



## Development Review Committee COMMENTS and RESPONSES

Meeting Date August 3, 2022

August 9, 2022

### Pompano Beach Airpark Parcel Y Development

Major Site Plan

P & Z: 22-12000020

Owner: City of Pompano Beach

Project Location: 1550 NE 5<sup>th</sup> Ave

Folio Number 484236250010

Land Use Designation: Transportation

Zoning District: T (Transportation)

Commission District: 2 (Rhonda Eaton)

Agent: Wayne Asbury

Project Planner: Lauren Gratzner

PLANNING Daniel Keester | [Daniel.keester@copbfl.com](mailto:Daniel.keester@copbfl.com)

Comment: Authorized with conditions

Planning has no comment on this additional aircraft storage area.

The city has sufficient resource capacity to accommodate the proposal.

ENGINEERING David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

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

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

**Response: Pending City approval & County review and approval.**

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

**Response: Pending City approval & County review and approval.**

**DRC**

PZ22-12000020

9/21/2022

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

**Response: Pending City approval & County review and approval.**

4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

**Response: Pending City approval & County review and approval.**

5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

**Response: Pending City approval & County review and approval.**

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: Pending City approval & County review and approval.**

8. Submit / upload a sediment and erosion control plan for the subject project.

**Response: See Erosion Control Plans.**

9. 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 proposed sewer pump station and sewer plans shown on the civil engineering plans.

**Response: Pending City approval & County review and approval.**

10. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the proposed sewer pump station and sewer plans shown on the civil engineering plans.

**Response: Pending City approval & County review and approval.**

11. Show on landscape plans 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: Pending City approval & County review and approval.**

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PZ22-12000020

9/21/2022

12. 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.

**Response: Pending City Building Permit approval & County review and approval.**

13. On plan sheet 012 WS-1 show a 4" plug valve on the proposed F/M at the tee.

**Response: See Water and Sewer plan.**

14. Show on plan sheet 008 PGD and sheet 012 WS-1 which Utilities are city owned and which are private.

**Response: Pump Station is private. All other Utilities are City owned.**

15. There is an existing 20" Raw Watermain that runs North and South on the West side of the proposed project that is East of the existing fence line. This line needs to be field verified, as-built and shown on all your proposed plan sheets to make sure it is not in conflict with the proposed buildings and underground utilities. I have uploaded a snip it from our GIS showing the 20" R/W line. The GIS information is for reference only and is not an as-built.

**Response: These lines are shown on the Water and Sewer Plan.**

16. Include the drainage area in the overall scope of work lines.

**Response: Site and Off-site retention area shown on sheet PGD-2.**

\*\*\*\* 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 Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Please provide written response for each of the comments:

1 - () Access road and water supply from NE 5th Ave and proposed property must be completed and operational before vertical construction of proposed buildings.

**Response: We acknowledge that the access road and water supply must be in place prior to vertical construction.**

2 - () Minimum completed sub-grade roadway capable of supporting 32ton fire apparatus to site must be maintained while any site work is completed.

**DRC**

PZ22-12000020

9/21/2022

**Response: We acknowledge minimum sub-grade roadway capability for 32-ton fire apparatus.**

3 - () Additional Information required for proposed structures:

3a - () What is the proposed aircraft hangar group classification as per NFPA 409 (2016 Ed) Ch 4?

**Response: See Cover sheet which lists all buildings and indicates that they are all classified as GROUP III Hangars, per NFPA 409. We have specified the restrictions against all hazardous operations listed in FBC 412.4.6.1 along with the other requirements.**

3b - () What is the construction type for each of the proposed hangars as per NFPA 409 (2016Edition)?

**Response: All Buildings are TYPE III (200) per NFPA 220 which is comparable to FBC TYPE IIIB**

3c - () Provide proposed use of the hangar.

**Response: The use of all the hangars is restricted to Aircraft Storage. See above response to 3a referencing hazardous operation restrictions. The ancillary offices and toilets are separated with 1-hour partitions. Only Building C has a parts area and is separated from the fire area with a 2-hour partition. Building A has 3-hour fire rating with separate column and beam structure on either side which limits the fire area to under 12,000 s.f.**

3d - () Include all fire rated separation wall's locations for determining maximum fire areas for each proposed hangar. NFPA 409 (2016Edition) Ch 4.

