



September 10th, 2025

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: PZ# 25-12000020 Major Site Plan (Atlantico @ 2217, 2219, & 2233 E ATLANTIC BLVD
POMPANO BEACH FL 33062, folios 484236012060; 484236012061; 484236012070)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the June 3rd, 2025 Pre-Application Meeting. We would like to take the opportunity to respond to those comments issued from at this time. If you believe the comments have been satisfied and the project can move forward, please indicate so.

Thank you and I look forward to your response.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Unresolved

PZ25-120000201.
11/05/2025

Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire 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 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

CIVIL RESPONSE: A hydrant flow test has been ordered. The results will be provided, along with the needed fire flow calculations, once the test is complete and the results are available.

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.

CIVIL RESPONSE: A hydrant flow test has been ordered. The results will be provided, along with the needed fire flow calculations, once the test is complete and the results are available.

3. 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 of 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).

CIVIL RESPONSE: *It is understood that documentation of fire service backflow assemblies shall be provided prior to inspections being performed.*

4. Provide location of proposed FDC for fire sprinkler system. Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. The only landscaping should be grass or mulch no plants or shrubs. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2021 Ch. 18 Sec. 18.5.7).

CIVIL RESPONSE: *The location of the Fire Department Connection has been provided on the plans, sheet WS1. The 3' clearance has been illustrated.*

LANDSCAPE RESPONSE: *Shown.*

5. Protected exit stairwell must be separate from the elevator access and shaft. Also review egress for travel distance, dead end travel and exit remoteness.

ARCHITECT RESPONSE: *Stairwell 1 has been separated from elevator. Also, a 3rd staircase has been added to the project to provide required egress travel distances throughout the each level.*



BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Advisory Comments- Info Only

6. 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.

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.

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.

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.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

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.

DRC

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FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility. 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.

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.

7.

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] 903.2 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.

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

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.
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.
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.
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.
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.
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.
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.
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.
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.



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.
21. 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 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.
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.
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.
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 architects or engineers 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.

Plans for permit will comply with requirements.

BSO

Deputy Anthony Russo | Anthony_Russo@sheriff.org

Unresolved

8. Reviewer: BSO Deputy T. Russo for the City of Pompano Beach
 Reviewer: BSO Deputy D. Cappellazo for the City of Pompano Beach
anthony_russo@sheriff.org
 M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM
david_cappellazo@sheriff.org
 M-(954) 275-7479 (Send Text & Email; No Voicemail)
 Monday Thursday; 8 AM 3 PM
Understood, thank you.

9. ***ATTENTION*** Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

ARCHITECT RESPONSE: CPTED Compliance Affidavit has been uploaded into the DRC documents folder.

10. ***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. ***

ARCHITECT RESPONSE: All CPTED and Security strengthening conditions that are Applicable to this project will be implemented to the best of our ability.

A1. Natural Surveillance (Lighting)

1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

ARCHITECT RESPONSE: See note "P" on sheet CP-103

2.) Shared use storage rooms designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum have a secured motion sensor lighting system that will provide immediate illumination upon entry.

ARCHITECT RESPONSE: Final design shall comply.

A2. Natural Surveillance

1) Designated ADA access ramps and/ or exterior publicly accessible design features for pedestrian use, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance.

Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

ARCHITECT RESPONSE: See through fence railing will be used where applicable as instructed by CPTED.

2.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design. Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.

ARCHITECT RESPONSE: See through fence railing will be used where applicable as instructed by CPTED.

3.) Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc. Note that



recessed building facades frequently attract unintended loiterers, trespassers, and criminals due to protection from the weather, and opportunity for concealment/ ambush. Also, neighbors, security and police patrols often cannot observe anyone possibly a threat who is tucked inside a recessed alcove.

Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, unintended use, etc.

ARCHITECT RESPONSE: recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, shall have security features.

11. A3. Electronic Surveillance – Security Strengthening

*** ATTENTION ***

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

1.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc. (For residential single-family homes, townhomes, villas & the like, hard-wired doorbell cameras for front & rear points of entry are also encouraged.)

ARCHITECT RESPONSE: All areas that don't have natural surveillance will be covered by electronic surveillance monitoring.

2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

ARCHITECT RESPONSE: See revised plan. Sheet CP-100

3) All designated common use elevator waiting areas must be equipped with electronic surveillance monitoring.

ARCHITECT RESPONSE: See revised plan. Sheet CP-100

B. Access Control – Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.

Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

ARCHITECT RESPONSE: A signage and wayfinding package will be part of scope for this project during construction documents.



2.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.

ARCHITECT RESPONSE: Not applicable.

3.) Balcony railings on the second level or higher should have a vertical bar or other anti-climbing design. Horizontal bars are discouraged as they can easily facilitate climbing & this is of most concern for unattended young children that may suffer from a fall injury.

ARCHITECT RESPONSE: See note on sheet. Sheet CP-101

12. B1 Access Control– Security Strengthening for Dumpster Enclosures / Trash Rooms

1.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry

ARCHITECT RESPONSE: trash room to be equipped with a secured motion sensor lighting system.

