

## PLANNING

Plan Reviewer: Daniel Keester, [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)

Status: Review Complete Pending Development Order

1. The property has an approved recorded plat (P.B.P.F. - PB 139, Pg 18) and was approved prior to 1983. The plat is restricted to a 55,950 square foot government office (police facility). Provide a platting determination letter from Broward County Planning Council, confirming whether (or not) the property is required to be replatted or if a "plat note amendment" may be necessary for the proposed scope.

***Response: Plat Note Amendment is in progress with the City and Broward County. Updated Plat Note requested to read "The plat is restricted to a 115,000 square foot government facility" to allow for the existing buildings, the new Fire Administration/EOC and the future additional fire training tower.***

2. Land use for this parcel is CF (Community Facility), the zoning is CF (Community Facility). The narrative describes the future intended uses on the property as a "Fire & Emergency Operations Center." The proposed uses are in compliance, but must adhere to all conditions of the development order & relevant zoning regulations.

***Response: Understood.***

3. The property is accessed from SW 3rd Street, S Flagler Avenue and S Cypress Road. The right-of-way provided is sufficient pursuant to Chapter 100.01.

***Response: Confirmed.***

4. The property fronts on SW 3rd Street, which is identified on the Broward County Trafficways Plan. On the Trafficways Plan, SW 3rd Street (at this location) is designated as a "Arterial Road" with a minimum of 110 feet right-of-way required. The survey indicates that 105 feet of right-of-way is provided, where only 52.5 feet is provided to the center line of the road, and therefore additional dedications are required along SW 3rd Street.

***Response: Additional dedication documentation for the 110 feet right-of-way will be provided upon completion.***

5. The city has sufficient capacity to accommodate the proposal.

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*Response: Understood.*

## ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr, [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status: Review Complete Pending Development Order

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

***Response: Acknowledged. Permit will be processed at time of CDs.***

2. Submit an engineering permit application for the proposed asphalt paving, concrete curbing and public sidewalk. (At time of Permitting).

***Response: Acknowledged.***

3. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 2. (At time of permitting)

***Response: Acknowledged.***

4. 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.

***Response: Please see detail 316-1 on sheet CU-504.***

5. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Planning and Zoning Division.

***Response: Acknowledged.***

Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

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***Response: Acknowledged. Please see details on sheets CU-501 through CU-504.***

6. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

***Response: Please see detail 318-1 on sheet CM-501.***

7. Show the two master water meters for the site on Civil plans.

***Response: Please see master meters on sheets CU-102 and CU-103.***

8. Please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

***Response: Please see note on sheets CP-101 through CP-104.***

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

## **FIRE DEPARTMENT**

Plan Reviewer: Jim Galloway. [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

[<mailto:jim.galloway@copbfl.com>](mailto:jim.galloway@copbfl.com)

Status: Review Complete Pending Development Order

Approved at developers risk:

1. 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/

***Response: Fire Flow Test Results provided by City Fire Department are attached.***

2. Provide Fire Flow Data: 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

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type maybe required for project. (NFPA 1 2015ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow".

***Response: Fire Flow Test Results provided by City Fire Department are attached.***

3. Provide location of water supply for proposed structures fire sprinkler system. Include location of proposed Fire Department Connection.

***Response: Please see sheets CU-101.***

4. Fire Department Connection Location - Minimum 10 to 15 feet of a fire hydrant. Both located on same side of street. Fire Dept. Connection should be located at front of building or at main fire dept. apparatus entrance.

***Response: Acknowledged. Please see sheets CU-101.***

Comment:

1. 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)

***Response: Due to the nature of this buildings usage as Fire Administration/EOC, a Bi-Directional Amplifier system will be provided.***

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## BUILDING DIVISION

Plan Reviewer: James DeMars, [james.demars@copbfl.com](mailto:james.demars@copbfl.com)

Status: Review Complete Pending Development Order

### Advisory Comments:

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.

