway are exempted from this requirement.	
7.b	Guest and overflow parking associated with a townhouse unit within a multifamily residential development shall be located to the side or rear of the building containing the townhouse unit, to the maximum extent practicable.	Due to the shallow lot configuration and having only one street abutting the longest side of the lot, visitor parking is proposed in the townhouse unit's driveway.
7.c	Off-street surface parking located beside a building...	Not applicable
8.a	Ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a type B perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers.	Not applicable
8.b	Upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the dwelling's rear yard .	Not applicable



## ENGINEERING

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

**Answer: The Broward County Surface Water permit is to be provided with the building permit application.**

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

**Answer: Acknowledged.**

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

**Answer: Acknowledged.**

4. The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com).

**Answer: Tracy Wynn was contacted on 10/11/22, and all City Utility infrastructure has been added to the engineering plans.**

5 Upload the 2022 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.

**Answer: The City's current water and sewer details are shown on sheets C-11 through C-15, Water and Sewer Details.**

6. 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. 954-5457007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

**Answer: Note Added. Please see sheet L-2**

7. On plan sheet 023 C-5 PGD Driveway aprons are required to have a 3" drainage swale in the center. per city detail 305-2. Grass swale are required to be 6" per city detail 305-1 SHOW ON PLAN SHEET.

**Answer: N.E 6th Street fronting the site currently has a paved swale with the flow line at the existing edge of pavement of the westbound travel lane, and flowing east to west. The proposed swale will continue to flow in the same fashion. We have added flow arrows to the swale on sheet C-5, Paving, Grading and Drainage plan, depicting such.**

8. On plan sheet 023 C-5 PGD clarify (per CO 100.38 A) - Only 50% of the City right-of-way swale area can be paved. Show swale area calculations on the site plan that prove that no more 50% of the swale area is being paved.

**Answer: The total width of the six proposed concrete driveways fronting the site is 98.2 feet. The total frontage width of the site is 200 feet. This the swale area is 49.1% paved.**

10. Plan sheet 024 C-6 water and sewer, not all the service connections have sizes?

**Answer: The proposed sewer laterals are labelled as typically 6", proposed fire service is labelled as 4", and the domestic water services are labelled as typically 2".**

11. Submit / upload a sediment and erosion control plan for the subject project.

**Answer: The Erosion Control plan is sheet C-4 of the Engineering plan set.**

**DRC**

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12. Plan sheets 023 C-5 need to show the proposed concrete driveways aprons are required to have a 3" drainage swale in the center of the apron and all grass areas are required to have a 6" swale in the center of the ROW per city Eng. standard details 305-1 and 305-2.

**Answer: See response to comment #7 above.**

13 Note on civil plan sheet 024 C-6 Civil when submitted that any sewer connection to the subject lots not utilized must be cut and capped at the 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.

**Answer: Note has been added to sheet C-6, Water and Sewer plan.**

14. With the proposed project place a note on the Civil plan sheet 023 C-1 and 005 A-100 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.

**Answer: Note has been added to sheet C-5, Paving, Grading and Drainage plan. A 1" mill and overlay is also shown the this plan.**

15. 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

**Answer: Contractor to provide a copy of the FDEP Notice of Intent prior to permit approval.**



## BSO

### 1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage.

- a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
- b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.
- c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

**Answer: Understood. Added notes on Sheet 033-LS-100. Please refer to Affidavit document 008 Broward Sheriff Office Trespass Affidavit**

### 2. CPTED Landscaping Standards.

- a. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.
- b. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.
- c. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,
- d. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

**Answer: Understood. Please Refer to Notes on Sheet 033-LS-100**

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### 3. CPTED Lighting Standards.

- a. a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

**Answer: Understood. Please Refer to Notes on Sheet 033-LS-100**

### 4. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

- a. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'seethrough' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.
- b. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.
- c. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.
- d. All exterior doors must have non-removable door hinge pins.
- e. Include anti-pry robust security bar device on any ground or second level sliding glass doors.



- f. (For Residential) Ground level yards / patios / terraces / porches / decks that are enclosed with a fence should have a lockable gate to deter possible trespassing & unauthorized access.

**Answer: Understood. Please Refer to Notes on Sheet 033-LS-100**

5. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening.

- a. For Residential only: Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc.

**Answer: Understood. Please Refer to Notes on Sheet 033-LS-100**

6. Graffiti Maintenance - CPTED.

- a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

**Answer: Understood. Please Refer to Notes on Sheet 033-LS-100**

## FIRE DEPARTMENT

1. Civil plans provide locations of existing fire hydrants within area. If a fire hydrant is within 100ft of proposed FDC location, new fire hydrant not required.