B2. Access Control – Security Strengthening for Key Control & Management Offices

1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

ARCHITECT RESPONSE: Not applicable. There is no security office located on the premises.

2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.

ARCHITECT RESPONSE: Not applicable. This building does not have key storage or security office.

3.) A surveillance camera must monitor the office key storage area.

ARCHITECT RESPONSE: This building does not have key storage or security office.

4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

ARCHITECT RESPONSE: This building does not have key storage or security office.

C. Territorial Reinforcements – Security Strengthening

*** ATTENTION ***

BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

ARCHITECT RESPONSE: BSO "No trespassing signage" will be coordinated with the Broward sheriff's office CPTED reviewer.

1.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

ARCHITECT RESPONSE: Property rule signage language will be reviewed by CPTED staff prior to installation on site.



13. C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking

1.) (If Applicable) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages if paint is to be applied in these areas. Purpose: To increase the overall amount of natural & artificial light.

ARCHITECT RESPONSE: Highly reflective paint will be specified for these areas, and it has also been added to the CPTED Notes on Sheet CP-103, note “k”.

2.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

ARCHITECT RESPONSE: Traffic calming devices will be incorporated where applicable.

3.) (For Enclosed Parking Garages) Any ground & second level “window” openings / wall punchouts that would enable unauthorized entry into the garage must incorporate see through barriers. Some examples of such barriers are picket style fencing, metal mesh, perforated panels, louver style paneling or other architectural abstract designs that provide transparency while simultaneously preventing improper entry. Purpose: To prevent unauthorized users from circumventing the designated entry / exit points thereby depriving suspects the ability to covertly enter the garage undetected for the purpose of committing crimes to include robbery, burglary, auto theft, sexual assault, ambush style attacks, criminal mischief, etc. Please note that horizontal bars are NOT preferred as they can facilitate climbing depending on their spacing.

ARCHITECT RESPONSE: Not applicable. There are no openings in the enclosed garage.

4.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

5.) (Commercial, Industrial, Multi-family) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

ARCHITECT RESPONSE: Vehicle access entry gates will be equipped with Click2 Enter (C2E) universal access system.

6.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

ARCHITECT RESPONSE: traffic control indicators have been incorporated

14. D. Maintenance & Management – Security Strengthening

1.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports.



ARCHITECT RESPONSE: Not applicable

2.) Elevator - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.

ARCHITECT RESPONSE: Elevator has access control with FOB system and has electronic surveillance system and panic button.

3.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

ARCHITECT RESPONSE: Building number address will be prominently displayed where it will be unobstructed by landscaping or other building features

E. Activity Support – Security Strengthening

1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

ARCHITECT RESPONSE: Bike storage is located in a secure location with electronic and natural surveillance

2.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc. thereby depriving legitimate users to ability to utilize the designated seating.

ARCHITECT RESPONSE: Not applicable. There are no exterior bench seating.

3.) For projects with multiple stairwells, each stairwell must be prominently identifiable with wayfinding signage, preferable by number or letter, to help expedite response times for emergency personnel (Police, Fire Rescue, Security, Management Staff) in case of possible crisis events within the building.

ARCHITECT RESPONSE: Wayfinding package will identify all stairwells prominently

4.) Valet Stations & Pedestrian Queuing Areas (if any) must be captured by electronic surveillance and benefit from natural surveillance.

ARCHITECT RESPONSE: Not applicable

5.) To aid against potential auto thefts & auto burglaries, Valet Key Storage cabinets / closets should be kept locked at all times & be equipped with RFID (Radio Frequency Identification) protection. It is strongly recommended that a GPS tracking device be installed in any portable valet key storage podiums that are not permanently anchored in place.

ARCHITECT RESPONSE: Not applicable. There is no valet services.

6.) For Residential / Homeowner Associations / Property Management Companies, it is strongly encouraged to establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important notifications, community concerns & virtual meetings, etc.

ARCHITECT RESPONSE: Will be address by property management company

7.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.

ARCHITECT RESPONSE: Understood, but not applicable

8.) Public, Resident, Tenant, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

ARCHITECT RESPONSE: Understood and will be implemented.

Note

For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance.

ARCHITECT RESPONSE: Yes, it has been done so.

ZONING

Jonathan Cady | jonathan.cady@copbfl.com

Unresolved



15. Per Section 155.5101.H.1.a., Except individual lot development of a single-family dwelling or two-family dwelling, all developments shall be served by an internal bicycle circulation system (including bike routes, bike lanes, and/or bike paths) that permits safe, convenient, efficient, and orderly movement of bicyclists among the following origin and destination points within the development, as well as between the internal bicycle circulation system and adjoining parts of an existing or planned external, community-wide bicycle circulation system and any adjoining public parks, greenways, schools, community centers, and shopping areas:

- a. Bicycle parking facilities (See Section 155.5102.L, Bicycle Parking Facilities.) or areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions);
- b. Any designated or planned bus stops and shelters (on- site or on an adjacent street); and
- c. Recreation facilities and other common use area and amenities.

ARCHITECT RESPONSE: Understood, access through north side of building has been added to Bike Storage to avoid any inconvenience for bike riders.