**Response: Building A has a Three-hour fire area separation partition and separate column and beam structure for each half of the building. Buildings B, D, E and F are all under the 12,000-sf fire area and need only toilet and office separations of one hour. Building C has an 11,880-sf fire area and a 1633 sf parts room which has a two-hour fire separation partition. These are noted on site plan.**

4 - () - Provide separation distances between each of the proposed hangars. Depending on classification and use storage and parking may not be allowed between hangars. NFPA 409.

**Response: The clear separation distances are set at 60 feet between all buildings which exceeds minimums set in NFPA 409, 8.2.1 and also allows a zero fire rating per FBC 602.**

5 - () Is there a turnaround at the end of public access road? or will all vehicles have to enter property to turn around?

**DRC**

PZ22-12000020

9/21/2022

**Response: The public access road will include a turn around so vehicles will not need to enter this property to turn around.**

6 - () Provide dimensions of proposed T-turn arounds on North and South sides of access. Minimum 120ft long, 60ft back in and 20ft wide.

**Response: Dimensions have been added to the site plan. The T-Turns exceed the minimum. They are 150 ft x 60 ft x 24 ft.**

7 - () All Bollards at ends of access roads must be removable for fire access.

**Response: The bollards at the access routes are shown as removable on the site plan.**

8 - () 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: Required flows per NFPA 1-ch 18.4.5.2.1 listed below.**

**Building A, Type III (200) 2 Divisions, each = 11,200 sf therefore flow = 2250 gpm x 2 for 2 hours or 4500 for 2 hours**

**Building B, Type III (200), 11,880 sf = 2250 gpm for 2 hours**

**Building C, Type III (200), 13,105 sf = 2250 gpm for 2 hours**

**Building D, Type III (200), 9620 sf = 2000 gpm for 2 hours**

**Building E, Type III (200), 9620 sf = 2000 gpm for 2 hours**

**Building F, Type III (200), 9620 sf = 2000 gpm for 2 hours**

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". Document located in the E-files folders of e-Plan.

**Response: There are currently seven new proposed fire hydrants on the site. There are no future buildings on this lease area contemplated. Distances are in compliance.**

9 - () 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

**DRC**

PZ22-12000020

9/21/2022

method (i.e., 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: There is a new water line scheduled for installation west of this development and when that is installed, we will get the Fire flow data by a qualified entity. This flow data will be used to confirm our design for hydrants number, spacing and building design type construction etc.**

10 - () Due to location, distance and lack of visual sight from public access and right of ways. Please provide a life safety and fire protection plan for how the property will be protected for early detection of an emergency event.

**Response: While there are no fire sprinklers or alarms required, the Control tower operates 7 days a week year-round from 7am to 9pm and has an unrestricted view of the entire development. It is also true that Pompano Beach Fire station 24 has an unrestricted view of this development across the airfield. These factors may offset the fact that the site is not close to the access from NE 5<sup>th</sup> Avenue.**

**The generous building separation distances exceed the NFPA minimums and the space from the north to south hangars is open and non-combustible concrete ramp with even greater distances. The site access driveways and open spaces provide multiple fire-fighting direction options for every structure.**

**The distance to other structures is quite far. With the Fire station 24 on the same property and within visual range, response time may be remarkably fast.**

**See attached life safety and fire protection plan.**

11 - () Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

Installation of assembly as per backflow/meter specifications and following standards:

NFPA 13 Standards of Installation of Fire Sprinklers,

NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

**Response: Acknowledged**

12 - () Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standards NFPA 4 standard for Integrated Fire Protection and Life

**DRC**

PZ22-12000020

9/21/2022

Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format.

**Response: Acknowledged**

BUILDING      Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

Authorized with Conditions

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.

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

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

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

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

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

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

**DRC**

PZ22-12000020

9/21/2022

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

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

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

FBC\_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.

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

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

4.FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

# DRC

PZ22-12000020

9/21/2022



5.FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

6.FBC\_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.