**Answer: Locations of the two nearest existing fire hydrants have been added to sheet C-6, Water and Sewer plan.**

2. 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 twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

**Answer: Hydrant flow test to be provided with the building permit application.**

3. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a nonfire 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. 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.

**Answer: This information to be provided with the building permit application.**

4. 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 for Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and



Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

**Answer: This information to be provided with the building permit application.**

5. Provide location of proposed fire alarm control panel. Panel must be located within a climate control environment within the specs of the fire alarm control panel.

**Answer: This information to be provided with the building permit application.**



## **BUILDING**

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. 2. FBC [F] 903.

**Answer: Understood. The process number for the above jobs is 23-00004098.**

2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 90 3.2.12 if applicable.

**Answer: Understood. The Fire Protection project will be submitted with the building application.**

3. 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.

**Answer: Understood.**

4. 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.

**Answer: Understood.**

5. 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.

**Answer: Understood.**

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6. 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.

**Answer: Understood.**

7. 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.

**Answer: Understood.**

8. 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.

**Answer: Understood.**

9. 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.

**Answer: Understood.**

10. 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. 61g1-16.005 Each sheet is required to be

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digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

**Answer: Understood.**

11. 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.

**Answer: Understood.**

12. 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.

**Answer: Understood.**

13. 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.

**Answer: Understood.**

14. 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.

**Answer: Understood.**

15. 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. 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.



**Answer: Understood.**

16. 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.

**Answer: Understood.**

17. 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.

**Answer: Understood. Guest parking is provided. see A-100 and A-101.**

18. 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.

**Answer: Understood.**

19. 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.

**Answer: Understood.**

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.

**Answer: Note has been added to sheet C-5, Paving, Grading and Drainage plan.**

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

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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.

**Answer: Note has been added to sheet C-5, Paving, Grading and Drainage plan.**

22. 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.

**Answer: Understood.**

23. 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.

**Answer: Understood.**

24. 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.

**Answer: Understood.**



## **CORP UTILITIES DEPARTMENT**

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

**Answer: Acknowledged.**

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 eplan. Submittal.

**Answer: The Broward County Surface Water permit to be provided prior to permit approval.**

3. Please indicate on civil plan 024 C-6 – Water & Sewer Plan the total site water consumption in (GPD) gallons per day.

**Answer: Water and Sewer flow calculation has been added to sheet C-6, Water and Sewer plan.**

4. Please indicate on civil plan 024 C-6 – Water & Sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.

**Answer: Water and Sewer flow calculation has been added to sheet C-6, Water and Sewer plan.**

5. Please note that any proposed metered service 3” or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

**Answer: Acknowledged, 4” meter for fire service to be ordered as early as possible.**

6. Please exercise best management practices with regard to sedimentation and erosion control for on and off-site storm systems.

**Answer: Acknowledged, Erosion Control plan to be adhered to.**

7. The proposed water services shown on civil plan 024 C-6 – Water & Sewer Plan are not to City Engineering Standard detail. Please show the water services

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as individual connections or as a City Approved “Y” branch or meter bank connection. Please Correct.

**Answer: We have added City Detail 107-3, “2-Inch Water Service “Y” Branches Alternatives” to sheet C-12, Water and Sewer Details.**

8. Show a City accessible sewer cleanout boxed to grade just behind the recorded property line for the existing sewer lateral on the west side of the property on civil plan 024 C-6 – Water & Sewer Plan. Please correct.

**Answer: A sewer cleanout exists at this location and has been labelled on sheet C-6, Water and Sewer plan.**

9. Eliminate the public fire hydrant shown on civil plan 024 C-6 – Water & Sewer Plan. An existing fire hydrant is less than 200 feet west of the property and another existing fire hydrant is less than 200 feet east of the property. Propose a private fire hydrant with a dedicated fire meter and backflow assembly should the lot require a fire hydrant. Please correct.

**Answer: The proposed fire hydrant is needed per the Fire Department comments. Therefore it has been labelled as “Private”.**

10. Please attach the following 2022 City Engineering Standard Details and any other that apply as per the design: 106-1 Backflow Preventer, 107-1 Typical 1" Water Service, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

**Answer: The four requested details have been added to the Wand Sewer detail sheets, C-11, C-12 and C-15.**

**Matias Daroch, AIA**  
*Architect AR100480*

**DRC**