

DRC

Current Project - Department Review Status

Cycle 1 DRC Comment Responses – May 13, 2022 PZ21-12000042

DRC

PZ21-12000042
10/15/2022

PZ21-12000042
6/15/2022

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
1					
2					
	PLANNING	Daniel Keester daniel.keester@copbfl.com	Saul.Umana@copbfl.com	AuthorizedWithConditions	<p>-Land use for this parcel is Irregular Residential (29.5 units per acre = 356 units) adopted by the City Commission recently (Ordinance 2022-01). The zoning for this property is B-3/PCD (Ord. 2002-68), but the Master Plan adopted does not account for a new residential development as proposed. The proposed site plan indicates that there will be a proposed zoning of RM-30. While a rezoning application has been filed to rezone a portion of the property to RM-30, it does not address the amendment of the approved Master Plan for the Citi Center (2002-68). The amendment to the PCD must be concurrently submitted with the removal of this area from the master plan, revise the circulation & update other calculations.</p> <p>Response: The Applicant acknowledges this comment.</p> <p>-The size of this property is approximately 12.1 acres (527,076 square feet); resulting in approximately 356 units (permitted by the land use). The conceptual site plan proposes 352 units (combination of studio (32), 1 bedroom (136), 2 bedroom (120) & 3 bedroom units (64))</p> <p>Response: Acknowledged.</p> <p>-The property is platted Pompano Citi Centre Plat (PB: 174 Pg 45), and there have been two subsequent amendments to the plat (45827/683 & 46783/1470). The original plat note restricted the development to 1,100,000 square feet of commercial use. The first amendment reduced the square footage to 1,069,343 & added a 90 room hotel (PB: 45827/683). The second amendment increased the number of hotel rooms to 140 & reduced the commercial uses to 1,052,645. A plat note amendment (or revised plat) must be</p>

Current Project - Department Review Status

PZ21-12000042
10/19/2022

submitted, prior to building permit approval.

Response: The Applicant will note amendment prior to approval of building permits for the residential use.

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

Response: The Applicant is in the process of obtaining the SCAD.

-The property is abuts N Federal Highway (AKA: US-1) and NE 23 Street (AKA: Copans Road). Both the Trafficways Plan & Chapter 100.01 requires a minimum of 106 feet for NE 23 Street (AKA: Copans Road) and 120 feet for N Federal Highway (AKA: US-1). It does not appear as though any additional dedications are required; however, this cannot be confirmed based on the survey's & site plans submitted. Provide a revised survey that indicates the dimension from the property line to the centerline of the roads (understanding that the dimension varies, provide it at the most narrow locations for both Federal & Copans.

Response: See overall survey provided (see Sheet labeled "125 TR-1 Trafficways Right of Way Dedication" in the Drawings folder, a highlighted version of the previously provided Citi Centre Survey sheet labeled "113 SU-4 CITI CENTRE SURVEY"). The dedicated right of way is consistent with the recorded Plat that was previously provided.

-The city has sufficient capacity to accommodate the proposal.

Response: Acknowledged.

BUILDING
DIVISION

Todd Stricker
todd.stricker@copbfl.com

Saul.Umana@copbfl.com

AuthorizedWithConditions

Advisory Comments
A preliminary examination of the documents has been performed; additional comments may apply

Current Project - Department Review Status

PZ21-12000042
10/19/2022

when completed plans and/or specifications have been submitted for permitting to the building department.

PZ21-12000042
6/15/2022

Response: Acknowledged.

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

Response: Acknowledged.

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: Acknowledged.

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.

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: Acknowledged.

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.

DRC

Current Project - Department Review Status

DRC

PZ21-12000042
10/19/2022

Response: Acknowledged.

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

Response: Acknowledged.

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: Acknowledged.

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 2020 FBC Accessibility.

Response: Acknowledged.

Current Project - Department Review Status

PZ21-12000042
10/19/2022

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: Acknowledged.

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: Acknowledged.

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 2020 FBC.

Response: Acknowledged.

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: Acknowledged.

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

Current Project - Department Review Status

PZ21-12000042
10/19/2022

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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

DRC

Current Project - Department Review Status

PZ21-12000042
10/19/2022

DRC

specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

PZ21-12000042

6/15/2022

Response: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

10. FBC_BCA 107.3.5.2 The enforcing agency will

Current Project - Department Review Status

PZ21-12000042
10/19/2022

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

15. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural

Current Project - Department Review Status

PZ21-12000042
10/19/2022

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: Acknowledged.

