

DEVELOPMENT REVIEW COMMITTEE  
Meeting Date: FEBRUARY 2, 2022

**POMPAÑO CITI CENTRE RESIDENTIAL SITE PLAN**

**Request:** Major Site Plan  
**P&Z#** 21-12000042  
**Owner:** SVAP Pompano Citi Centre LP  
**Project Location:** 1600 NE 23<sup>rd</sup> Street  
**Folio Number:** Multiple Folios  
**Land Use Designation:** Commercial  
**Zoning District:** PCD (Planner Commercial District)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Dennis D. Mele (954-491-1120)  
**Project Planner:** Pamela Stanton (954-786-5561 / [diego.stanton@copbfl.com](mailto:diego.stanton@copbfl.com))

**Summary:**

The site plan application is for a residential development with 356 dwelling units, parking and amenities that are currently a part of the Pompano City Centre Shopping Mall property and PCD. The project is on approximately 12.3 acres which will be Rezoned from PCD to RM-30. The Pompano Citi Centre will require an amendment to the PCD as a result of this site plan and rezoning. A Land Use Plan amendment has been approved to allow for this development.

**Staff Conditions:****PLANNING**

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

Status: Authorized with Conditions

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.

**RESPONSE: The Applicant acknowledges this comment.**

PZ21-12000042  
10/19/2022PZ21-12000042  
6/15/2022

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, 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; 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: Acknowledged. An updated survey is being prepared and will be provided by the Applicant once available.**

The City has sufficient capacity to accommodate the proposal.

**RESPONSE: Acknowledged.**

**ENGINEERING DEPARTMENT**

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

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 BCEPGMD Surface Water Management permit 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 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: Note has been placed on Landscape Plan sheet 045 L-200.**

PZ21-12000042  
10/19/2022

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](http://www.pompanobeachfl.gov) under departments /engineering.

PZ21-12000042  
6/15/2022

**RESPONSE: The 2019 City Engineering Details for the off-site water and sewer connections have been added to the plans. Please refer to the Water and Sanitary Sewer Details (sheets WS-7 through WS-11).**

8. Submit / upload an overall utility site plan showing the entire utility layout. Along with the sheets that were submitted.

**RESPONSE: Please refer to the Utility Site Plan (sheet SP-U) that shows the entire utility layout.**

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

**RESPONSE: Noted.**

10. The proposed watermain services connection to service this project must be approved by the City of Pompano Beach Utilities Division.

**RESPONSE: Noted.**

11. Civil plan sheets 082 WS-1 and 085 WS-4 look like they might have a master meter but the plans do not call it out?? Please clarify??

**RESPONSE: Please refer to the Water and Sanitary Sewer Plan (sheets WS-1 and WS-4). The proposed master meter call outs have been added.**

\*\*\* 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. \*\*\*\*

**RESPONSE: Acknowledged.**

## **FIRE DEPARTMENT**

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

Status: Authorized with Conditions.

Please provide a written response to each of the comments. How are each to be addressed and reference the plan sheet. Please state any Fire Codes referenced if required.

PZ21-12000042  
10/19/2022PZ21-12000042  
6/15/2022

( ) On a single site plan: Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 30ft outside. Provide both arcs and center point that arcs are measured from. Include location of all fire hydrants and FDC for each of the proposed buildings. Fire hydrants and FDCs are required to be placed along fire apparatus access routes.

**RESPONSE: See sheet EX-1 for Fire Circulation plan with all information requested.**

( ) Main gate entrance does not appear to provide minimum clearance for fire apparatus access. Please see attached Fire Apparatus Access document for details for entry gates. Minimum access roads and access gates 20ft. ( ) One-way gated access to communities or properties shall be minimum 15ft clear width, if the approach to and/or departure from the gate is not within a turn radius. Two-way gated access or gates that are within a turn radius shall be a minimum 20-foot clear width.

**RESPONSE: Comments about the gates have been shown on the updated CPTED Drawing and site drawings.**

( ) Second access gate for property: gate must be able to be opened via Knox Switch from the exterior side of gate.

