

December 23, 2024

Pamela Stanton
City of Pompano Beach
100 West Atlantic Blvd,
Pompano Beach, FL 33060

**RE: Cypress Landing Condo
P&Z #: 23-12000030
KH Project No.: 044203010
Comments Response Letter**

This letter is in response to comments dated July 6, 2023 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

PLANNING

Planning has "No Comments" on the proposed on and off-site improvements initiated to the impacts/changes to McNab Road/ Bridge.

ENGINEERING DEPARTMENT

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Place note on all 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 the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1..

Response: Requested notes have been added to the landscape plans. Additionally, all public utility information has been referenced into the landscape plan as requested. Landscape architect confirms there is there no landscape material (trees/palms/shrubs/etc.) proposed outside of private property or within 5' of any City-owned utility infrastructure.

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

Response: Acknowledged.

3. Upload the 2022 City Engineering standard details for the proposed off-site right-of-way restoration. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering. 305-1, 306-4.

Response: Refer to sheet C2.10, detail 305-1 and 306-4 has been added.

4. 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: On meeting held with BCEPMGD, Johanna confirmed that a permit would not be required for the Cypress landing because it was a simple driveway shift. A follow up will be done to confirm.

**** 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. ****

FIRE DEPARTMENT

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, 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.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

CRA

This project is not within the East CRA District. No Comments.

UTILITIES

Comments not available as of 9-7-2023.

LANDSCAPE REVIEW

1. No site plan was found in submittal.

Response: Refer to sheet C2.00 for site plan.

2. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping, as it currently reads 8 trees required and the plan does not match, OR add all 8 trees as required.

Response: Data table updated to reflect the correct number of trees – see Sheet L1.00.

3. Verify that you are proposing 6 Triple Alexanders at staggered heights.

Response: Planting schedule revised to indicated staggered heights for Triple

Trunk palms.

4. Show tree numbers to match dispo for all existing trees proposed to remain, mainly along canal.

Response: Number of Trees proposed to remain shown to match Tree Dispo Sheets, (Sheet L1.00).

5. Provide one additional canopy tree along McNab to equal what was removed.

Response: One additional canopy trees has been provided. Refer to Landscape Plans.

6. Change both new canopy trees to Lagerstroemia Muskogee's and book end the entrance outside of the palm plantings.

Response: Landscape plans revised. See sheet L1.00.

7. Label sod along the west side of the entrance.

Response: Sod along the side of the entrance was labeled on sheet L1.00.

8. Provide permit and PZ #' for proposed McNab Road Street Planting plans on the landscape sheet as referenced.

Response: Permit and PZ numbers have been provided. Refer to sheet L1.00.

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

Response: Note added on Sheet L1.00.

10. 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.

Response: Note added on Sheet L1.00.

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

Response: Acknowledged and note added on Sheet L1.00.

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

Response: Acknowledged, comment response is provided.

13. Additional comments may be rendered at time of resubmittal.

Response: Acknowledged.

ZONING

1. Provide a site plan. Label and dimension all site elements including but not limited to outdoor seating areas, trash enclosure/dumpster location, etc.

Response: The scope of this project is only the moving of the entrance way, this comment would not be applicable.

ENVIRONMENTAL SERVICES/SOLID WASTE

1. Provide the turning radii measured in feet (not auto-turn) on the circulation plan.

Response: Refer to sheet C4.01, dumpster circulation plan. The turning radii is being shown along with the auto-turn circulation of the plans.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling.

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

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 (Coastal Waste and Recycling as of October 1, 2022) 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.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents.

BUILDING DIVISION

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.

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

Response: Existing building will remain as is and no additional buildings are being proposed. Comment not applicable.

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: Acknowledged. No other agency approvals will be required.

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: This comment would be applicable to the contractor as it will be based on their means and methods. An erosion and demolition control plan was provided as well, refer to sheet C1.01.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

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: A temporary screened fence is being proposed, refer to sheet C1.10.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas

Response: Refer to site plan sheet C2.00.

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: No new buildings are being proposed and no building is being altered. Comment not applicable.

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: The scope of work only on involves the moving of the entrance way. Comment not applicable.

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.

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: No new building is being proposed or altered, not applicable.

2. 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 digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response: Acknowledged, digital signature forms have been submitted.

3. 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: Acknowledged.

4. 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: Existing parking stalls are not being impacted; the scope of work is only for the shifting of the entrance driveway. Comment not applicable.

5. 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: Existing parking stalls are not being impacted; the scope of work is only for the shifting of the entrance driveway. Comment not applicable.

6. 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: Existing parking stalls are not being impacted; the scope of work is only for the shifting of the entrance driveway. Comment not applicable.

7. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

Response: The scope of this project is only the shifting of entrance driveway. Comment not applicable.

8. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of

diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: The scope of this project is only the shifting of entrance driveway. Comment not applicable.

9. 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: Refer to note #8 under the erosion control notes on page C1.01, a note has been added.

10. 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: The scope of this project is only the shifting of entrance driveway. Comment not applicable.

11. 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: The scope of this project is only the shifting of entrance driveway. Comment not applicable.

BSO

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: The scope of this project is only the shifting of entrance driveway. Comment not applicable.

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING

DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Response: The scope of this project is only the shifting of entrance driveway. Comment not applicable.

ALL OF THE BELOW CPTED CONDITIONS & SECURITY STRENGTHENING PRINCIPLES MUST BE

INCORPORATED INTO YOUR CPTED NARRATIVE DOCUMENT AS WELL AS YOUR CPTED DRAWING PLAN FOR APPROVAL.

1. CPTED Landscaping Standards

1A: Natural Surveillance - Landscaping

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

Response: Landscape and lighting conflicts have been reviewed for no conflicts.

b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

Response: Landscape design takes into consideration concealment issues.

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Response: Coordination with City of Pompano Beach to ensure all landscape shall be maintained at 2.5' or below upon installation.

d. 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.

Response: Landscape design takes into consideration 8 CT' min. for all trees adjacent to potential electronic surveillance areas.

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from the above condition ONLY WHILE MATURING per code.

Response: Acknowledged.

1B: Territorial Reinforcement - Landscaping

a. 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.

Response: Landscape designs takes into consideration territorial reinforcement principles.

2. Miscellaneous: CPTED & Security Strengthening

a. Any blind areas not covered by security cameras, including blind driveway access, shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities. (This will help motorists exiting / entering the complex by facilitating extra visibility for potential oncoming traffic & pedestrians.)

Response: No additional security measures are being provided. Scope of projects only contains shifting of entrance driveway.

Please feel free to contact me at (954) 361-1487 or teresa.villalon@kimley-horn.com should you have any questions.

Sincerely,

Teresa Villalon Camacho, P.E.

Civil Engineer