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

***Response: Confirmed.***

2. FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

***Response: Understood.***

3. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

***Response: Acknowledged. Civil Engineering Sheets CG-100 thru CG-104 provided indicates the criteria for the Erosion and Sedimentation Control Plan.***

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

***Response: Civil Engineering Sheets CG-100 thru CG-104 provided indicates the criteria for the Erosion and Sedimentation Control Plan.***

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

***Response: Understood, note added to plans.***

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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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

***Response: Confirmed.***

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

***Response: Public accommodation shall be provided per 2020 FBC Accessibility.***

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.

***Response: Understood, vertical accessibility is provided via two elevators in the building and one in the parking garage.***

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

***Response: Accessible routes are provided at the various locations from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209.***

5. FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or

structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

- 1) FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

***Response: Understood.***

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

***Response: Understood. Any necessary approvals will be submitted when plans are submitted for building permit.***

- 3) FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

***Response: Automatic sprinkler system to be provided. Building permit set of plans will include documentation.***

- 4) FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

***Response: Required fire separations, fire-resistance information and smoke barriers will be included in the building permit set of plans.***



- 5) 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.

***Response: Required fire separations, fire-resistance information and smoke barriers will be included in the building permit set of plans.***

- 6) 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.

***Response: Life Safety plans will be included in the building permit set of plans.***

- 7) 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.

***Response: No R Occupancies are included. R-2 and R-3 identify as: "Primarily permanent in nature". The dorms provided for the EOC are temporary in nature, only being utilized during activations, and we are not providing a permanent residential setting at the facility.***

- 8) FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. Indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency



lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

***Response: Response: Life Safety plans will be included in the building permit set of plans.***

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

***Response: Product approvals will be included in the building permit set of plans.***

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

***Response: Understood.***

- 11) F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005. Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

***Response: Understood.***

- 12) FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

***Response: Understood.***

- 13) FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building

official. Building dept. will require special inspector form be completed and submitted for approval.

***Response: Understood.***

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

***Response: Understood.***

- 15) FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

***Response: Understood.***

- 16) 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.

***Response: Understood.***

- 17) FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

***Response: Site Plan sheets AS-101 thru AS-101.4 have been updated to distribute the parking by parking area.***

- 18) FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

***Response: Understood.***

- 19) FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

***Response: Provided.***

- 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.

***Response: Understood.***

- 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.

***Response: Understood.***

- 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.

***Response: Understood.***

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

***Response: Understood.***

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

***Response: Understood.***

## **BSO**

Plan Reviewer: Scott Longo [scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org)

Status: Review Complete No Comments

## **CRA**

Plan Reviewer:

Status: Comments not available as of 2/24/2021.

## **UTILITIES**

Plan Reviewer: Nathaniel Watson, [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

Status: Review Complete Pending Development Order

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

***Response: Acknowledged.***

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

***Response: Civil Engineering Sheets CG-100 thru CG-104 provided indicates the criteria for the Erosion and Sedimentation Control Plan.***

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

***Response: Acknowledged. Permit will be processed at time of CDs.***

4. Please procure an approved FDEP permit for the proposed water main relocation.

***Response: Acknowledged. Permit will be processed at time of CDs.***

5. Please procure and approved Broward County Wastewater Collection permit for the collection system expansion.

***Response: Acknowledged. Permit will be processed at time of CDs.***

6. Please show an inline 8" resilient seated gate valve just before the proposed 90° bend transition as shown in 041 CU-101 Water & Sewer Plan.

***Response: Please see 8" resilient seated gate valve on revised sheet CU-101.***

7. Please show a 45° bend transition as opposed to the 90° bend with an in-line 8" resilient seated gate valve before the bend.

***Response: Please see 45° bend transition on revised sheet CU-101.***

8. Please indicate on 044-CU-104 Water & Sewer Plan that the manhole proposed to be cored shall be SEWPER coated and the bench shall be reworked to accommodate the new flow.

***Response: Please see revised callout on revised sheet CU-104.***

9. Please indicate on 043-CU-104 Water & Sewer Plan that the manhole proposed to be cored shall be SEWPER coated and the bench shall be reworked to accommodate the new flow.

***Response: Please see revised callout on revised sheet CU-104.***

10. Please attach the following 2019 City Engineering Standard details as they apply: #100-1 Sample Point (Main), #101-1 Sample Point (Hydrant), #102-1 Valve Box Settings, #104-1 Filling and Flushing Connection, #115-1 Underground Valve Identification Marker.

