

Current Project - Department Review Status

Project ID: PZ21-12000042
 Cycle 1 DRC Comment Responses – September 13, 2022

PZ21-12000042
 Cycle 1
 10/13/2022

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
1					
2					
3					
	ENGINEERING DEPARTMENT	David McGirr david.mcgirr@copbfl.com	Adam.Feingold@copbfl.com	AuthorizedWithConditions	<p>5-25-22</p> <p>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.</p> <p>Response: The Applicant acknowledges this comment.</p> <p>2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.</p> <p>Response: The Applicant acknowledges this comment.</p> <p>3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.</p> <p>Response: The Applicant acknowledges this comment.</p> <p>4. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit</p>

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or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

Response: The Applicant acknowledges this comment.

5. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the sanitary sewer system shown on the civil engineering plans.

Response: The Applicant acknowledges this comment.

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: The Applicant acknowledges this comment.

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.

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					<p>Response: The Applicant acknowledges this comment.</p> <p>8. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.</p> <p>Response: The Applicant acknowledges this comment.</p> <p>9. The proposed watermain services connection to service this project must be approved by the City of Pompano Beach Utilities Division.</p> <p>Response: The Applicant acknowledges this comment.</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: The Applicant acknowledges this comment.</p>
	CRA	Kimberly Vazquez kimberly.vazquez@copbfl.com	Adam.Feingold@copbfl.com	Authorized	
	PLANNING	Daniel Keester daniel.keester@copbfl.com	Adam.Feingold@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.</p> <p>-Two rezoning applications have been filed: one (P&Z: 21-13000008) to rezone a portion of the property to RM-30, and another (P&Z: 22-13000004) to amend 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</p>

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calculations.

Response: The Applicant acknowledges this comment.

-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))

Response: Acknowledged.

-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 submitted to add residential entitlements, prior to building permit approvals.

Response: The Applicant will process a plat 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;

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					<p>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).</p> <p>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.</p> <p>-The city has sufficient capacity to accommodate the proposal.</p> <p>Response: Acknowledged.</p>
	ZONING	Pamela Stanton pamela.stanton@copbfl.com	Adam.Feingold@copbfl.com	PendingResubmit	<p>1. Provide written responses to all DRC comments.</p> <p>Response: Responses provided for all DRC comments.</p> <p>2. Pending approval of the Rezoning and amendment to the existing Citi Centre PCD.</p> <p>Response: Acknowledged.</p> <p>3. Following a discussion on April 28, 2022 between City Management and the applicant's agent pertaining to the layout of the site as it relates to the surrounding context, a review of the current submittal found that revisions resulting from that discussion were not included. Staff encourages the applicant to modify the edge of the development abutting the golf course in a way that creates a larger, enhanced and more compatible transition from the golf course to the building walls.</p> <p>Response: Per discussions between DRC and applicant on August 10th, 2022, please</p>

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see updated site plan which incorporates the comments above to the best of our ability.

4. 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. NEW: THE COMMENT RESPONSE STATED "ACKNOWLEDGE" AND DID NOT PROVIDE INFORMATION THAT ADDRESSES THE COMMENT. DURING THIS SITE PLAN APPLICATION, PROVIDE EVIDENCE THAT DEMONSTRATES THAT THE PARKING AREAS WILL PROVIDE SUFFICIENT PARKING TO ACCOMMODATE BOTH THE COMMERCIAL MALL (AND ALL OUTPARCELS) AS WELL AS THE PROPOSED RESIDENTIAL DEVELOPMENT.

Response: Please see attached parking study which demonstrates there will be sufficient parking to accommodate the existing uses after the removal of the retail and parking areas.

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. NEW: THE COMMENT RESPONSE STATED THAT SP-1 WAS REVISED TO SHOW LANDSCAPE ISLANDS EVERY TEN SPACES. HOWEVER, VARIOUS ROWS OF PARKING INDICATE MORE THAN TEN SPACES, WITH "USPS PARKING" AND "GARBAGE PICKUP" WITHIN THE ROWS OF PARKING. THESE MUST BE INCLUDED IN THE MAXIMUM TEN SPACES, CONSISTENT WITH THE INTENT TO HAVE SHADE TREES IN LANDSCAPE ISLANDS TO MITIGATE THE EXTENSIVE ASPHALT SURFACE PARKING LOT THAT CONSITUTES A VAST HEAT ISLAND.

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Response: SP-1 has been revised again to show landscape islands every ten spaces.

6. 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 width of the landscaped area shall be a minimum of eight feet for each 15 feet of 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. NEW: THE COMMENT RESPONSE REFERS TO A 50% REDUCTION THAT WAS GRANTED. URBAN FORESTRY HAS CONFIRMED THAT THE 50% REDUCTION HAS NOT BEEN GRANTED AS OF THE DATE OF THIS DRC REVIEW. ADDRESS THIS ISSUE.

