



**File #:** LN-310

---

**DEVELOPMENT REVIEW COMMITTEE**

Meeting Date: JULY 6, 2022

Resubmittal Date: July 14, 2022

**ST. JOSEPH'S MANOR PHASE II**

**Request:** Major Site Plan  
**P&Z#** 22-12000016  
**Owner:** Archdiocese Of Miami St Joseph Haitian Church  
**Project Location:** 1210 NW 6 Avenue  
**Folio Number:** 484235640010  
**Land Use Designation:** IRR (Irregular Density)  
**Zoning District:** RM-30  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Maura Jennings (305-443-9162)  
**Project Planner:** Hellena Lahens (954-786-5554 / Hellena.lahens@copbfl.com)

**Summary:**

The Applicant is requesting to develop Phase II expansion of the senior housing to include a second building of 150 units of low-income senior housing.

**Staff Conditions:**

**PLANNING**

Plan Reviewer: Daniel Keester ([Daniel.keester@copbfl.com](mailto:Daniel.keester@copbfl.com) <<mailto:Daniel.keester@copbfl.com>>)

Status: Review Complete Pending Development Order

-Land use for this parcel is Irregular Residential (Dashed Line - Maximum 251 Units). The size of this property is 362,917 square feet / 8.3 acres. The zoning for the property is RM-30 (Multi-family Residential). The plans submitted propose an additional 150 multi-family units on the property. [Response: Agreed. No Revision Required.](#)

-The property has been platted (St. Joseph Haitian Catholic Mission Plat - PB 142 Pg 5). A copy of the recorded plat note amendment allowing the residential use on the property has been recorded with Broward County (Instrument #: 111600133). [Response: Agreed. No Revision Required.](#)

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval. Based on the age restricted nature of the project, staff believes this would be exempt - provide a copy of the exemption. [Response: Agreed. No Revision Required.](#)

-The property is abuts NW 6 Avenue. The survey indicates on NW 6 Avenue that there is an existing 30 feet to the centerline of the right-of-way, and a total of 55 feet wide for this roadway. Therefore, it appears that no additional dedications are required for this property. [Response: Agreed. No Revision Required.](#)

---

**File #: LN-310**

- The property does NOT front on a road identified on the Broward County Trafficways Plan. **Response: Agreed. No Revision Required.**
- The city has sufficient capacity to accommodate the proposal. **Response: Agreed. No Revision Required.**

**ENGINEERING DEPARTMENT**

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

Status: Review Complete Pending Development Order

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption. **Response: Acknowledged, permit will be provided once received.**
2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption. **Response: Acknowledged, FDEP will be pulled and provided once received by site contractor.**
3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption. **Response: Acknowledged, FDEP will be pulled and provided once received by site contractor.**
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans. **Response: Comment Acknowledged.**
5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. **Response: Comment Acknowledged.**
6. 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. **Response: Acknowledged, permit will be provided once received.**
7. 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 gravity wastewater collection system shown on the civil engineering plans. **Response: Acknowledged, permit will be provided once received.**
8. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans. **Response: Acknowledged, permit will be provided once received**
9. Place note on all landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1. **Response: Note has been added to Landscape Plans, see Sheet L-200.**

\*\*\*\* 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)

Status: Review Complete Resubmittal Required

6/13/2022

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: Agreed. IVAS Previously Provided by Wayne Automatic Fire Sprinklers, Inc. 5/3/2022](#)

2 - ( ) 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 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

[Response: Agreed and Provided Previously on SP. 101 "Life Safety Notes"](#)

3 - ( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from. [Response: Agreed & Shown on SP-101](#)

4 - ( ) 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: Agreed and Acknowledged - Please See BDA conceptual design and Heat Map Evaluation Prepared by Mobile Comm. Dated 6/15/2022](#)

---

**File #: LN-310**  
**BUILDING DIVISION**

Plan Reviewer: Todd Stricker ([todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com) <<mailto:todd.stricker@copbfl.com>>)  
Status: Review Complete Pending Development Order

BLDG 6-21-22

**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.  
[Response: Agreed. No Revision Required.](#)

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.  
[Response: Agreed. No Revision Required.](#)

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: Agreed. No Revision Required.](#)

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.  
[Response: Agreed. No Revision Required.](#)

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: Agreed. No Revision Required.](#)

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: Agreed. No Revision Required.](#)

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) .  
[Response: Agreed. No Revision Required.](#)

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.  
[Response: Agreed. No Revision Required.](#)

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 building and facilities, places of

---

**File #: LN-310**

public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

[Response: Agreed. No Revision Required.](#)

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: Agreed. No Revision Required.](#)

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.