**RESPONSE: Knox Box Devices are shown on CP-16 of the CPTED Drawing set.**

( ) Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates. Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with a readily accessible manual releasing device. (City of Pompano Ordinance 95.08)

**RESPONSE: Applicant acknowledges. Refer to sheet "SP-2"**

( ) Marked areas from fire apparatus staging area to building entry point: Is this a parking space? Provide a clear open area for immediate access from fire apparatus to building entrance. (if proposed space is only for USPS - this is ok).

**RESPONSE: Striped parking area is designated for USPS only. Staging areas are shown on the drive in front of every building entrance.**

( ) All multi-building or unit complex's when deemed necessary by the authority having jurisdiction shall provide a sign with the complex's name, as well as, all of the addresses within the complex. This sign shall be placed in the location required by the authority having jurisdiction. (COPB ORD. 2012-09)

**RESPONSE: Applicant acknowledges and please reference sheet SP-1.**

PZ21-12000042  
10/19/2022PZ21-12000042  
6/15/2022

( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention. Please see attached documents and forms for additional information.

**RESPONSE: Fire hydrant flow test results will be provided once they have been received.**

( ) Provide Required Fire Flow Data for each proposed structure: 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. Please see attached forms and documents for additional information.

PROVIDE FIRE HYDRANT FLOW TEST AND FIRE FLOW DEMANDS FOR FIRE SPRINKLER SYSTEM. DETERMINE FIRE FLOW AND DOMESTIC WATER DEMANDS FOR DEVELOPMENT AND EVALUATE YOUR PROPOSED UNDERGROUND MAIN DESIGN.

**RESPONSE: Please refer to the fire flow calculations that have been provided.**

( ) Fire hydrant and FDC Clearance: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers. Fire hydrants and FDC require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2018 Ch. 18 Sec. 18.5.7)

PROPOSED LOCATION OF FDCs APPPEAR TO BE BLOCKED BY LANDSCAPING. ACCESS MUST BE MINIMUM 6FT WIDE TO FIRE APPARATUS ACCESS/STAGING.

**RESPONSE: Please refer to the Water and Sanitary Sewer Plan (sheets WS-1 through WS-6). Notes have been added to the plans.**

( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications

PZ21-12000042  
4/20/2022

PZ21-12000042

10/19/2022

and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

PZ21-12000042

6/15/2022

**RESPONSE: Applicant acknowledges and will provide a Bi-Directional Amplifier system if required.**

## BUILDING DIVISION

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

Status: 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.

**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.

**RESPONSE: Acknowledged.**

PZ21-12000042

4/20/2022



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.**

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



PZ21-12000042  
10/19/2022

PZ21-12000042  
6/15/2022

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 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.

PZ21-12000042  
4/20/2022

**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 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.**

PZ21-12000042  
10/19/2022

PZ21-12000042  
6/15/2022

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.

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.**

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 systems.

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

Plan Reviewer: Patrick Noble | [Patrick\\_Noble@sheriff.org](mailto:Patrick_Noble@sheriff.org)  
Status: Authorized with Conditions.

#### ADDITIONAL CONDITIONS:

Any and all exterior water or electric service outlets will have a secure lock to prevent unauthorized use by potential loitering trespassers.

**RESPONSE:** This property is entirely fenced and secured and there is no access for trespassers or loiterers. There are no water or electric outlets outside the secured area of the property.

#### CRA

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

Status: Authorized.

**RESPONSE:** Acknowledged.

#### UTILITIES

Plan Reviewer: Nathaniel Watson

Status:

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

**RESPONSE:** Acknowledged.

2. Please 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:** An application for a modification to the existing Surface Water Management permit will be submitted to Broward County for the off-site improvements. A new permit application package will be submitted to Broward County for the onsite Surface Water Management permit. The BCEPGMD Surface Water Management permits will be provided once they have been received.