7.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.

8.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.

9.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).

10.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.

11.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.

12.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.

13.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

**DRC**

PZ22-12000020

9/21/2022

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.

14.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.

15.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.

16.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.

17.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.

18.1804.4 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 were 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.

19.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.

20.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.

**DRC**

PZ22-12000020

9/21/2022

21.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: Acknowledged**

**BSO**

Patrick Noble | Patrick\_Noble@sheriff.org

Authorized

No comments.

**CRA**

Kimberly Vazquez | kimberly.vazquez@copbfl.com

Authorized

No comments.

**UTILITIES**

Nathaniel Watson | nathaniel.watson@copbfl.com

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

**Response: Noted.**

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: Pending City approval & County Review and approval.**

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

**Response: Pending City approval & County Review and approval.**

4. Please note on civil plan 007 WS-1 Water & Sewer Plan that water consumptive use of the site in (GPD) gallons per day. Has anyone given consideration for water age and water quality as it relates consumptive use?

**Response: Water and sewer usage= 7,988 gallons per day.**

**DRC**

PZ22-12000020

9/21/2022

5. Please note on civil plan 007 WS-1 Water & Sewer Plan the wastewater discharge of the site in (GPD) gallons per day.

**Response: Water and sewer usage= 7,988 gallons per day.**

6. Please note on civil plan 007 WS-1 Water & Sewer Plan and/or 008 L-1 Landscape Plan that reclaimed irrigation water consumptive use of the site in (GPD) gallons per day.

**Response: Re-use water will be used if well clearances are met.**

7. Civil plan 007 WS-1 Water & Sewer Plan and/or 008 L-1 Landscape Plan doesn't show the site irrigated by reclaim water. Please note that the site must utilize reclaim for irrigation. Please correct.

**Response: Water and sewer usage= 7,988 gallons per day.**

8. The subject site shall be master metered with a point of service connection adjacent to NE 5th Avenue for water. The proposed infrastructure proceeding east of the City's master meter connection will be private. The two proposed water meters located on-site of the property will be considered private sub-meters.

**Response: Sub meter on site.**

9. The wastewater force-main point of service connection will be adjacent to NE 5th Avenue. The proposed wastewater infrastructure proceeding east of the City's 6" force-main tap will be private to include the proposed grinder pump station.

**Response: Noted.**

10. Stormwater for the site shall be private.

**Response: Noted.**

## LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

1. No comment response sheet was provided and little to no changes were made save species selection and notes.

**Response: Comment response sheet provided.**

2. Provide VUA requirements as per 155.5203.D along all sides, save the entrance to the taxiway.

**Response: VUA requirements met along north, south and west perimeters. East perimeter is taxiway for planes.**

# DRC

PZ22-12000020

9/21/2022

3. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D., m including trees, sod, and shrubs

**Response: 10' planting strip and planting requirements met along north, south and west perimeters. West perimeter provides 20' planting strip. East perimeter is taxiway for planes.**

4. As per 155.5203. B.2. ii. Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.

**Response: Tree sizes increased in plant list on sheet L-1 to specify all canopy trees at 14' height.**

5. Provide staggered heights on the PE's show this area as pine mulch and on a separate irrigation zone

**Response: There are no PE (slash pine) proposed.**

6. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 13' 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: See code chart and notes with calculations and explanations of required vs proposed. Plan proposes a superior landscape with continuous shrubs plus trees and palms spaced 20' OC along building facades between VUA and building.**

7. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- I. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.

**DRC**

PZ22-12000020

9/21/2022

**Response: 50% of required 13' landscape width is provided. See code chart with calculations. A superior landscape with double trunk palms and trees are spaced 20' apart along facades and a continuous shrub planting provided.**

8. 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 sheet AS-102 for details. Monolithic footing does not extend outside the building perimeter.**

9. Provide a Photometric plan. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between.

**Response: Photometric plan provided.**

10. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking.