***Response: Please see details on sheets CU-501 through CU-504.***

## LANDSCAPE REVIEW

Plan Reviewer: Wade Collum, [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

Status: Review Complete Pending Development Order

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1. The plans do not seem to have changed.

***Response: Yes, the plans are basically the same as the original submission.***

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

***Response: The note has been added to the Landscape Plans***

3. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised.

***Response: Tree values for specimen trees will be reviewed and adjusted as necessary***

4. Mitigation appears to be off. Remove Benjamina values from the tree disposal and make the tree disposal plans match the table as it relates to Oak tree slated for relocation as it appears that there is a discrepancy and then we can revisit. Also capture palm DBH's so we can offset.

***Response: The table has been updated, relocations will match, and DBH will be added.***

5. 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.

***Response: The plans have been adjusted to reflect the requirement.***

6. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

***Response: The calculations have been reviewed and adjusted. Superior design is applied where needed.***

7. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

***Response: Landscape requirements have been updated on the table.***

8. Please show light poles on the landscape plan as there appear to be some conflicts based on the photometric plans and include the radii. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

***Response: Light poles have been added.***

9. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. A couple of islands appear to be less than the 8' required inside dimension and some end islands do not have any trees.

***Response: The islands have been adjusted to be 8' min. inside of curb.***

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

***Response: See Architectural Plans and sections for the proposed footing.***

11. Provide a hedge row in the head to head parking islands. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows.

***Response: Trees and shrubs have been added to the plans***

12. Provide tree relocation notes.

***Response: Tree relocation notes have been added to the plans***

13. Provide tree numbers of Oaks slated for relocation on the landscape plan to match disposition.

***Response: Tree numbers have been added.***

14. Reduce CF counts in VUA's and change to another large canopy based on growth habits and species availability.

***Response: Alternate species have been added to the plans.***

15. Clarify the location of some of the utilities including FDC's as it appears that they may have to be shifted over to allow for required trees and landscaping.

***Response: The proposed utilities are shown on the plans and will be coordinated with planting.***

16. Provide plant spacing detail to align itself with all proposed plant sizes to fill beds. Provide a note that all proposed planting beds will be planted out correctly with proper spacing.

***Response: A plant spacing note has been added.***

17. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs



recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

***Response: The note has been added to the Landscape Plan***

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

***Response: This note has been added to the plans.***

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

***Response: This note has been added to the plans.***

20. 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.

***Response: This note has been added to the plans.***

21. Submit a complete irrigation plan.

***Response: Irrigation plan to be submitted with permit set.***

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

***Response: This note has been added to the plans***

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

***Response: Acknowledged***

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

***Response: Acknowledged***

## ZONING

Plan Reviewer: Pamela Stanton, [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)

Status: Review Complete Pending Development Order

1. The property fronts on SW 3rd Street, which is identified on the Broward County Trafficways Plan as a designated "Arterial Road" with a minimum of 110-foot right-of-way required at this portion of the roadway. The survey indicates that 105 feet of right-of-way is currently provided, with only 52.5 feet provided to the centerline of the road. Therefore, an additional dedication is required along SW 3rd Street, as confirmed by the City Engineer.

***Response: Additional dedication documentation for the 110 feet right-of-way will be provided upon completion.***

2. The General Parking Deck or Garage Design Standards state that no vehicles parked within or on the roof of the deck or garage shall be visible from the street, and that no deck or garage ramp areas shall be visible from the street and shall be internal to the building. The new color elevations depict a louver treatment at the garage façade that faces SW 3 Street, with openings that provide visibility to the interior of the garage. Address this issue by providing a façade treatment that conceals all internal elements.

***Response: Exterior Elevations sheets A-201 and A-202 and the renderings have been updated to reflect more concealment of the parking garage structure.***

## SOLID WASTE

Plan Reviewer: Beth Dubow, [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)

Status: Review Complete Pending Development Order

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

***Response: Understood.***

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

***Response: Understood.***

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

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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.

***Response: Understood.***

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](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

***Response: No concerns.***