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.

Response: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

19. FBC A502.6 The enforcing agency will require

Current Project - Department Review Status

PZ21-12000042
10/19/2022

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: Acknowledged.

20. 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: Acknowledged.

21. 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: Acknowledged.

22. 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: Acknowledged.

23. 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

DRC

Current Project - Department Review Status

PZ21-12000042
10/19/2022

PZ21-12000042
8/15/2022

					<p>road rights-of-way remain free at all times of a 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.</p> <p>Response: Acknowledged.</p> <p>24. 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.</p> <p>Response: Acknowledged.</p> <p>25. 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.</p> <p>Response: Acknowledged.</p>
UTILITIES	Nathaniel Watson nathaniel.watson@copbfl.com	Saul.Umana@copbfl.com	AuthorizedWithConditions		<p>1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.</p> <p>Response: Acknowledged.</p> <p>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.</p> <p>Response: The Broward County EPD Surface Water Management permit for the proposed onsite and offsite work will be provided once it</p>

DRC

Current Project - Department Review Status

DRC

PZ21-12000042
10/19/2022

PZ21-12000042
6/13/2022

has been received.

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

Response: Acknowledged. A note has been added to the Water and Sanitary Sewer Plan (sheets WS-1 through WS-6).

4. Please attach the following 2019 City Engineering Standard Details and any other that apply as per the design: 106-4 Meter Install Dimensions List (UPDATED 2022 Version), 521-1 Reuse Water Sign.

Response: The updated details have been added to the plans. Please refer to the Water and Sanitary Sewer Details, sheets WS-7 through WS-10.

5. Please show that the site irrigated with available reclaim water with a metered point of service connection just behind the recorded property line. The plan does not show where and how the site shall be connect to the reclaimed system and what the size of the meter would be and consumptive use in gallons per day.

Response: A proposed connection to city reclaimed water main is shown at the northwest corner of the site. Please refer to the Water and Sanitary Sewer Plan, sheet WS-1. The consumptive use will be provided prior to submittal of building permit.

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. A note has been added to the Water and Sanitary Sewer Plan

DRC

Current Project - Department Review Status

DRC

PZ21-12000042
10/19/2022

PZ21-12000042
6/15/2022

(sheets WS-1 through WS-6).

Environmental Services Comments
Project Name: Pompano City Commercial
Address: 1600 NE 23 Street
P&Z#: 21-12000042
Reviewed: 03/30/2022
DRC Meeting: 04/20/2022
REVIEW COMPLETE; RESUBMITTAL
REQUIRED
1. On the circulation plan, please provide all the turning radii measured in feet (not auto turn) along the path a garbage truck is expected to travel and maneuver into position to collect the garbage from the trash rooms. The minimum turning radii for most garbage trucks are 35 feet inside, 50 feet outside. There are several areas on the site plan in which maneuverability of a garbage truck will be very difficult or impossible.

Response: Please see sheet SP-1 for all radii dimensions noted.

2. Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed in or near the collection areas.

Response: Acknowledged.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. (at the time of this writing). Rental apartments are considered commercial for garbage/recycling collection purposes.

Response: Acknowledged.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).

Response: Acknowledged.

NOTE: As stated in the Pompano Beach Code of

WASTE
MANAGEMENT

Beth Dubow
beth.dubow@copbfl.com

Saul.Umana@copbfl.com

PendingResubmit

DRC

Current Project - Department Review Status

DRC

PZ21-12000042
10/19/2022

PZ21-12000042
6/13/2022

					<p>Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.</p> <p>Response: Acknowledged.</p> <p>NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.</p> <p>Response: Acknowledged.</p>
	FIRE DEPARTMENT	Jim Galloway jim.galloway@copbfl.com	Saul.Umana@copbfl.com	AuthorizedWithConditions	<p>4/5/2022</p> <p>This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.</p> <p>*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.</p> <p>Response: Acknowledged.</p>
	ZONING	Pamela Stanton pamela.stanton@copbfl.com	Saul.Umana@copbfl.com	In Review	<p>1. Provide written responses to all DRC comments.</p> <p>Response: All responses are provided.</p> <p>2. Pending approval of the Rezoning and amendment to the existing Citi Centre PCD.</p> <p>Response: Acknowledged.</p>

DRC

Current Project - Department Review Status

PZ21-12000042
10/19/2022

DRC

PZ21-12000042
6/15/2022

3. During the review of the amended Master Site Plan and Major Site Plan application, the Applicant must demonstrate that the remaining parking areas will provide sufficient parking to accommodate both the commercial mall (and all outparcels) as well as the proposed residential development.