**Response: Landscaped islands provided at the end of every row of parking see site and landscape plan.**

spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

11. 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: Provided.**

12. Provide additional tree in NE parking island.

**Response: Bridalveil tree provided in island.**

13. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**Response: Curbing provided.**

14. On the site plan, call out the bold black line as the "lease line".

**Response: Lease line labeled on site plan**

15. Include the drainage area in the overall scope of work lines.

**Response: Off-site drainage area shown on landscape plan.**

16. On the site plan, provide the total lot coverage and pervious area within the scope of work.

**Response: See site data provided on site plan.**

**DRC**

PZ22-12000020

9/21/2022

17. Based on the T Zoning District, the site is shy the number of required trees, correct. This shall include the retention area.

**Response: Owner is aware of required site tree shortage based on T Zone requirements of site and understands a payment into the tree trust fund shall be required. Site does not include off site retention area.**

18. 309 / 179. **Response: Need clarification.**

19. There appears to be open required tree space on the east side of the property on the north and southsides.

**Response: Area to east side of property and north east corner of site is taxiway for planes and no trees allowed.**

20. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

**Response: See code chart with calculations provided for interior landscape area.**

21. 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: See irrigation plan provided.**

22. Bubblers will be provided for all new and relocated trees and palms. **Response: Noted on irrigation plan.**

23. Check Graphic scale as it does not match the site plan measurements or the scaled survey.

**Response: Plan scale corrected.**

24. Remove FDC's from the required parking islands

**Response: We have Fire Hydrants and have moved them forward closer to the driveway to create more space for the trees well back from the F.H.**

25. Show retention areas on the landscape plan.

**Response The retention area is off-site and is shown on PGD-2 and the Arch. Site plan.**

26. Change out the Bulnesia for an alternate large canopy trees as these trees do not historically fare well and struggle to get established.

**Response: Species changed.**

**DRC**

PZ22-12000020

9/21/2022

27. Remove comment #26 or provide taller trees to meet this expectation and stay within the Grades and Standards.

**Response: Comment #26 deleted.**

28. Staff recommends more of a 70/30 mix for the soil specification.

**Response: Note # 8 in general notes regarding soil revised.**

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

**Response: Provided.**

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

**Response: Understood**

## ZONING

Lauren Gratzner | lauren.gratzner@copbfl.com

1. Provide a written response to all DRC comments. Note this submittal is being reviewed as a major site plan.

**Response: Acknowledged**

2. Comment not addressed: Provide a written narrative and clarify the purpose of page 2 of the survey. This survey does not identify any property lines or measurements outside of the main subject property shown on survey page 1.

**Response: Page of the survey shows the existing grassy land area adjacent north of our lease area that will be used to create a drainage dry retention for this project. The civil Engineer has designed the retention to be 116 feet x 775 feet. See sheet PGD 2. There are no other improvements for this area. We have added this area to our site plan for clarity.**

3. The survey submitted states that it is not abstracted for easements or other instruments of record. Submit a new survey that identifies any/all easements or other instruments.

**Response: There are no known easements at this lease area and being city property Managed by the airport Manager, Mr. Steve Rocco, we have confirmed with him that there are no conflicts with any known easements.**

4. Comment not addressed: Include the drainage area in the overall scope of work lines and update all calculations.

**Response: We have added the drainage area to the site plan.**

5. Comment not addressed: On the site plan, provide the total lot coverage and pervious area within the scope of work.

**Response: Lot coverage is shown on cover page to the right of the total building area and is 24.78%**

# DRC

PZ22-12000020

9/21/2022



6. Comment not addressed: Clarify on the site plan what ground material is proposed in the interior and in the northeast portion of the lot. Ex: asphalt, concrete, landscaping, etc.

**Response: The interior and northeast of the property is concrete pavement for support of aircraft ramp movement areas and tie down area.**

7. Comment not addressed: Provide the width of the parking spaces on the site plan. Spaces shall be 9'x18' (155.5102.I.1). Revise the site plan to show the spaces to be 16' long with a 2' overhang over the curb to reach the total length of 18' long.