16. Per Section 155.5101.H.2, Multifamily residential, nonresidential, and mixed-use development shall comply with the following standards:

- i. Any internal bicycle circulation system shall be designed to allow for bicycle cross-access between it and any internal bicycle circulation system on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development.
- ii. The Development Services Director may waive or modify the requirement for bicycle cross-access on determining that such cross-access is impractical or undesirable due to the presence of topographic conditions, natural features, or safety factors.
- iii. Easements allowing cross-access to and from properties served by a bicycle cross-access, along with agreements defining maintenance responsibilities of property owners,

shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development.

ARCHITECT RESPONSE: Understood and will be implemented.

17. Per Section 155.5101.3, the general bikeway layout design is the following:

i. Bike Paths Required bike paths shall:

- i. Be at least seven feet wide and surfaced with a durable and dustless material;
- ii. Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and
- iii. Have adequate lighting for security and safety.

ii. Bike Lanes

Required bike lanes shall be designed and provided in accordance with the cross-section, paving, and other standards applicable to the roadways of which they are a part.

ARCHITECT RESPONSE: Understood

18. Per Section 155.5101.4., Please note that the Development Services Director may waive all or part of the standards in this subsection if it is demonstrated that bicycle access and circulation is unneeded or undesirable in the proposed development or that compliance with the required bicycle improvements is infeasible.

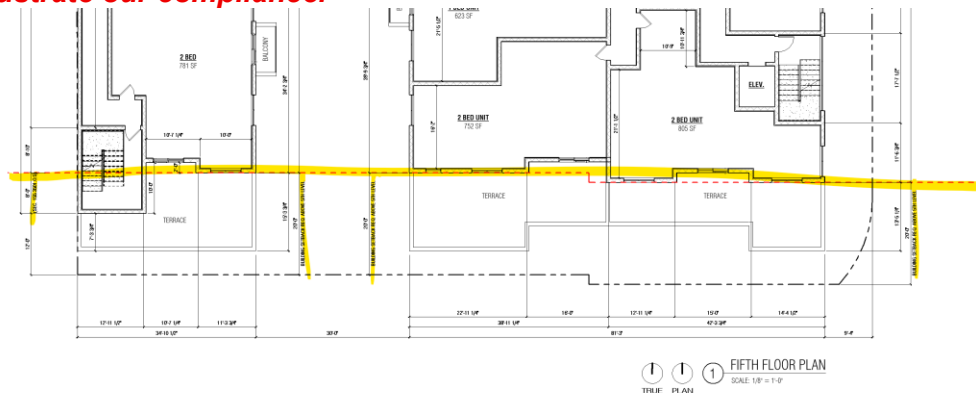
ARCHITECT RESPONSE: Understood

19. Per Section 155.3709.D.2., All new and modifications to existing development shall comply with the building height standards found within the Sub-Areas/Building Heights Regulating Plan. When one property or parcel is regulated by two different height standards, the Sub- Areas/Building Heights Regulating Plan shall be referred to for the depth of each building height zone. In addition, the following shall apply:

- i. Areas intended for commercial uses on the ground floor of all non-residential and mixed-use buildings shall be a minimum of 12 feet in height; and
- ii. Buildings higher than 8 stories shall be developed according to the tower building type standards.

iii. For properties with buildings greater than 6 stories in height that are abutting Atlantic Boulevard between NE 19th Avenue and NE 25th Avenue, the minimum setback along the front and street side property lines shall be 20 feet from the face of the building. The setback shall begin above the fifth floor only, for all other properties abutting Atlantic Boulevard, there shall be no minimum setback required.

ARCHITECT RESPONSE: Understood and the design has been modified to comply with this design standard. We have added a setback line on plans and elevations to illustrate our compliance.



20. Per Section 155.3709.E.1., The designation of moderate- to high-intensity, compact, mixed-use, and pedestrian oriented development, within walking distance of the commercial core and transit routes and facilities, is intended to provide a critical mass of housing and improve walkability of the district.

i. The following is encouraged:

i. High-activity nonresidential uses such as retail shops and restaurants at street level along E Atlantic Blvd and Federal Hwy, to enable the appropriate natural surveillance of the public realm to ensure safety and activity along the corridors and create the sense of a vibrant and active urban center.

ii. A compatible transition between the district's commercial/mixed-use areas and lower-intensity residential neighborhoods and between the district and adjacent residential neighborhoods, where applicable. Specify the kind of commercial use the ground floor will accommodate.

ARCHITECT RESPONSE: Understood, but at the moment there's not a specific tenant for the commercial space.

21. Update the parking analysis to separate office and retail uses. Offices require one space per 400 sq ft, and retail requires one space per 300 sq ft.

ARCHITECT RESPONSE: Parking analysis has been updated

22. Per Section 155.3709.I.4., ensure that your proposed units comply with the minimum unit sizes for residential development:

a. Efficiency Units ? 450 sq ft

b. 1-bedroom ? 575 sq ft

c. 2-bedroom ? 750 sq ft

d. 3-bedroom ? 850 sq ft

e. Additional Bedroom ? 100 sq ft

ARCHITECT RESPONSE: Understood, and unit sizes has been updated to comply, please refer to floor plan sheets.