3. Civil plans 082 WS-1 Water and Sanitary Sewer Plans through 087 WS-6 Water and Sanitary Sewer Plans propose new on-site utility infrastructure with two proposed off-site points of connections to City owned water infrastructure. Please indicate that the site infrastructure is private. Please correct.

**RESPONSE:** Please refer to the Water and Sanitary Sewer Plan.

PZ21-12000042

10/19/2022

4. 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.

PZ21-12000042

6/15/2022

**RESPONSE: Noted.**

5. Civil Plans 082 WS-1 Water and Sewer Sanitary Sewer Plan and 085 WS-1 Water and Sewer Sanitary Sewer Plan propose valves to be cut into the public water system. Please show insertion and/or plug valve with the main properly restrained upstream of the valve so as to keep the integrity of the water system and not impact customers upstream of the installation. Please correct.

**RESPONSE: Please refer to the Water and Sanitary Sewer Plan.**

6. Please note on 046 L-202 Overall Landscape and 047 L-202 Overall Landscape plans that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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.

**RESPONSE: Acknowledged.**

7. Please show that the site is irrigated with available reclaim water with a metered point of service connection just behind the recorded property line. Please correct.

**RESPONSE: A proposed connection to the existing reclaimed water main that runs along the western property line is now show on the civil plans. Please refer to the Water and Sanitary Sewer Plan, sheet WS-1.**

8. Please attach the following 2019 City Engineering Standard Details and any other that apply as per the design: 106-4 Meter Install Dimensions List.

**RESPONSE: The 2019 City Engineering Details have been added to the plans. Please refer to the Water and Sanitary Sewer Details (sheets WS-7 through WS-11).**

## LANDSCAPE REVIEW

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

Status: Authorized with Conditions.

Nice Plan!

1. Provide a Phase plan for the project specifically outlining the order of construction for the purposes of CO Issuance. Show the entrance, all perimeter plantings, mailbox kiosk, and amenities such as dog parks, tot lot etc. as all being completed and inspected prior to the issuance of the first CO.

PZ21-12000042

4/20/2022



RESPONSE: Please see attached phasing plan.

2. SP-1 Site Plan indicates property line and project boundaries that are not consistent with current parcel lines. Clarify boundaries of proposed work. Still showing off site underground water storage on this set of plans, clarify correct.

RESPONSE: This development will require offsite draining improvements. Our plan is to submit to Broward County to apply for a new surface water management license. Submitting for a new license will allow us to separate the project site from the shopping center in regard to drainage and the storm water management system. Simultaneously, permit application would need to be submitted to the county to modify the existing permit that currently includes the project site and the shopping center. This modification would be submitted to remove the project site from the existing permit and to show that the shopping center is still meeting requirements (such as water quality) when the project site is no longer included in the permit. The offsite civil plans including the relocated exfiltration trench will be reviewed for this permit modification. It is our understanding since we are proposing to separate the project site and storm water management systems, a maintenance agreement should not be required unless indicated otherwise. We have attached an offsite phasing plan that shows where the offsite drainage would be located. This has been coordinated with the shopping center and has their approval. We would like to set up a meeting with the City and the Civil engineer to walk through this and address any questions or concerns.

3. SP-1 Site Plan shows changes to the site outside of the project area. Clarify.

RESPONSE: This development will require offsite draining improvements. Our plan is to submit to Broward County to apply for a new surface water management license. Submitting for a new license will allow us to separate the project site from the shopping center in regard to drainage and the storm water management system. Simultaneously, permit application would need to be submitted to the county to modify the existing permit that currently includes the project site and the shopping center. This modification would be submitted to remove the project site from the existing permit and to show that the shopping center is still meeting requirements (such as water quality) when the project site is no longer included in the permit. The offsite civil plans including the relocated exfiltration trench will be reviewed for this permit modification. It is our understanding since we are proposing to separate the project site and storm water management systems, a maintenance agreement should not be required unless indicated otherwise. We have attached an offsite phasing plan that shows where the offsite drainage would be located. This has been coordinated with the shopping center and has their approval. We would like to set up a meeting with the City and the Civil engineer to walk through this and address any questions or concerns.