**Response: We have adjusted all parking spaces to be 18 feet x 9 feet with 16 ft long and 2-foot overhang over the 7-foot concrete walk.**

8. Comment not addressed: parking shall have a continuous curb (155.5102.C.9). Show this on the site plan.

**Response: Continuous curb shown at all VUA against landscape. /**

9. Comment not addressed: All parking shall be double striped (155.5102.C.4). Show this on the site plan.

**Response: All parking double striped per Pompano Code. See detail.**

10. Comment not addressed: Remove the note on the site plan that the parking is "similar to the approved pompano aviation site plan 2014". The calculations shown here are not the same from the 2014 site plan. The calculations used are the same from the 2021 site plan and are acceptable for this plan. However, the "balance" square footage shown on this chart is inaccurate. Correct the math and revise to show the balance as 66,653 SF (76,653 - 10,000).

**Response: Acknowledged and corrected accordingly.**

11. Comment not addressed: Provide the width of the parking lot entrance and drive aisle in between building D & E. Clarify what this area will be used for as it appears to be blocked off by bollards.

**Response: This parking and drive aisle have been removed in response to a Fire Comment. See revised site plan. The open space between buildings is required per fire and building code to prevent fire spread from building to building. There is nothing planned for the space except non-combustible pavement. The areas that have removeable bollards to allow fire truck or service vehicles to access to ramp areas.**

12. Comment not addressed: Provide the width of the drive aisle between building E & F and the width of the entrance to the west between building D & building A.

**Response: dimensions have been added at these areas.**

13. Comment not addressed: Provide a callout on the elevation for the proposed color of the dumpster enclosure.

**Response: The stucco and painted dumpster enclosure will be painted SW 7004 "SNOWBOUND" white.**

14. Comment not addressed: Provide a written narrative and clarify if any fencing will be proposed for this project along the lease line. If so, it shall meet the standards of section 155. 5302.Fences and Walls.

**Response: There are no proposed fences at the lease line.**

**DRC**

PZ22-12000020

9/21/2022

15. Comment not addressed: Call out the height and type of fence proposed between building D and A on the site plan.

**Response: The elevation and detail of the fence and gates for this has been added to sheet AS-102. The fence is an aluminum picket type fence very similar to the one we used at the American flyers project on the south side of the airport. Color is dark bronze with simple lines.**

16. Comment not addressed: Provide a confirmation letter from the Airpark Manager that the proposed building height does not require FAA approval.

**Response: The developer has hired a consultant to provide the FAA airspace review which will be put into this file when it is completed.**

17. Comment not addressed: Provide a Sustainability Narrative that details how this project aims to achieve the 12 sustainability points for non-residential development (155.5802).

**Response: See attached sustainability narrative.**

18. The lines for the sidewalks around the buildings and the landscape islands need to be cleaned up. Many of these lines overlap and it is not clear what is what.

**Response: We have addressed the drafting overlaps and cleared up all questionable linework.**

## **SOLID WASTE AND RECYCLING**

Beth Dubow | beth.dubow@copbfl.com

1. Ensure there is enough capacity in the container proposed for the dumpster enclosure.

**Response: WE are comfortable that the enclosure will provide adequate space for the containers for this project based on experience having developed several similar projects at this airport. It is also noteworthy that the use is primarily aircraft storage and has a low number of employees creating solid waste.**

2. Installation of bollards are recommended to protect the walls from being damaged while the dumpster is being serviced.

**Response: Agreed.**

3. Dimensions okay, but keep in mind the dumpsters open toward the front. Pedestrians will need to walk through to the front of the dumpster OR use the double gate (eliminating the need for the rear pedestrian access).

**Response: We like having the pedestrian access so the gates don't get left open.**

4. Footprint of dumpster shown on site plan should match the details shown on AS-102 site plan details.

**Response: We have revised the detail on AS 102 to match the site plan.**

**DRC**

PZ22-12000020

9/21/2022

NOTE: As of this writing, owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. or the current City franchise collector.

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

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.

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: Acknowledged notes above.**

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).

Please call or email if any part of these responses will require further clarification.  
Thank you

Civil responses by Charles O. Buckalew, PE. Landscape Responses by Kim Moyer, LSA  
Remaining responses by:



John E. Tice  
Architect, FI Ar14771  
Vice President Gallo Herbert Architects

# DRC

PZ22-12000020

9/21/2022