

Current Project - Department Review Status

PZ21-12000040

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
1					
	BUILDING DIVISION		Hulda.Desrosiers@copbfl.com	Assigned	
					<p>21-12000040</p> <p>Pre-Application review 10-19-21 david.mcgirr@copbfl.com 954-786-5514 Harborside At Hidden Harbor</p> <p>1. 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.</p> <p>2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.</p> <p>3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.</p> <p>4. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.</p> <p>5. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the Reuse watermain shown on the civil engineering plans.</p> <p>6. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1 Landscape plans needs to have the Utilities overlaid onto the plan sheets.</p> <p>7. Upload the 2019 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under</p>

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	ENGINEERING DEPARTMENT	David McGirr david.mcgirr@copbfl.com	Hulda.Desrosiers @copbfl.com	PendingResubmit	<p>departments /engineering.</p> <p>8. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.</p> <p>9. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.</p> <p>10. . Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off- site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of N. Fed. Hy.</p> <p>11. . Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.</p> <p>12. . The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.</p> <p>13. . Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.</p> <p>14. . Paving and drainage plan Sheet 005 C2 lacks details and grades to show if the existing stormwater system is going to handle future stormwater runoff with all the new paving and street side parking.</p> <p>100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.</p> <p>(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.</p> <p>(B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.</p>
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				<p>15. . Please note on civil plan WS-1 Water & Sewer Connection, 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. How to retire old laterals If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral) If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings) If the existing main is clay pipe and you are required to 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)</p> <p>16. . Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.</p> <p>**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****</p>
				<p>10/18/2021 Fire Department Conditionals for DRC approval: Provide written response to all comments, insufficient information provided for a complete review. Fire Prevention recommends a separate meeting with design team reference minimum requirements for this project approval. 1 - () Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing. 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 3 - Provide required fire flow for each proposed building: 4 - Provide Fire Flow Data: Fire flow calculations are determined from</p>

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	FIRE DEPARTMENT	Jim Galloway jim.galloway@copbfl.com	Hulda.Desrosiers @copbfl.com	Pending Resubmit	<p>square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2018ed chapter 18)</p> <p>4 () Additional fire hydrants required for proper spacing on all sides of structure. refer to NFPA 1 ch 18 for proper spacing. West Side of building along Federal Hwy.</p> <p>>Any proposed fire hydrant should be located at intersections of two roads for access and at corners of buildings.</p> <p>6 () location of fire department connections for each building?</p> <p>>FDC should be located on corners of buildings, near your fire pumps, FDC must connect to fire protection system after fire pump and all control valves.</p> <p>>Proposed new parking structure, location and size of water supply for fire protection systems and Fire Department Connection.</p> <p>7 () Egress/Access: Building along Federal Hwy which elevator has access to all floor levels for both the building and parking structure? Does Elevator #4 meet this requirement? All elevators must meet minimum size for ambulance stretcher. (on some pages this same elevator is labeled as Elevator #5?)</p> <p>All elevators on building 1 (building along Federal HWY) have access to all floor levels for both the building and the parking structure. We removed the gap on level 2 not allowing access to all floors and have created an easier movement along that floor and all others. (refer to sheet A-2.1)</p> <p>8 () Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)</p> <p>Project shall incorporate a BDA system into both buildings. Note has been added to Site plan. Refer to sheet SP-1 and SP-2</p>
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	LANDSCAPE REVIEW	Mark Brumet mark.brumet@copbfl.com	Hulda.Desrosiers@copbfl.com	PendingResubmit	<p>10/18/21</p> <ol style="list-style-type: none"> 1. Provide evidence of approval for the removal of the park/open space. 2. Provide a notarized letter that noting on the balance of the site per the previous approval has changed save this parking garage addition 3. There appears to be values missing from sheet 2.05, clarify. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5. 4. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced. Please bubble all mitigation trees on the plan list and provide a spate data table. Please also bubble all new proposed landscape material above what was previously approved on 210-12000023. 5. Provide plantings along the West side of the new parking structure to match the balance of the garage site including the 3 WR's in the SW corner. 6. All tree work will require permitting by a registered Broward County Tree Trimmer. 7. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. 8. Additional comments may be rendered a time of resubmittal.
	UTILITIES		Hulda.Desrosiers@copbfl.com	Assigned	
	PLANNING		Hulda.Desrosiers@copbfl.com	Assigned	

