



April 2, 2021

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

RE: Application #: PZ20-12000044
KEITH Project No. 10230.07

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated November 18, 2020 KEITH and the project team offer the following responses to your comments/questions:

BSO DEPARTMENT COMMENTS: SCOTT LONGO

Parking Garage & Lot, and Adjacent Access Perimeters:

- a. Ensure comprehensive parking lot area surveillance camera coverage/capture. Show overlapping sight “cones”.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

Parking Garage Emergency Blue Light Call System – Security Strengthening

- a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases.

RESPONSE: A Building permit application will be submitted for installation of a Blue Light Call Assistance System by a qualified security designer.

- b. Blue Light and surrounding area must be under video surveillance



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RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

Electronic Surveillance – Security Strengthening

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping

RESPONSE: Comment Acknowledged. Final security camera locations will be coordinated with Landscape Design at time of building permitting.

- c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

RESPONSE: Comment Acknowledged. Final security camera locations will be coordinated with Lighting Design at time of building permitting.

- d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system.

Residents with FOB's/Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/garbage room.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

- h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

- i. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

- j. Install video surveillance of any rooftop areas, etc.

RESPONSE: The CPTED Plan shows general security camera locations. Locations and direction are subject to change. A Building permit application will be submitted for installation of a security system by a qualified security camera designer. Detailed plans showing cone of coverage shall be provided at time of building permitting.

UTILITIES DEPARTMENT COMMENTS: 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

2. No newly proposed off-site utility connections to City infrastructure regarding the Isle Casino Bldg. addition.

RESPONSE: Comment Acknowledged

3. Please exercise best management practices with regard to sedimentation and erosion control on and off-site of the proposed development.

RESPONSE: Comment Acknowledged

4. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.

RESPONSE: Comment Acknowledged

5. Please state the additional water consumption demand and wastewater discharge that shall be incurred as a result of the Bldg. expansion.

RESPONSE: There is no additional water demand or wastewater discharge as a result of the building expansion.

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

1. Provide location of Required EMS room.

RESPONSE: EMS room shown in revised floor plan (See A2.01 and FA-101).

2. Required EMS room must have direct access from the exterior of building to the proposed Fire Rescue Access road on North side of structure.

RESPONSE: EMS access to fire rescue road access provided through back o house vestibule. Note that vestibule is not open to public and is adjacent to security offices. (See A2.70 and FA-101).

3. Provide an updated occupant load capacity for the entire facility. must include all egress locations and exit discharge capacity for each exit.

RESPONSE: See updated egress / life safety plan (Sheet A-2.70 and A-2.71)

4. Provide new exit travel distances for existing and proposed expansion.

RESPONSE: Travel distances for existing and proposed expansion shown on egress / life safety plan. See updated egress / life safety plan (Sheet A-2.70 and A-2.71)

5. Doors between casino and parking structure are not exits. (Exits cannot discharge from lower hazard into a higher hazard.)

RESPONSE: Egress plan does not use doors between casino and parking structure as exits. (Sheet A-2.70 and A-2.71)

ZONING DEPARTMENT COMMENTS: MAX WEMYSS

1. Confirm with the Fire Division that the proposed EMS access and room sufficiently addresses Ordinance 2020-280 Condition of Implementation number 7 (as amended by Development Order 19-12000052) which states: “Public Safety Requirement - The first improvement plan and/or site plan for the Casino building and the new Jai Ali structure shall include medical and public safety rooms as well as staging areas for emergency vehicles along an exterior wall of each structure.”

RESPONSE: Comment Acknowledged. Please see Fire Comment Responses.

2. Produce a traffic study demonstrating the anticipated new PM Peak Hour trips of this property based upon the Trip Generation Rates Table attached as Exhibit S-3 of to Ordinance 2020-280. Include all authorized development or this property.

RESPONSE: The Traffic Study has been uploaded to the Documents Folder.

3. Ensure that the same scope of work line is provided on all plans (landscape and site plan) and limited to the scope of work line that is demonstrated on the site plan.

RESPONSE: The Site Plan project limit has been revised to match Landscape project limits. Please see Sheet SP-101.

4. Roadway condition on all plans match an anticipated design for the roadway that has not been reviewed or approved by the city. Provide details for this roadway design and a timeline for anticipated improvements.