23. Per Section 155.9401.(G), The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof. Clarify how the structure is measured.

ARCHITECT RESPONSE: Overall height is now shown on exterior elevations, refer to Sheet A200.

24. Elevation measurement should indicate the extended height of the elevator shaft relative to the building. Elevator shaft enclosures and similar rooftop structures or structural elements not intended for human occupancy may extend above the applicable maximum height limit by no more than 25 percent of the height limit per Section 155.9402.B.3.

ARCHITECT RESPONSE: Elevator/Stairs shaft enclosure height has been added to our exterior elevations. Refer to Sheets A200.

25. Attain a Plat Determination Letter from the county to ensure that a replat isn't necessary.

ARCHITECT RESPONSE: Plat determination letter will be provided

26. Per Section 155.5802.a., All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient



number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development.

1. Nonresidential and mixed-use development in the Transit-Oriented (TO) district shall achieve at least 18 points.

ARCHITECT RESPONSE: Understood, please refer to Letter of Sustainable Development Points showing our 18 points.

27. Using Table 155.5802: Sustainable Development Options and Points, create a narrative explaining your proposal, the options, and the number of points totaling at least 18 of whichever you choose.

ARCHITECT RESPONSE: Narrative has been submitted with this submission.

28. Per Section 155.5602.C.4., Buildings of three or more stories shall include a clearly recognizable base, middle, and top configured in accordance with the following standards:

i. Building bases shall incorporate one or more of the following:

i. Thicker walls, ledges, or sills;

ii. Integrally-textured materials such as stone or other masonry;

iii. Integrally-colored and patterned materials such as smooth-finished stone or tile; or

iv. Lighter or darker colored materials, mullions, or panels.

b. Building tops shall include two or more of the following features:

i. Three-dimensional cornice treatments with integrally- textured materials such as stone or other masonry or differently colored materials;

ii. Sloping roofs with overhangs and brackets;

iii. Stepped parapets; or

iv. Aligned openings and articulations.

ARCHITECT RESPONSE: Understood and will be implemented before AAC.

DRC

PZ25-12000020
11/05/2025

29. Per Section 155.5601.C.5., Facade Articulation

a. Offsets Required

Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (See Figure 155.5602.C.5.a Example of front facade offsets.)

c. Street Side Facades

The street-facing side facades of buildings shall be articulated with the same facade details as provided on the building's front facade, or be screened from off-site views through fences, walls, or landscaping at least eight feet high.

d. Outbuildings

Outbuildings located in front of other buildings within the same development shall include a consistent level of façade articulation and architectural detail on all sides of the building as well as exterior materials and colors that are compatible with the primary building in the development.

ARCHITECT RESPONSE: Understood and will be implemented where applicable.

30. Per Section 155.5601.C.6., Facade Materials

a. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director.

b. Primary facade materials shall not change at outside corners and shall continue along any side facade visible from a street right-of-way for at least 15 feet; however, materials may change where side or rear wings meet the main body of the structure.

c. Materials changes shall occur along a horizontal line or where two forms meet; however, changes of materials may be used as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

d. 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 or wood). The heavier material may be used as a detail on the corner of a building or along cornices or windows.

Ensure that elevations identify the material used.

ARCHITECT RESPONSE: Understood and will be implemented where applicable.

31. Per Section 155.5601.C.7., Fenestration/Transparency

b. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. This provision does not apply to a building facade enclosing a sexually oriented business use.

c. Street-facing facades of the ground level floor for uses involving repair, servicing and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar type of doors.

d. Street-facing facades of the ground level floor for all commercial, institutional, industrial uses in commercial zoning districts and mixed use developments shall not include roll up doors.

ARCHITECT RESPONSE: Understood and will comply.

DRC

PZ25-12000020
11/05/2025

32. Per Section 155.5601.C.8., Roofs

a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.

b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

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.

ARCHITECT RESPONSE: Understood and implemented into design where applicable.

33. Per Section 155.5605.C.1., Parking Deck or Garage Design

Standards

a. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:

- i. Facade articulation (i.e. wall offsets); and
- ii. Horizontal and vertical projections; and
- iii. Material and color variation; and
- iv. Varied proportions of openings.

b. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and;

c. No deck or garage ramp areas shall be visible from the street and shall be internal to the building.

d. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

ARCHITECT RESPONSE: Understood, and entire garage is concealed from streets.

34. Provide a refuse circulation plan to show how a garbage truck will pick up the trash.

CIVIL RESPONSE: Provided, refer to Sheet LS-1 from Civil set of drawings

35. Correct spelling on the Site Plan from “Schematic Shallow Foundation Detail” to “Schematic Shallow Foundation Detail”. Ensure that spelling is correct on all plans.

ARCHITECT RESPONSE: Corrected

36. The requirements of Section 155.3501.M, TO Exterior Lighting Standards are applicable to this project. For DRC submittal, provide an exterior lighting/photometric plan in accordance with the requirements of this Section.

ARCHITECT RESPONSE: Photometrics provided with DRC submission documents.

37. Per Section 155.5509., In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

ARCHITECT RESPONSE: Understood and conversations with FPL are in progress.