[Agreed and Noted on Plans as Accessible Route SP. 101](#)

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.

[Response: Agreed.](#)

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: Agreed.](#)

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

[Response: Agreed.](#)

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

[Response: Agreed.](#)

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.

[Response: Agreed.](#)

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.

[Response: Agreed.](#)

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.

[Response: Agreed – egress windows shall be provided from all living and sleeping areas accordingly](#)

---

**File #: LN-310**

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.

**Response:** Agreed shall be submitted as part of the building permit sets

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.

**Response:** Agreed shall be submitted as part of the building permit sets

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, chutes...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:** Agreed - shall be submitted as part of the building permit sets or approved deferred submittal

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).

**Response:** Agreed

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.

**Response:** Agreed.

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.

**Response:** Agreed – TH and SI forms shall be submitted as part of the building permit sets

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.

**Response:** Agreed. – TH and SI forms shall be submitted as part of the building permit sets

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.

**Response:** Agreed.

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.

**Response:** Agreed. –shall be submitted as part of the building permit sets



---

**File #: LN-310**

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: Agreed. shall be submitted as part of the building permit sets

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.

Response: Agreed and shown on SP. 101 Table Line 17

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.

Response: Agreed – Agreed

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.

Response: Agreed. See Accessible Parking Details on SP. 101 – Florida Universal ADA Space is being provided no Van Designation required.

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.

Response: Agreed – total parking count takes into account required guest spaces – Accessible spaces are provided in excess of what is required by FBC 208.2

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: Agreed. Note Added.

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: Agreed. Note Added on SP-101 Building Notes 1

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: Agreed. shall be submitted as part of the building permit sets

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: Agreed. shall be submitted as part of the building permit sets



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: Agreed. shall be submitted as part of the building permit sets

## LANDSCAPE REVIEW

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

Status: Review Complete Pending Development Order

6.13.22

1. Try to remove the color from the plans as ePlan has a hard time uploading these documents  
GHA to confirm that all color has been removed from site and landscape plans and provide response.

---

2. Provide callouts for all plant material and link like symbols.

Response: Plant callouts have been added to landscape plan see sheet L-200.

3. Provide existing tree numbers on the landscape plan.

Response: Existing tree numbers have been added to the landscape plan, see sheet L-200.

4. Provide two trees in the large corner islands that are only showing one.

Response: Two proposed trees are being provided in large islands where there are no existing trees.

5. Plans do not match - Site plan and landscape plan are conflicting.

Response: Plans have been updated to match.

6. Provide complete plant list on the landscape plan.

Response: Complete plant list provided, see sheet L-201.

7. Show Thatch palms at staggered heights.

Response: Thatch palms have been swapped for Montgomery Palms to provide more variation in height, see sheet L-200.

8. Please provide varying heights for the Cypress trees to create more of natural area.

Response: Varying heights for Bald Cypress have been provided, see sheet L-200 and L-201.

9. Provide inside dimensions for landscape islands.

Response: Dimensions have been adjusted on the landscape plans, see sheet L-200.

10. Shrub spacing and plant width need to align correctly i.e., 24" wide = 24" apart, correct.

Response: Shrub spacing has been updated, all continuous hedges are spaced to be touching per code. See sheets L-200 and L-201.

11. Provide a root ball size formula for all proposed relocated canopy trees.

Response: Root ball size formula has been added to the plans, see sheet L-101.

12. Add #2 comment from Palm relocation to the tree relocation notes.

---

**File #: LN-310**

Response: Relocation notes have been updated, see sheet L-101.

13. Provide the original approved landscape plan and note that permit # on this submittal.

Response: Original approved permit number has been added to the plans. See sheets L-100, L-200, and L-300.

14. Provide a note that the site must meet the minimum conditions of the approved plan prior to final inspection for this project.

Response: Note has been added, see sheet L-201.

15. Provide approvals from Broward County Surface Water Management for filling in the retention easement area.

Response: Acknowledged, permit approval from Broward County Surface Water Management Division will be provided once received.

16. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced., above what is minimally required

Response: No specimen trees are being removed from the site. Dollar values of all non-specimen trees have been provided within the T values and amount of caliper inches replaced on site.

17. Please show light poles and FDC's on the landscape plan.

Response: Light poles and FDC information has been provided on the landscape plan, see sheet L-200.

18. Landscape plan and site plan do not match, correct. SW corner area

Response: Plans have been updated to match.

19. 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.

Response: Landscape islands have been provided per the requirements listed above.