RESPONSE: Palm Air and Lucky Drive will be designed to meet COPB standards and the design/construction is anticipated to be completed prior to the CO of the parking garage.

5. Building elevations include reference to façade improvements that do not require site plan approval. These drawings do include reference to LED Screens that are not permitted in these locations. Remove for approval.

RESPONSE: LED screens have been removed from the plans, as requested.

6. A justification of this addition not being visible from the roadway is anticipated development between this site and Racetrack Road, as well as existing vegetation. Provide context for this portion of the master plan

RESPONSE: General concept has been provided with the approved PCD rezoning document.

7. Revise the overall site plan to reflect a minimum pervious area requirement of 15%, per the PCD.

RESPONSE: The Site Data Table has been revised to include a minimum pervious area requirement of 15% required per the approved PCD. See Sheet SP-100.

8. Revise the overall site plan to reflect a maximum building height of 200 feet, per the PCD.

RESPONSE: The Site Data Table has been revised to include a maximum building height of 200 feet per the approved PCD. See Sheet SP-100.

9. Provide details for the proposed pavers. Plan notes say “see arch. plan for details” however none are provided.

RESPONSE: Details and specification for the proposed pavers will be provided at time of building permitting.

10. Site Plan includes location of a light pole with reference to photometric plan; however, the details and specifications of this light pole/fixture are not provided on the photometric plan.

RESPONSE: The light pole location has been removed. The walkway area will be lit via Bollard Lighting. Refer to Lighting Plan (Sheet L1) for locations and specifications.

1. Provide details for metal railing proposed along façade of addition.

RESPONSE: Metal railing at façade has been replaced with the vinyl plank system existing on other portions of development.

2. Building design/materials/colorsto be consistent with previous approvals.

RESPONSE: Comment acknowledged. All finishes will be consistent.

LANDSCAPE COMMENTS: WADE COLLUM

1. Topo Tree survey, Tree Dispo, Landscape Plan, and Site plan do not all match are conflicting making it difficult to cross reference and perform an accurate review, Correct.

RESPONSE: The Site Plan and Landscape Plans have been revised to reflect the project area in a consistent manner.

2. All plans should match and have the same perspective, layout, orientation.

RESPONSE: The Site Plan and Landscape Plans have been revised to reflect the project area in a consistent manner.

3. Topo Tree survey tree list and Tree disposition have conflicting information on a tree to

tree basis making it hard to know which disposition to trust.

RESPONSE: The Tree Disposition Plan and the Tree Disposition Table have been revised to show only the trees within the project limits area.

Submit a Corrected 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 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.

RESPONSE: The Tree Disposition Table has been revised to include the required tree data. There are no specimen trees within the project limits.

4. Provide methodology for tree conditions as some percentages appear low.

RESPONSE: The Tree Table has been revised and supporting methodology will be provided under separate cover.

5. There appears to be a large amount of existing mature canopy proposed for removal that shall remain and have no bearing on proposed building or scope of work. Show these trees to remain on the landscape plan and include the tree number.

RESPONSE: The trees are to be removed as requested by the owner. All trees removed within the project area will be mitigated per City requirements.

6. There are also large canopy trees proposed for removal that are clearly outside of the scope of work (west side), remove these from the survey and list.

RESPONSE: Tree symbols and numbering for trees on other phases have been removed. Only adjacent trees to remain will be included for context and possible tree protection.

7. Provide a graphic scale on landscape plan, Graphic appears to be different between LP.1010 and LD.101 as it relates to property or scope lines and new proposed on street parking

RESPONSE: The scale and graphic scale have been coordinated to match

8. Current landscape requirement data table is incorrect and below minimum code requirements. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

RESPONSE: The Landscape Table has been updated to reflect the required and the provided landscape. Refer to the table on sheet LP-101.

9. Provide VUA requirements as per 155.5203.D along drive aisle

RESPONSE: The VUA requirements have been added to the table on the Landscape Plan, sheet LP-101.

10. As per 155.5203. provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.

RESPONSE: There are no overhead utilities in the project area.

11. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

RESPONSE: See Architectural sheets A.5.02 for proposed building elevations. The height of the building is over 25', therefore 16' trees are required. The plant specifications have been adjusted to reflect this. Refer to the plant list on sheet LP-101.

12. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14 / 16' tall and palms to be 22' OA, please adjust. Existing trees may help to meet this requirement.