38. Please note per section 155.5401.C., No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5203.D, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

ARCHITECT RESPONSE: Understood and will comply.

39. Per your proposal, please provide a unity of title.

PLANNER RESPONSE: Unity of Title will be coordinated prior to permit submittal.

40. The submitted survey shows that there is an existing FPL easement. Call out the easement on the site plan. Please note that a vacation of the easement will be necessary. The building cannot be located within the easement. Staff recommends addressing this issue at the site plan stage of the project, as the site layout and building design may be impacted by this issue.

ARCHITECT RESPONSE: Understood and conversations with survey company and FPL are in progress.

41. Please note that the elevation plan was measured incorrectly, so your proposed building height may need to be decreased.

ARCHITECT RESPONSE: Please refer to new updated exterior elevations



42. According to your project narrative, you are proposing to use the density bonus allowed under the conditions by the city. For the Density bonus 1, please clarify where this proposed art is going to be placed, or if you intend to contribute to the public arts program. Per Section 155.3709.E.3,. All new non-residential, multi-family residential and mixed-use construction that provide public art using one or a combination of the following strategies:
1. A fee equal to 1% of the project's construction costs or \$250,000 whichever is less;
 2. A piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000 whichever is less.
 - a. The artwork shall be accessible to the public and may be displayed in public open spaces or areas along the street abutting the building.
 - b. Public art shall be required to receive a recommendation by the Public Art Committee and approval from the City Commission.
 - c. Funds, or an appropriate bonding instrument, shall be placed in escrow at the time of building permit and will be held until the art is approved after installation.

PLANNER RESPONSE: *This has not been finalized as meetings with FDOT and Civil are still ongoing. A final location will be identified in the next submittal.*

43. Provide how you will comply with the affordable housing regulation declaration or the affordable housing funds. Refer to Section 155.3709.K. Affordable Housing.

PLANNER RESPONSE: *Affordable units will be allocated. We will not be buying out.*

44. Provide a graphic on elevation to show the proposed building from the frontage (Active use) percentage. Refer to section 155.3709.I.2.b. According to the city zoning code, active use is defined as a use that attracts pedestrian activity, provides access to the general public, and conceals uses designed for parking and other non- habitable spaces if present. Ground floor active uses generally include, but are not limited to, retail, commercial, restaurants, coffee shops, libraries, institutions, education and cultural facilities, entrance lobbies, or residential (where permitted).

ARCHITECT RESPONSE: *Please refer to new updated exterior elevations showing the information requested.*

45. Provide a traffic analysis summary and ensure it is in compliance with city regulations. Refer to Section 155.3709.J.

PLANNER RESPONSE: *Traffic analysis will be provided by KBP.*

46. Refer to section 155.3501.O. to ensure that your proposal complies with the regulations in this section. For example, all building types, except single-family and townhouse, shall comply with the following fenestration standards:

- a) A minimum of 30% of all ground floor street walls shall be fenestrated with windows;
- b) Mirror type glass shall be prohibited;
- c) All glazing shall be of a type that permits view of human activities and spaces within the structure; and
- d) Windows and doors shall be proportioned such that the height of each opening is greater than its width.

ARCHITECT RESPONSE: *Understood and will comply.*

47. Provide the elevation of the proposed site. The lobby must be at least 6 feet away from the crowd. Provide a survey with elevation to aid in the review of the proposed height of the building.

ARCHITECT RESPONSE: *Survey has been provided, and lobby conforms.*



66. Provide written responses to all comments.

ARCHITECT RESPONSE: Responses are provided herein

67. Clarify whether the interior parking area will be naturally or mechanically ventilated.

ARCHITECT RESPONSE: Garage will be mechanically ventilated.

68. Show all interior parking spaces with double striping and wheel stops.

ARCHITECT RESPONSE:

69. Provide on all plans the locations of the building footers/foundation and how far they extend outward from the building. The intent is to minimize the impact of the footers on the green areas intended for landscape material.

ARCHITECT RESPONSE: Shallow Foundation Detail will be implemented in the Foundation/Footers design to minimize such impact.

70. Pursuant to Section 155.3709.K, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees of at least \$10,000 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County's mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with 7 or more units. Payment of the in-lieu-of fees is not an option when applying policy 2.16.3.

ARCHITECT RESPONSE: As of now we are reserving 12 units for the 15% of affordable housing requirement.



71. The EOD Street Development Regulating Diagrams are applicable to this project. Street cross-section T-4 (typical 60-foot right of way with parking on both sides) to the project area. Revise plans to reflect the components and dimensions shown on the cross-sections. For the portion of the length of right-of-way that will include on-street parking, if any, relocate the loading zone and/or fire lane to accommodate the parking. Coordinate with Fire Prevention on the location of the fire lane.

ARCHITECT RESPONSE: No street parking will be provided, as of now Fire did not have an issue with the proposed Fire Lane. We do have our meeting with FDOT scheduled for 9/11 after DRC submission, and if no objections from FDOT we hope what we have proposed will also work with the City of Pompano.

72. Provide dimensions on a plan for both Atlantic Ave and NW 23 Ave. Ensure the dimensions comply with the EOD Street Development Regulating Diagram.