20. Create and add an end island with a tree on the north side.

Response: The north island has been widened and a tree has been added, see sheet L-200.

21. Replace proposed Thatch palms in the end islands by the entrance with trees.

Response: Thatch palms have been replaced with Silver Buttonwood Trees at the entrance. See Sheet L-200.

22. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: Site plan has been updated to provide the 120 square feet minimum planting area.

23. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. Response: Agreed. See SP. 101 & C-400 Horizontal Control Plan for call out of curbs in front of ADA parking spaces. Standard parking spaces abut thickened edge sidewalk to avoid encroachment into the required landscaping.

24. 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.

Response: Final scaled Irrigation Plan showing equipment will be provided for building permit submittal

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

Response: Note has been added to sheet L-300 stating all proposed and relocated trees will have bubblers. Final scaled Irrigation Plan showing equipment will be provided for building permit submittals.

As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median: i. Is at least eight feet wide; ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and iii. Is protected from vehicular encroachment by curbing.

Response: The landscaped driveway median is existing and has no proposed improvements.

26. Place this note on the tree disposition plan 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: Note has been added to plans, see sheet L-100.

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

Response: Acknowledged.

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

Response: Comment response letter has been provided.

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

Response: Acknowledged.

## ZONING

Plan Reviewer: Hellena Lahens (Hellena.lahens@copbfl.com)

Status: Review Complete Resubmittal Required

1. Upon resubmittal, provide a comment response sheet demonstrating specifically how comments have been addressed. Response: Agreed submitted here
2. Additional comments may be rendered a time of resubmittal. Response: Agreed.
3. Pursuant to MSP #12-12000025 the total parking spaces provided is 146 spaces (Church: regular spaces = 106 and accessible= 3) (Apartments: regular spaces = 34 and accessible= 3). Amend the parking data in the previous approval column to reflect the information provided as shown on the approved site plan. Refer to previous approval for reference. Response: Agreed. Please see Revised as such.
4. Amend the parking calculation. The provided parking calculation is inconsistent with the previous approval. Appeal #12-21 permitted 0.5 parking spaces for DU's with 1 or 2 bedroom per unit rather than 1.5 per DU. The parking count should demonstrate the proposed number of bedroom units by 0.5 parking space per unit (e.g 150 units \* 0.5 parking space =75 parking spaces). The total parking space number should be the previous approval MSP #12-12000025 (Phase I) and the required parking for (Phase II). Response: Agreed. See sheet SP-101
5. Amend #9 of the required column on the Zoning Legend table to reflect the minimum required square footage for a one-bedroom to 650 sq ft instead of 525 sq ft (155.4202.A.1.a.iii). Response: Agreed Please see Revised as such noting the minimum permitted and noting via \* the permitted via Variance #12-21

---

**File #: LN-310**

6. Staff does not see substantial evidence to confirm the building demonstrates all the required setbacks. Put all floor plans, elevations, and sections rendering in context with the property lines, setbacks, and dimension all encroachments. The plans must demonstrate compliance with the setback requirements showing those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.

[Response: Agreed – Setbacks revised per comment on AS-101 also please see site section A1 for further detail](#)

7. Measurements for the height of the building, on the elevations, shall be from “Average Finished Grade” of the property. The elevations are shown measured from the finished floor; revise the height measurements to be from

---

average finished grade. (155.9401 G. Height). [Response: Please refer to A. 201 & A. 202 which show Average Grade Dimension.](#)

8. The survey shows a large retention easement in the area of the proposed development. This easement shall be abandoned prior to building permit approval. Include note on the site plan of the abandonment and relocation of drainage. [Response: Agreed.](#)
9. Show the outline of the retention area to be abandoned on the site plan. [Response: Agreed.](#)
10. Provide a detail of the new metal fence. Be sure to include the height on the plan sheets. [Response: Agreed and shown on SP. 101](#)
11. Show the outline of the mechanical equipment on the elevations. [Response: Agreed](#)
12. Mounting height of light poles exceeds the allowable height. The maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall be: 20 feet in multifamily residential (RM-) zoning districts and those parts of nonresidential district (155.5401.D). [Response: Agreed & Revised to 20'.0'](#)
13. The building design exceeds the allowable exceeds the maximum allowed building footprint and length. To request deviation from the following standards, one must seek relief through Variance. [Response: Agreed and in variance process](#)
14. The elevations depict a flat roof. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane (155.5601.C.5). [Response: Please see Architectural Narrative – Agreed. Cornice on this building would not be appropriate for this modern clean design nor would it match the existing building Architecture.](#)
15. Provide a narrative demonstrating compliance with the sustainable building design. 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. The Multifamily residential development shall achieve at least ten points (155.5802).  
[Response: Agreed and added to AS-101 – with list of sustainable points listed and Architects narrative.](#)

**BSO**

Plan Reviewer: Scott Longo ([scott.longo@copbfl.com](mailto:scott.longo@copbfl.com) <<mailto:scott.longo@copbfl.com>>)

Status: Review Complete Pending Development Order

**Disclaimer:**

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

a. Install a 180 degree wide angle door viewer (peephole) on all solid exterior door.