4. Pursuant to Code Section 155.5203.B.5.a: Show and note bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers.

RESPONSE: Refer to the updated irrigation plans. Bubblers have been added to all new trees and palms.

5. Provide a photometric plan so that a thorough landscape review can be performed.

**RESPONSE: Lighting Photometric plan has been provided and it has been incorporated into the landscape plan. We have labeled the light pole locations on the planting plans.**

6. 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: Complied with comment, refer to updated planting plan.**

7. 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

**RESPONSE: Updated and Revised planting plans to comply with this comment.**

8. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 24' of landscape areas in accordance with the referenced code sections. The code allows for a reduction to 12'. Please follow the code section as to directive on a superior landscape design and plant species and tiered shrub layouts.

**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.**

9. Show a tree in the end island by the maintenance building.

**RESPONSE: Updated and complied, refer to updated planting plan.**

10. Please spec Royals as Heavy's.

**RESPONSE: Added note to the plant list schedule.**

11. Note that the Japanese Blueberry's be natural tree form, not sheared

**RESPONSE: Added note to the plant list schedule.**

12. Please add a third height to the Sabals specifications

**RESPONSE: Added note to the plant list schedule.**

PZ21-12000042  
10/19/2022PZ21-12000042  
6/15/2022

13. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

**RESPONSE: Per planting plans we are not relocating and trees/palms on site. All existing trees/palms on site are either remaining in their current location or are being removed.**

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

**RESPONSE: Interior landscape median updated to comply with code requirements. Curbing is shown on site plan and planting plans.**

15. Please try and dilute Oak tree count by adding another large canopy tree species, sections of staggered height *Pinus elliotti* with pine straw mulch may work.

**RESPONSE: Updated planting plan to dilute quantity of Live Oaks. We tried to keep the exterior of our site the same while diluting the oaks on the interior of the site with more Gumbo's and Wild Tamarind Trees.**

16. Show sod on the plan verify artificial turf area. No greater that 15%

**RESPONSE: Sod is labeled throughout the planting plans. Synthetic turf is only used in very small areas of the site, IE Tot Lot,**

17. Provide the plant list on each landscape sheet.

**RESPONSE: Add plant list to each sheet with an overall plant list showing quantities.**

18. Please remove reference to depth on soil replacement on sheet #L.206.

**RESPONSE: Complied.**

19. Please provide a note on the Landscape Plan and or Notes/Details Plan stating plant spacing shall supersede plant quantity to fill the landscape bed.

**RESPONSE: Added note to plan.**

20. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site.

**RESPONSE: Added note to plan.**

21. Provide previously approved master plan to accompany all submittals for this parcel.

**RESPONSE: Approved master plan has been included.**

22. Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs.

**RESPONSE: Added notes, labels, and civil layout within architectural backgrounds. Patios are shown on plan, thus each floor above also has this overhang. Building overhang is up over top of building height.**

23. Provide site restoration notes on the plans as it pertains to areas affected during construction adjacent to the scope of work.

**RESPONSE: Added note to plan notes sheet.**

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

**RESPONSE: Added note to plan notes sheet.**

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

**RESPONSE: Complied.**

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

**RESPONSE: Acknowledged.**

## ZONING

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

<<mailto:pamela.stanton@copbfl.com>>

Status: Pending Resubmittal.

1. Provide written responses to all DRC comments.

**RESPONSE: Noted.**

2. Pending approval of the Rezoning and amendment to the existing Citi Centre PCD.

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: Noted.

4. Provide information pertaining to off-site improvements, outside of the project boundaries, including how the off-site improvements will be accomplished and who will be responsible for constructing the improvements.