ARCHITECT RESPONSE: Dimensions have been added on Site Plan, Sheet A100

73. Please note that you may be subject to additional comments depending on the revisions provided with your next submittal. (Info Only).

ARCHITECT RESPONSE: Understood

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Unresolved

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

CIVIL RESPONSE: See responses below.

49. 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.

CIVIL RESPONSE: *Documentation will be provided with permit submittal.*

50. On the PGD, please keep the existing sidewalks as is with the decorative pavers.

CIVIL RESPONSE:

51. On the PGD plan, show the adjacent lane to be milled and overlaid.

CIVIL RESPONSE: *The plans have been updated to indicate that NW 23 Avenue will be milled and overlaid, as requested.*

52. Note on all drainage plans that the off-site drainage pipe needs to be RCP or ADS HP Storm. No N12 permitted in R/W.

CIVIL RESPONSE: *The Note has been added to the plan view, sheet PD1, and the exfiltration trench detail, sheet PD4, as requested.*

53. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities

CIVIL RESPONSE: *Documentation will be provided with permit submittal.*

54. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities

CIVIL RESPONSE: *Documentation will be provided with permit submittal.*

55. The City Utilities Division must approve these plans before the City's Engineering Division can.

CIVIL RESPONSE: *Understood, thank you.*

56. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

CIVIL RESPONSE: *Understood, thank you.*

57. Please note on the civil plan sheet (Note the plan sheet number) that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards. How to retire old laterals

If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral)

If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)

If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)



If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

CIVIL RESPONSE: *These notes have been added to sheet WS1, as requested.*

58. PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. ****

CIVIL RESPONSE: *Responses are provided herein and civil drawings have been revised.*

UTILITIES

Tabensky Johnson | tabensky.johnson@copbfl.com

Unresolved



59. 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

CIVIL RESPONSE: *Understood, thank you.*

60. 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 Bldg. E-plan submittal.

CIVIL RESPONSE: *Documentation will be provided with permit submittal.*

61. 3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.

CIVIL RESPONSE: *A SWPPP Plan (SWP1) and Detail Sheet (SWP2) have been provided, as requested.*

62. 4. Please note on the Landscape Plan 039 L-1 Landscape Plan, as per City Ordinance(s) 50.02(A) (4) and 100.35(G), street trees shall not be placed on top of or 5 of either side of any City-owned utility infrastructure. No street trees, shrubbery, or obstruction shall be placed within a 3 radius of a City-owned sewer lateral cleanout or water &/or reuse meter.

LANDSCAPE RESPONSE: *Understood and noted on L-1*

63. 5. Please note on the civil site plan 033 WS1 WS Plan that any existing water and/or sewer connection to the subject lot not utilized for the final development must be terminated at the main per City specification. Please correct.

CIVIL RESPONSE: *The two existing water services on Atlantic Boulevard have been noted to be cut and capped, as requested.*

64. 6. Please indicate on the civil site plan 033 WS1 WS Plan the total site water consumption in gallons per day (GPD).

CIVIL RESPONSE: *The total water consumption has been added to sheet WS1, as requested. For the retail space, I used the BCWWS rate of consumption.*

65. 7. Please indicate on the civil site plan 033 WS1 WS Plan the total site wastewater discharge in gallons per day (GPD).

CIVIL RESPONSE: *The total wastewater discharge has been added to sheet WS1, as requested. For the retail space, I used the BCWWS rate of discharge.*

118. 8. Please attach the following City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 115- 1 Underground Valve Identification Marker, 3 215-1 Standard Manhole, 15-1 Typical Screen For Utilities, 506-1 Typical 1 inch Reuse Water Service, 521-1 Reuse Water Sign.

CIVIL RESPONSE: *All of the details noted have been added to (or were already on) the water and sewer detail sheets. 315-1 was added to sheet WS2. 102-1, 103-1, 115-1 are on sheet WS3. 106-1, 106-2, 106-3, 106-4 are on sheet WS4. 215-1, 506-1, 521-1 were added to sheet WS5.*

119. 9. Civil site plan 033 WS1 WS Plan must propose a sewer manhole just behind the recorded property line for City access and system maintenance, and not a sewer cleanout. Please correct. The subject manhole shall be SEWPER- coated.

CIVIL RESPONSE: *A new manhole has been proposed behind the property line, as requested. The sewer service lateral is being replaced with an 8" C900 sewer main between the existing and new manhole. The existing manhole shall be cored for the new 8" and plugged at the 6" service line.*



120. 10. Civil site plan 033 WS1 WS Plan Site must show the existing water services located along E Atlantic Blvd. for 2217, 2219 & 2233 as cut and capped at the water main as per City Ordinance § 50.02 WATER DISTRIBUTION; GENERAL. (A)(1). Please correct.

CIVIL RESPONSE: *The two existing water services on Atlantic Boulevard have been noted to be cut and capped, as requested.*

121. 11. Civil site plan 033 WS1 WS Plan Site proposes a 6" dedicated fire meter and a 4" domestic water meter. Please note that these meters are not stock items and are subject to a 6 to 8-month order lead time. Please coordinate the procurement of these meters with the City to ensure a timely installation. Also, meters 3" and larger are above-ground meters. Please refer to the City's Standard details.