Response: Acknowledged.

4. Easements allowing cross-access to and from properties served by a vehicular cross-access, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development, pursuant to Section 155.5101.G.4. This comment will be a condition of site plan approval.

Response: Acknowledged.

5. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces, pursuant to Section 155.5203.D.4.b.i. Various rows of parking spaces exceed ten spaces. Revise plans to comply with the requirements of this Section.

Response: Please see sheet SP-1 for revised site plan showing landscape islands provided every ten spaces.

6. Landscape islands must be at least eight feet wide, pursuant to Section 155.5203.D.4.b.ii. Various terminal landscape islands were found to be of insufficient width and/or encumbered by a walkway. Revise plans to comply with the requirements of this Section.

Response: Please see sheet SP-1 for revised site plan showing landscape islands 8' wide.

7. Pending Urban Forestry acceptance/approval: A landscaped area shall be provided between a vehicular use area and an abutting building, pursuant to Section 155.5203.D.5. The minimum

Current Project - Department Review Status

PZ21-12000042
10/19/2022

width of the landscaped area shall be a minimum of eight feet for each 15 feet or height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area. Revise plans to provide the required landscape area.

Response: Comment addressed. We are using the 50% reduction granted and are showing at least 12' of landscape in front of every building.

8. 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. Multifamily residential development shall achieve at least ten points, pursuant to Section 155.5802.A. The response includes 4 points for Sustainable landscape. Provide evidence that the project achieves the Sustainable Sites certification (Two Stars) for site and landscaping design, in accordance with Table 155.5802.

Response: Provided with submittal.

1. **Infill Development, 4 points.**
2. **The principle building is constructed to meet increased win load (150mph loan min.), 4 points.**
3. **EV Charging Stations (2 stations), 4 points.**

9. Provide an FAA letter of determination.
10. The Affordable Housing condition at the Moderate Level must be recorded prior to permit. This comment will be a condition of site plan approval.

Response: The Applicant is in the process of obtaining the FAA determination and will record an affordable housing declaration prior

DRC

Current Project - Department Review Status

DRC

PZ21-12000042
10/19/2022

PZ21-12000042
6/15/2022

to obtaining a building permit

LANDSCAPE
REVIEW

Wade Collum
wade.collum@copbfl.com

Saul.Umana@copbfl.com

AuthorizedWithConditions

4.11.22
Love the plan.
1. Please revise Phase plan to show the entrance, all perimeter plantings, mailbox kiosk, and amenities such as dog parks, tot lot etc. as all being included in Phase I noting that those areas will be completed and inspected prior to the issuance of the first CO.

Response: Please see updated phasing plan which includes clubhouse, pool area, and perimeter landscape outside of property line fence of Phase 1, 2, 3. Due to the sequencing of the construction work, we can't provide safe access to the dog park (phase 3) and playground area (phase 4). This sequence of delivery allows us to provide construction traffic access form the entrance at the SE corner and effectively build ourselves out of the project. This will allow for no interaction with the active construction and residents. The residents who move in during the earlier phases understand and sign a lease addendum which explains the property is still under construction and they will not have access to certain amenities until a later time. We will also provide clear communication to the residents as to when the amenities will be available for use.

Additionally, we are held to construction completion guarantee with our lender, which guarantee's the project completion. This is all covered under our completion guaranty under the loan. In a construction loan, the real property securing the loan does not achieve its underwritten value until construction is complete and the project is generating income. A principal concern for a construction lender is that the borrower will fail to complete construction of the project (maybe for the reasons described below such a default or a

DRC

Current Project - Department Review Status

DRC

PZ21-12000042
10/19/2022

PZ21-12000042
6/15/2022

market crash), leaving the lender to oversee a construction project with a partially-finished building. In order to minimize the lender's risk, the lender requires a third-party completion guaranty-- which assures the lender of project completion in accordance with approved plans, on schedule, within budget, free of lien claims (i.e., fully paid), and in accordance with other provisions of the applicable loan documents. We can provide a sample of the lease addendum/guarantee upon request.

2. Provide two clear notes on the landscape plan: 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, & Bubblers will be provided for all new and relocated trees and palms.

Response: Irrigation plan has been submitted meeting this requirement, please review submitted plans.