**Response:** Agreed. See CPTED Plan.

Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

a. install Pre- Wired Burglar Alarms to the 150 residents

**Response:** Owner and property manager will install security cameras and will have security personnel on site. Burglar alarms are not part of rental apartment communities.

---

**8. Parking Garage & Lot, and Adjacent Access Perimeters:**

Miscellaneous: CPTED & Security Strengthening

a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind. **Response:** Agreed

**CRA**

Plan Reviewer: Kimberly Vazquez ([kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com) <<mailto:kimberly.vazquez@copbfl.com>>)

Status: Review Complete Pending Development Order

The property is zoned RM-30 and the application is for 150 multi-family units.

**Response:** Agreed

The CRA has no objection to the construction of affordable units on this property.

## UTILITIES

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

Status: Review Complete Resubmittal Required

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

Response: Comment acknowledged.

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 e-plan submittal.

Response: Comment acknowledged; permit will be provided once received.

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

Response: Comment acknowledged.

4. Please obtain an FDEP permit approval or exemption for the proposed water main extension. Required during official e-plan submittal.

Response: Acknowledged, permit will be provided once received.

5. Please obtain a Broward County Wastewater Collection permit for the proposed sanitary sewer system extension. Required during official e-plan submittal.

Response: Acknowledged, permit will be provided once received.

6. Please note that proposed water meters 3" and larger are not stock items. These meters are subject to a 60 to 75 business day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Response: Acknowledged, proposed water service will include a private 2" sub-meter to be coordinated and installed by contractor. See Sheet C-602 Utility Plan for updated layout of proposed water service.

7. The 8" main on-site of the property is a dedicated fire line and must be utilized for that purpose only. Otherwise the use of the utility has changed and the new meters must be purchased to accommodate the new purpose of domestic water and fire. Please correct. There appears to be a 4" domestic meter that can be extended and utilized for domestic water service. Please clarify as it appears that the fire line is proposed to be utilized for domestic use according to civil plan 031 C-602 Utility Plan.

Response: The 8" looped main on-site is to remain a dedicated fire line. The proposed 4" water service to the new building will be connected to the existing 4" domestic line and a proposed 4" water service will be sub-metered at the building with a private meter.

8. Please note on civil plan 030 C-601 Utility Plan the additional and total water consumption for the site in (GPD) gallons per day.

Response: Sheet C-601 and C-602 for table with the water and sewer demand for the site in GPD.

9. Please note on civil plan 030 C-601 Utility Plan the additional and total wastewater discharge for the site in (GPD) gallons per day.

Response: Sheet C-601 and C-602 for table with the water and sewer demand for the site in GPD.

## **SOLID WASTE AND RECYCLING**

Plan Reviewer: Beth Dubow (beth.dubow@copbfl.com)

Status: Review Complete Resubmittal Required

### **REVIEW COMPLETE; RESUBMITTAL REQUIRED - PREVIOUS COMMENTS NOT ADDRESSED**

Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.

1. The loading areas should be designed to provide straight and direct access from the trash/recycling room to the staging area for collection.

**Response:** [Agreed and modified to the extent possible on the site plan AS-101](#)

2. The garbage trucks are a minimum of 35 feet in length. Drivers need adequate room to maneuver into and back out of the staging area. Show the turning radii in and out of the staging areas on the site plan. Also, garbage trucks must have 40 feet of straight and unobstructed access to the immediate service area. **Response:** [Agreed and modified to add truck turning radius on the site plan AS-101](#)

2. Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed by the loading/staging areas. **Response:** [Agreed Entire Loading Area will be striped with cross-hatch pattern](#)

**NOTE:** Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. or the current City collecting/hauling franchise. **Response:** [Agreed and noted](#)

**NOTE:** Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a licensed recovered materials hauler. **Response:** [Agreed and noted](#)

**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. **Response:** [Agreed and noted](#)

**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. **Response:** [Agreed and noted](#)

**PLEASE NOTE:** Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered

---

withdrawn (§155.2304.B).