RESPONSE: This development will require offsite draining improvements. Our plan is to submit to Broward County to apply for a new surface water management license. Submitting for a new license will allow us to separate the project site from the shopping center in regard to drainage and the storm water management system. Simultaneously, permit application would need to be submitted to the county to modify the existing permit that currently includes the project site and the shopping center. This modification would be submitted to remove the project site from the existing permit and to show that the shopping center is still meeting requirements (such as water quality) when the project site is no longer included in the permit. The offsite civil plans including the relocated exfiltration trench will be reviewed for this permit modification. It is our understanding since we are proposing to separate the project site and storm water management systems, a maintenance agreement should not be required unless indicated otherwise. We have attached an offsite phasing plan that shows where the offsite drainage would be located. This has been coordinated with the shopping center and has their approval. We would like to set up a meeting with the City and the Civil engineer to walk through this and address any questions or concerns.

5. 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.

RESPONSE: Acknowledged.

6. 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.

7. Landscape islands must be at least eight feet wide, pursuant to Section 155.5203.D.4.b.ii. Revise plans to comply with the requirements of this Section.

**RESPONSE: Comment addressed. Site plan shows landscape islands 8' wide.**

8. 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. Provide dimensions of the landscape areas at each building.

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

9. Pursuant to Section 155.5601.C.1.b, Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards), not parking lots. The submitted plans indicate that the primary entrance for each building faces the parking lots.

**RESPONSE: Note revised to show the correct main entrance of each building.**

10. 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  
<[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-39612](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39612)>, 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.

**RESPONSE: Provided with submittal.**

- 1. Infill Development, 4 points.**
- 2. The principal building is constructed to meet increased win load (150mph loan min.) 4 pts.**
- 3. Sustainable landscape 4 points.**

11. Provide a detail for the proposed fence.



12. Provide additional information for the “Future Tenant Parking.”

**RESPONSE:** These parking spaces are provided for people going to the leasing office but are not residents yet.

13. Provide an FAA letter of determination.

**RESPONSE:** The Applicant has submitted the FAA application. The determination will be provided upon receipt.

14. The Affordable Housing condition at the Moderate Level must be recorded prior to permit.

**RESPONSE:** Noted.

15. The Drainage Plans appear to show proposed drainage off-site. If the project site will be isolated from the existing Citi Centre site, off-site drainage may not be permitted.

**RESPONSE:** Acknowledged. The project will be permitted through Broward County for the surface water management system.

16. On the photometric plan, show the illuminate levels in foot-candles at all property lines, not to exceed 2.0 foot-candles, pursuant to Section 155.5401.E.

**RESPONSE:** Please see updated photometric plan EPH-1.

## SOLID WASTE

Plan Reviewer: Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) <<mailto:beth.dubow@copbfl.com>>  
Status: Pending Resubmittal.

1. Ensure adequate access and maneuverability for trash collection vehicles. Provide a direct (straight) path from the trash holding rooms to the truck collection areas. Buildings 5, 6, 8.

**RESPONSE:** Site plan adjusted to make trash rooms align straight out with the pick-up area.

2. On the circulation plan, please provide all the turning radii measured in feet (not auto turn). There are several areas on the site plan in which maneuverability of a garbage truck will be very difficult or impossible.

**RESPONSE:** Comment addressed. Site plan shows all radii measurements.

3. Ensure you will have adequate capacity for all 356 apartment units. Use of trash compactors is highly suggested.

**RESPONSE: Noted.**

4. Demonstrate how the garbage will be handled for the playground, dog park, clubhouse, pool, gym and lounge. There are no provisions shown on the site plan at this time. Please provide a narrative explaining how the garbage will be collected.

**RESPONSE: Ownership will provide trash receptacles at these locations and property management will be responsible to empty receptacle's daily as part of the overall management plan.**

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

**RESPONSE: Noted.**

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 Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

**RESPONSE: Acknowledged.**

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.

# DRC

PZ21-12000042  
10/19/2022  
**RESPONSE: Acknowledged.**

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).

**RESPONSE: Acknowledged.**

# DRC

PZ21-12000042  
6/15/2022

# DRC

PZ21-12000042  
4/20/2022