3. There appears to be conflicts with the proposed light pole locations and required landscaping, locations within radii's. Please verify the type of lights proposed and adjust the landscape and photometrics plans accordingly. Pursuant to Code Section 155.5401.C: Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures (Photometric plan not provided in this submittal).

Response: Updated planting plans, adjusted location of the proposed lighting, some lights are for vehicular and some are for pedestrian layout. Plan now identifies these.

4. Pursuant to Code Section 155.5203.D.2.b: Non-landscaping features such as walkways, light or

Current Project - Department Review Status

PZ21-12000042
10/19/2022

PZ21-12000042
6/15/2022

					<p>utility poles, fire hydrants. CDC's are being proposed in landscape islands shifting trees back, correct;</p> <p>Response: Yes, in all cases on plan where there are utilities and landscape within same island, the trees have been shifted to avoid conflicts.</p> <p>5. L201 large canopy tree in east end island, swap out LI, trees / palms in median; L202Missing end island tree on SE corner, NE corner seems unbalanced Royals vs LI (add a Royal or tree maybe as it faces out to the mall); L203Trees in end islands in and around playground</p> <p>Response: Revised planting plan per comments.</p> <p>6. As per 155.5203.D.4: provide trees or palms in the median.</p> <p>Response: Adjusted/Updated planting plan per comment.</p> <p>7. All tree work will require permitting by a registered Broward County Tree Trimmer.</p> <p>Response: Yes, this previous note was added to plans.</p> <p>8. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.</p> <p>Response: Acknowledged.</p> <p>9. Additional comments may be rendered a time of resubmittal.</p> <p>Response: Acknowledged.</p>
	CRA	Kimberly Vazquez kimberly.vazquez@copbfl.com	Saul.Umana@copbfl.com	Authorized	Not within the CRA Boundary
	ENGINEERING DEPARTMENT	David McGirr david.mcgirr@copbfl.com	Saul.Umana@copbfl.com	AuthorizedWithConditions	3-31-22

DRC

Current Project - Department Review Status

PZ21-12000042
10/19/2022

DRC

PZ21-12000042
8/15/2022

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

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: The Broward County EPD Surface Water Management permit for the proposed onsite and offsite work will be provided once it has been received.

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

Response: The FDEP NPDES permit for proposed storm water discharge will be provided once it has been received.

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

Response: The FDEP NOI for proposed storm water discharge will be provided once it has been received.

4. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

Response: The FDEP permit for the proposed water main extension will be provided once it has been received.

5. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater

DRC

Current Project - Department Review Status

PZ21-12000042
10/19/2022

PZ21-12000042
6/15/2022

collection system license/permit or written exemption from this agency for the proposed construction of the sanitary sewer system shown on the civil engineering plans.

Response: The BCEPGMD permit for the proposed wastewater collection system will be provided once it has been received.

6. Place note on landscape plan sheet 045 L-200 as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1. Landscape plans needs to have the Utilities overlaid onto the plan sheets.

Response: Acknowledged, added note to landscape plans and provided detail 316-1 to plans.

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

Response: The 2019 City Engineering standard details have been provided. Please refer to the Water and Sanitary Sewer Details, sheets WS-7 through WS-11.

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

DRC

Current Project - Department Review Status

DRC

PZ21-12000042
10/19/2022

PZ21-12000042
8/15/2022

					<p>Response: Acknowledged.</p> <p>9. The proposed watermain services to this project must be approved by the City of Pompano Beach Utilities Division.</p> <p>Response: Acknowledged.</p> <p>10. Please note on all civil plans that the proposed storm water and sanitary sewer is private.</p> <p>Response: Notes have been added to the civil plans. Please refer to the Drainage Plan (sheets D-1 through D-6) and the Water and Sanitary Sewer Plan (sheets WS-1 through WS-6).</p> <p>*** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****</p> <p>Response: Acknowledged.</p>
	BSO	Patrick Noble Patrick_Noble@sheriff.org	Saul.Umana@copbfl.com	Authorized	<p>Development Review Committee Reviewed: May 28th, 2022 Subject: CPTED and Security Strengthening Report: PZ21-12-000042 Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday – Thursday; 8 AM – 4 PM</p> <p>*** ATTENTION IMPORTANT ***</p> <p>The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.</p> <p>DISCLAIMER: This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate</p>

Current Project - Department Review Status

PZ21-12000042 10/19/2022				opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Response: Acknowledged.
-----------------------------	--	--	--	--