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	ZONING	Pamela Stanton pamela.stanton@copbfl.com	Hulda.Desrosiers @copbfl.com	In Review	<p>1. Number of units increase from 271 to 285, within the limits of the current PD-I. Correct. Project has 285 units and is still within the limits of the current PD-I</p> <p>2. Removal of the park with the addition of 3-story parking garage. Condition of the AAC Development Order: "The park on NE 16 St. will be reviewed by the Committee prior to the issuance of a building permit." Address this condition. Acknowledged</p> <p>3. A Unity of Title is required for the new parking garage parcel.</p> <p>4. Define the proposed treatments over openings of the new parking garage to screen interior - all elevations. We took the same approach as the federal hwy garage for the new parking garage. All openings are 42" from the floor and screened to allow visibility to the interior of the garage, blocking all internal elements. The garage is designed with the same elements as the residential building. Introducing the same aluminum frames (without glass) in the proportion of the windows, awnings, and consistent architectural language as the residential building.</p> <p>5. All Zoning calculations must be based on the overall area including the additional parcel at the corner of NE 16 St and NE 24 Ter. Noted. All zoning calculations will be based on the overall area including the additional parcel at the corner of NE 16st and NE 24 ter.</p> <p>6. Traffic analysis to be revisited/revised upon formal submittal.</p> <p>7. Site plan approval will be pending approval of the revised PD-1. Acknowledged</p> <p>The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan and Building Design reviews by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.</p>
	CRA		Hulda.Desrosiers @copbfl.com	Assigned	

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	WASTE MANAGEMENT	Beth Dubow beth.dubow@copbfl.com	Hulda.Desrosiers @copbfl.com	PendingResubmit	<p>Solid Waste and Recycling Comments</p> <p>Project Name: Harborside at Hidden Harbour</p> <p>Address: Federal Highway at NE 16th Street</p> <p>P&Z#: 21-12000040</p> <p>Reviewed: 10/11/2021 Pre-App Date: 10/19/2021</p> <p>Demonstrate adequate trash collection service has been planned for this site.</p> <p>1. Ensure that there is adequate height clearance for servicing by garbage trucks. Garbage trucks require a minimum of 15 feet clearance for driving access and 22 feet of clearance for servicing dumpsters. OH door on NE 23rd Ave needs to have a minimum clearance of 15 feet as well.</p> <p>Both OH doors for the service areas in both building 1 and building 2 have a clearance of 17 feet with height clearance inside the building in the service area that have a double height space of +22 feet clearance.</p> <p>2. There may not be adequate or convenient garbage collection for the northwest portion of this building. Demonstrate how the garbage from the retail will be toted to the designated service/collection area.</p> <p>Refer to sheet SP-3 for the garbage truck diagram showing a clear demonstration of how the garbage truck will enter and exit the service area. Refer to narrative on SP-3 for a more in-depth explanation of how the garbage truck will maneuver through the site.</p> <p>3. Toting the garbage from the retail at the northwest portion of the building across NE 23 Avenue is not recommended.</p> <p>Retail will have dry trash that will be managed by the building management into the trash holding areas at night.</p> <p>4. The trash holding room may not be adequate for the amount of retail/restaurant use. Toting the garbage across the entrance (connecting US1 to NE 23 Avenue) is not recommended.</p> <p>The trash on building 1 will not be toted across the entrance into building 2. Each building has their own trash holding areas and trash rooms where they will be served.</p> <p>5. Garbage and recycling service vehicles must have access to the collection containers on site or in designated areas that do not interfere with traffic flow of the adjacent roadways</p> <p>Garbage and recycling service vehicles are to use the designated service areas which will be inside of the building and shall not interfere with the traffic flow of the adjacent roadways. (refer to SP-3)</p> <p>6. Show the truck turning radii to the service area located on the east side of NE 23 Avenue. Backing out onto NE 23 Avenue is not recommended.</p> <p>Refer to SP-3 for truck turning radii and truck route through the site.</p> <p>7. Remove the "trash room" label from the apartment labeled C1</p> <p>"trash room" label from the apartment labeled C1 has been removed</p>
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	WASTE MANAGEMENT	Beth Dubow beth.dubow@copbfl.com	Hulda.Desrosiers @copbfl.com	PendingResu bmit	<p>NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. Rental communities are considered commercial properties.</p> <p>NOTE: Recycling collection is not required, but it is suggested. Recycling collection service may be obtained from a recovered materials hauler.</p> <p>NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.</p> <p>NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.</p>
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	BSO	Patrick Noble Patrick_Noble@sheriff.org	Hulda.Desrosiers @copbfl.com	Authorized	

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