CIVIL RESPONSE: *It is understood that the contractor shall provide sufficient lead time to order the non-stock items, such as large meters and backflow devices.*

PLANNING

Max Wemyss | max.wemyss@copbfl.com

Info Only

74. 1. The Land Use designation is East Transit Oriented Corridor (ETOC) District. The application is requesting to construct 75 multifamily residential units, and 3,149 square feet of commercial space. The site plan proposes the following breakdown of the 75 units (combination of studio/efficiency (20), 1-bedroom (24), 2-bedroom (17), & 3-bedroom (14)). Provide unit plans demonstrating unit layouts and area.

ARCHITECT RESPONSE: *Provided, please refer to Sheets A101-107 with showing unit types and areas.*

- 75 2. According to the Project Data Sheet and Survey, the property is 21,838.72 square feet or 0.501348 acre. The East Overlay District permits up to 90 units per acre for the subject property or 45 units. Project Data sheet provides the density bonus options sought to receive up to 150 dwelling units per acre or 75 units totals. Please provide an additional exhibit following the Project Data sheet providing additional information about the satisfaction of the density bonus options (unit information, repeat parking breakdown and parking level information, and provide information on proposed public art (location and format, or fee).

ARCHITECT RESPONSE: Information updated on Sheet A003

3. DENSITY

BY RIGHT	90 Du/Ac = 45 UNITS	
BONUS #1 PUBLIC ARTWORK OR 1% FEE OR \$250,000 WHICHEVER IS LESS	20 Du/Ac = 10 UNITS	
BONUS # 6 PROVIDE STRUCTURED PARKING FOR 100% OF THE REQUIRED PARKING NEEDS OF DEVELOPMENT.	20 Du/Ac = 10 UNITS	75 UNITS
BONUS # 7 PROPOSING 25% SMALL STUDIOS OR 1BR UNITS	20 Du/Ac = 10 UNITS	
TOTAL DENSITY	150 Du/Ac = 75 UNITS	

- 76 3. The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit. Based on the unit mix table on the Project Data sheet (008 A003) the application intends to provide the affordable units (15% of 75 units is a minimum of 12 units). A recorded declaration will be required prior to building permit issuance, demonstrating a distribution of unit types. Note: In accordance with Resolution 2022-185, the City is to utilize Broward County Policy 2.16.4 for the residential entitlements.

ARCHITECT RESPONSE: Yes, 12 units will be reserved as affordable units. Also noted in our Unit Mix Per Floor Table, Sheet A003

UNIT MIX PER FLOOR					
FLOOR LEVEL	STUDIOS	1 BED UNITS	2 BED UNITS	3 BED UNITS	TOTAL UNITS
ROOF					
8	4	4	4	1	12
7	4	4	4	1	14
6	4	5	5	0	14
5	4	6	4	0	14
4	4	5	3	2	14
3	-	-	3	1	4
2	-	-	2	1	3
GROUND	-	-	-	-	-
TOTAL	20	24	25	6	75
* 12 STUDIO UNITS WILL BE RESERVED AS AFFORDABLE UNITS TO MEET THE REQUIRED 15% OF THE TOTAL RESIDENTIAL ENTITLEMENTS PER POLICY 2.16.4					

77. 4. The Pinehurst Plat, Subdivision of Block 15 (Recorded 1978; PB 5 pg. 13) does not contain any use information or restrictions. Obtain a Plat Determination Letter from the BCPC for the proposed use on the subject Plat or provide Platting Rules and Narrative.

ARCHITECT RESPONSE: A Letter has been submitted with this submission stating that a platting is not required, consistent with Policy 2.13.1. Please refer to Letter and Narrative.

78. 5. Provide dimension to Center Line of abutting roads on Site Plan. Verify dimensions shown on survey for Atlantic. 50 feet is typical, where 55 feet is required (for an overall required dimension of 110 feet).

ARCHITECT RESPONSE: *We have reached out to Survey company and they have provided an email (attached at end of responses) stating there is conflicting information between ROW Maps, FDOT Maps.*

79. 6. Please note: County may require corner chord and/or visibility triangle.

ARCHITECT RESPONSE: *Meeting with FDOT on 9/11, we will ask and act accordingly.*

80. 7. Provide a recorded Unity of Title prior to Building Permit approval.

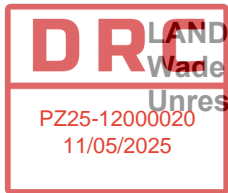
PLANNER RESPONSE: *Unity of Title will be coordinated prior to permit submittal.*

- 81 8. The Applicant must provide a Final School Capacity Availability Determination (SCAD) letter from the Broward County School Board prior to Building Permit approval.

ARCHITECT RESPONSE: *Has been processed and will provide once it's received.*

82. The city has sufficient water and wastewater treatment capacity to accommodate the proposal.

PLANNER RESPONSE: *Understood, thank you.*



LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

Unresolved

- 83 1. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.