RESPONSE: The tree requirements have been updated to meet/exceed code requirements. Refer to the plant list on sheet LP-101.

13. Mitigation table is remiss and does not address total tree dbh vs caliper, correct.

RESPONSE: The Tree Table has been revised to show all the critical data required. All trees to be removed will be mitigated on a dbh/caliper basis.

14. Hatching and note on LD.101 appears inaccurate and conflicts with my understanding of the proposal is.

RESPONSE: The trees within the hatched area were addressed with the parking garage project BP#20-00006543. The projects have overlapping limit lines and the trees are only shown for reference. These trees are not in the tree table for this project.

15. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

RESPONSE: The Street Trees for this project will be provided with the submission of a master streetscape plan. They are shown on the plan and labeled as 'future'.

16. Provide a cross section detail of the proposed building footers/ slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to

these areas.

RESPONSE: KEITH Landscape Architecture staff to coordinate with Architect to determine the extent and depth of the foundation structure. See Structural Foundation Plan (Sheet S1.10)

17. Provide a note that a Certificate of Authentication of Medjools species for this site, this will be required at time of inspection.

RESPONSE: A note has been added to the plans requiring the Certification. Refer to the plant list and notes on sheet LP-101.

18. It is recommended to propose canopy misters for the Medjool palms in order to reduce impacted transpiration due to aerosol salt and aid in establishment

RESPONSE: A note has been added to recommend misters. Refer to the notes section on sheet LP-101.

19. Consider using an alternate species to the Foxtail Palm as they are heavy feeders and require a rigid fertilizer program.

RESPONSE: Foxtail palms are not proposed for this project.

20. 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.

RESPONSE: The note regarding the hedges has been added. Large canopy trees greater than 14' OA are proposed. Refer to the notes section on sheet LP-101.

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

RESPONSE: This note has been added to sheet LD-101, Note #9.

22. Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, his 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.

RESPONSE: These guidelines have been added to sheet LD-101, Note #10.

23. Violation 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 ISA Certified

Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

RESPONSE: These penalties have been added to sheet LD-101, Note #10.

24. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

RESPONSE: The General Contractor will retain a Consulting Arborist to provide guidelines for relocation. This will be provided prior to relocation activity.

25. 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.

RESPONSE: These penalties for encroachment have been added to sheet LD-101, Note #10.

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

RESPONSE: This note is included on sheet LP-101.

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

RESPONSE: Comment Acknowledged.

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

RESPONSE: Comment Acknowledged.

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

1. 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. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.

RESPONSE: Proposed civil improvements are referenced on the Landscape Plans

2. The proposed paving, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.

RESPONSE: Comment Acknowledged

3. Prior to the approval of the City Engineering division, the City's Planning and Zoning

Division must approve these plans.

RESPONSE: Comment Acknowledged

4. Submit a City Engineering Division permit application for the proposed on-site concrete paving, pavers drive isles and curbing, (At time of permitting)

RESPONSE: Comment Acknowledged. Will be provided at permitting

5. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 4. (At time of permitting)

RESPONSE: Comment Acknowledged. Will be provided at permitting

BUILDING DIVISION COMMENTS: CARPELO JEBOAM

1. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

RESPONSE: Comment acknowledged.

2. FBC [F] 903.2 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 903.2.12 if applicable.

RESPONSE: Comment acknowledged.

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.

RESPONSE: Comment acknowledged.

4. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

RESPONSE: Comment acknowledged.

5. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

RESPONSE: Comment acknowledged.

6. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, joists, window walls...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

RESPONSE: Comment acknowledged.

7. 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: Comment acknowledged.

8. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

RESPONSE: Comment acknowledged.

9. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

RESPONSE: Comment acknowledged.

10. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

RESPONSE: Comment acknowledged.

11. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the

construction of a threshold building.

RESPONSE: Comment acknowledged.

12. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

RESPONSE: Comment acknowledged.

13. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

RESPONSE: Comment acknowledged.

14. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

RESPONSE: Comment acknowledged.

15. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

RESPONSE: Comment acknowledged.

16. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

RESPONSE: Comment acknowledged.

PLANNING DIVISION COMMENTS: 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.
-The city has sufficient capacity to accommodate the proposal.

RESPONSE: Comment Acknowledged.