Response: Per discussions between DRC and applicant on August 10th, 2022, please see updated site plan which incorporates

7. Landscaped driveway medians must be at least eight feet wide, pursuant to Section 155.5203.D.4.d.

Response: landscape driveway medians are at least 8 feet wide.

8. 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.

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					<p>9. Provide an FAA letter of determination.</p> <p>Response: Applicant is in process of procuring a FAA letter determination, and request to provide it prior to Planning and Zoning board appearance.</p> <p>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.</p> <p>Response: Acknowledged.</p>
	BUILDING DIVISION	Todd Stricker todd.stricker@copbfl.com	Adam.Feingold@copbfl.com	AuthorizedWithConditions	<p>BLDG 5-26-22</p> <p>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.</p> <p>Response: Acknowledged.</p> <p>Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>Response: Acknowledged.</p> <p>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.</p> <p>Response: Acknowledged.</p> <p>City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites</p>

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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.

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

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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.

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

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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 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

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

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.

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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 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

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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.

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 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.

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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 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.

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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 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: Acknowledged.

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

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					<p>systems. 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>
	WASTE MANAGEMENT	Beth Dubow beth.dubow@copbfl.com	Adam.Feingold@copbfl.com	PendingResubmit	<p>Environmental Services Comments Project Name: Pompano Citi Centre Residential Address: 1600 NE 23 Street P&Z#: 21-12000042 Reviewed: 05/31/2022 DRC Meeting: 06/15/2022 REVIEW COMPLETE; RESUBMITTAL REQUIRED – PREVIOUS COMMENTS NOT ADDRESSED</p> <p>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.</p> <p>Response: Circulation plan has been revised to include all turning radii and truck routes has been revised to make them more maneuverable.</p> <p>2. Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed in or near the collection areas.</p> <p>Response: Acknowledged.</p>

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	UTILITIES		Adam.Feingold@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>

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					<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: Acknowledged.</p> <p>3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.</p> <p>Response: Acknowledged.</p> <p>4. Please coordinate with Broward County with regard to utility assets within proximity of the development.</p> <p>Response: Acknowledged.</p>
	BSO	Scott Longo scott_longo@sheriff.org	Adam.Feingold@copbfl.com	AuthorizedWithConditions	<p>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.</p> <p>Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control</p> <p>a. Option to consider 180 degree wide angle door viewer (peephole) on all solid exterior doors to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry.</p> <p>Parking Lots, and Adjacent Access Perimeters:</p>

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					<p>a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:</p> <p>b. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).</p> <p>c. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.</p> <p>d. Ensure comprehensive parking lot area surveillance camera coverage/ capture</p> <p>e. . Show overlapping sight “cones”.</p> <p>Electronic Surveillance – Security Strengthening</p> <p>a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.</p> <p>b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.</p> <p>c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.</p> <p>d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.</p> <p>Response: Acknowledged.</p>
	FIRE DEPARTMENT	Jim Galloway jim.galloway@copbfl.com	Adam.Feingold@copbfl.com	AuthorizedWithConditions	<p>5/31/2022</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</p>

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					<p>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>
	LANDSCAPE REVIEW	Wade Collum wade.collum@copbfl.com	Adam.Feingold@copbfl.com	PendingResubmit	<p>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. Based on the submitted comment response, no CO's will be issued until the landscaping of the entire site is completed, inspected and approved.</p> <p>Response: Per discussions between Landscape Reviewer and Applicant, please see revised phasing plan.</p> <p>2. 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). See markups, please provide details on the difference light poles and heights</p> <p>Response: Plan has been revised to comply with comment.</p> <p>3. Pursuant to Code Section 155.5203.D.2.b: Non-landscaping features such as walkways, light or utility poles, fire hydrants. FDC's are being proposed in landscape islands shifting trees back, correct; Based n the comment response, FDC's and light poles need to be shifted NOT the trees, the trees are required in these areas and at the end of the islands.</p> <p>Response: Plan has been revised to comply</p>

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with comment.

4. L203Trees in end islands in and around playground

Response: Plan has been revised to comply with comment.

5. As per 155.5203.D.4: provide trees or palms in the ENTRANCE median.

Response: Plan has been revised to comply with comment.

6. 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. There is more that 10 stalls, i.e. hatched area, adjust correct.

Response: Plan has been revised to comply with comment.

7. 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: Acknowledged.

8. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping, i.e along exterior perimeter Mall side, North and East side of sheet L.204.

Response: Plan has been revised to comply with comment.

9. Which irrigation sheet is irrigation controller and rain sensor, etc.

Response: sheet L.301

10. Verify how requirements from 155.5203.D.5 VUA Landscaping are being met with the

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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: We are requesting the reduction to 12' with the superior landscaping. Provided the superior landscape – trees/palms with extra heights, and 3 levels of understory plantings (tiered) consisting of shrubs and groundcovers.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.