LANDSCAPE RESPONSE: *Powerlines to be moved underground*

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

LANDSCAPE RESPONSE: *Note on plan*

85. 3. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.

LANDSCAPE RESPONSE: *Provided*

86. 4. 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.

LANDSCAPE RESPONSE: *Provided*

87. 5. Show an accurate existing crown spread on the tree survey and landscape plan for existing trees proposed to remain.

LANDSCAPE RESPONSE: *Provided*

88. 6. Show existing tree numbers on the landscape plan for trees to remain.

LANDSCAPE RESPONSE: *Existing tree numbers shown.*

89. 7. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings

LANDSCAPE RESPONSE: *mitigation provided above minimum requirement.*

90. 8. It appears that on street parking is being proposed in areas of large existing trees. It would be the City's intent to preserve the large trees on the East, on street parking is not required, consider altering the plan to retain the trees to reduce mitigation.

LANDSCAPE RESPONSE: *We understand and appreciate the City's intent to preserve the existing large trees along the east side of the project. We have carefully considered altering the plan to eliminate Loading Zone/Fire Lane in this area; however, removing this Loading/Fire Lane would compromise the overall feasibility of the project. To address this concern, we will mitigate the impact of the affected trees and, as part of our landscape plan, commit to planting five new trees along NE 23rd Avenue to enhance the urban canopy and provide long-term environmental benefit. This approach seeks to balance project feasibility with the City's goal of sustaining tree cover.*

91. 9. Please coordinate with Urban Forestry and Environmental Services on trash staging area and access to allow large existing canopy trees to remain.

LANDSCAPE RESPONSE: *See responds for remark 8.*

92. 10. Please propose alternate location for proposed drainage well & PRB CS #100 on PGD plan to allow large existing canopy trees to remain.

LANDSCAPE RESPONSE: *Trees are to be removed.*

93. 11. Provide a graphic scale on landscape plan.

LANDSCAPE RESPONSE: *Provided*

94. 12. All trees are to be large canopy tree unless OHW (Overhead Wires) exist.

LANDSCAPE RESPONSE: *Understood and provided*

95. 13. Mast trees do not qualify as canopy trees. You can have them but cannot be counted towards requirements.

LANDSCAPE RESPONSE: *Mast tree is not being proposed towards site requirement tree.*

96. 14. 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.

LANDSCAPE RESPONSE: *tree heights have been adjusted.*

97. 15. Property line dimensions on the site plan are shown less than on the survey, clarify, correct.

LANDSCAPE RESPONSE: *Corrected*

98. 16. As per 155.3501.J.3.f. Street trees are to be calculated at 1:30'.

LANDSCAPE RESPONSE: *Adjusted*

99. 17. As per 155.3501.K.5.a.i. Provide Oak trees along Atlantic Blvd. Streets with specific tree species requirements in a designated TO will be shown on the Designated



Publicly Accessible Open Space and Greenway Systems Regulating Plan. The Medjool can remain but the Bridal Veils will need to come out.

LANDSCAPE RESPONSE: BRIDAL VEILS ARE PLANTED ALONG THE ENTIRE ATALANTIC BLVD. ALSO FOR THE POMPANO STATION THE BRIDAL VEIL TREES ARE APPROVED TO REMAIN.

100. 19. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System.

LANDSCAPE RESPONSE: SILVA CELLS PROVIDED WITH SQFT CALCULATIONS FOR EACH AREA.

101. 20. Show all suspended pavement on the Civil / PGD Plans.

CIVIL RESPONSE: Shown

102. 21. Provide a tree grate or pervious aggregate detail for palms and trees proposed in paver or walkway areas.

LANDSCAPE RESPONSE: Tree grate shown on plan.

103. 22. 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.

LANDSCAPE RESPONSE: Provided

104. 23. Bubblers will be provided for all new and relocated trees and palms.

LANDSCAPE RESPONSE: Provided

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

LANDSCAPE RESPONSE: No shrubs are proposed in the ROW.

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

LANDSCAPE RESPONSE: Understood

107. 26. 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.

LANDSCAPE RESPONSE: Note Provided.

108. 27. 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.

LANDSCAPE RESPONSE: Note provided.

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

LANDSCAPE RESPONSE: No trees are being relocated.

110. 29. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ) .

LANDSCAPE RESPONSE: NOTE PROVIDED TO L-2.

111. 30. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

LANDSCAPE RESPONSE: No underground utilities are in conflict with proposed or existing trees.



112. 31. 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.

LANDSCAPE RESPONSE: Note provided on L-1.

113. 32. As per 155.5203.B.2.b; 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 and be replaced with planting soil prior to landscape installation.

LANDSCAPE RESPONSE: NOTE ADDED TO L-2.

114. 33. Provide soil specifications in percentage form, i.e. 70/30.

LANDSCAPE RESPONSE: 50/50 SOIL NOTE ADDED TO L-1

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

LANDSCAPE RESPONSE: Understood

116. 35. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

LANDSCAPE RESPONSE: Provided.

117. 36. Additional comments may be rendered a time of resubmittal.

LANDSCAPE RESPONSE: Understood, thank you.

Thank you for your consideration. Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA
President, Land Planner

