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Your Architect today and tomorrow!

Date: October 13, 2020
Project Name: Atlantic 3350
PZ: 20-12000005
Project Planner: Max Wemyss | max.wemyss@copbfl.com
Zoning: B-3/AOD/PCD

RESPONSE TO DRC COMMENTS

PLANNING

Status: Review Complete Pending Development Order

Included with these revisions are current F.A.A. 'Determination of No Hazard to Air Navigation' letters along with a current F.D.O.T. 'Pre-application' letter approvals.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Status: Review Complete Resubmittal Required

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

As discussed at the DRC Zoom meeting August 18, 2020 are the following responses from the Civil Engineer.

Additional Comment per meeting) Please clarify the language used for the removal of the existing water service along SE 1st street. It is currently conflicting between what is shown on the plan and what is denoted on Contractor's note #1.

Civil Engineer Response: Existing water service removal note has been clarified. Call out on the plan view on Sheet C-3 has been reworded to refer to Contractor's note #1 to clarify any conflicts.

1. The proposed paving and drainage plans must be approved by the Broward County EPD Surface Water Management Division. Civil Engineer response: Acknowledged and understood.

2. On SE 1 St. and On Hibiscus Ave. you are eliminating two existing catch basins which will now force the rain run off across the road way and cause the existing CB to be overwhelmed and cause drainage issues in that area. See response to comment #14.

100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

• (A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to

receive storm water run-off from the public roadway and paved driveways. **Civil Engineer response: Acknowledged and understood.**

• (B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city **Civil Engineer response: Acknowledged and understood.**

3. Submit FDOT Access Driveway/Connection Permit, FDOT Drainage Connection Permit, FDOT Utility Permit or exemptions for the proposed construction on South Ocean Blvd. **Civil Engineer response: The project has been submitted to the FDOT and has received a pre-application permit review. See attached FDOT 86050 MP 9.80 SR A1A_Atlantic 3350, dated August 19, 2020 "We approve your request".**

4. Submit a City Engineering Division permit application for the following scope of work: on/off-site asphalt paving, on/off-site curb and gutter construction, offsite water and sewer and the offsite sidewalks. (At time of permitting) **Civil Engineer response: Acknowledged and understood.**

5. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 4. (At time of permitting.) **Civil Engineer response: Acknowledged and understood.**

6. The proposed potable water main and sanitary sewer main and service line connections shown on these plans must be reviewed and approved by the City of Pompano Beach Utilities Division. **Civil Engineer response: Acknowledged and understood.**

7. Public sidewalks on Private property. 100.10 PUBLIC SIDEWALKS. All paved sidewalks abutting or adjacent to public streets in the city are declared to be public sidewalks for use by the public generally, regardless of whether the land upon which they are constructed is dedicated to the public or is privately owned. It shall be unlawful for any person to use or obstruct public sidewalks so as to interfere with the use by the public, except in case of construction or other permitted special instances. If the sidewalk is on city ROW and part on their own property then should provide an easement and the plan should be amended to document the easement, and the easement recorded. **Engineer response: Acknowledged and understood.**

8. Obtain approval from the FDEP HRS for the proposed water main construction shown on these plans. **Engineer response: Acknowledged and understood.**

9. The proposed wastewater collection system shown on the civil engineering plans must be approved by Broward County EPD. **Engineer response: Acknowledged and understood.**

11. A revocable license agreement will need to be submitted for all the off-site pavers in the city right-of way. **Engineer response: Acknowledged and understood.**

12. Note on civil plan CU-101 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. How to retire old laterals If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral) If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings) If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring) If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade) **Civil Engineer response: Note has been added. See Sheet C-3 WS.**

13. Submit separate plan sheets for paving and drainage and water and sewer. Clearly show all elevations for drainage flows on the PGD plan. Show on the PGD plan that the entire right-of-ways will be milled and overlaid. The existing drainage needs to be upgraded. **Civil Engineer response: Acknowledged and understood. PGD and WS plans have been separated. Existing edge of pavement and existing curbing have been added to the plans, as dashed ghosted lines. A note has been added to PGD sheet C-1 that the entire right-of-way will be milled and overlaid due to the proposed work**

14. City Sheet #004 C-1 Site Engineering proposes to remove City Stormwater infrastructure along the intersection of Hibiscus Avenue and SE 1st Street. This is a low lying area that experiencing flooding. Removing off-site infrastructure and plugging the system is an unacceptable proposal for the

DRC

area. Please propose a solution to handle off-site drainage at the intersection. Possible a curb inlet for the "F" Curb. Please correct. **Civil Engineer Response:** Clarification has been added to the catch basins to remain/to be removed. See Sheet C-1. Only the on-site catch basin is being removed, and the pipe leading from the on-site catch basin to the off-site catch basin is being plugged. All other storm pipes/catch basins in this location are remaining.

15. The proposed public fire hydrant shown on civil drawing 006 C-3 Water & Sewer Plan along A-1-A, S Ocean Blvd. must be located just behind the recorded property line and not extended upon the property. Please correct. **Civil Engineer Response:** Fire hydrant has been relocated to be just behind the recorded property line. See Sheet C-3.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com
Status: Review Complete Pending Development Order

BUILDING DIVISION

Plan Reviewer: Carpelo Jeoboam | Carpelo.Jeoboam@copbfl.com
Status: Review Complete Pending Development Order

BSO

Plan Reviewer: Patrick Noble | Patrick_Noble@sheriff.org
Status: Review Complete Resubmittal Required

Per discussion with Patrick Noble, new drawing A14.2 with an expounded CPTED narrative has been provided.

CRA

Plan Reviewer: Nguyen Tran | nguyen.tran@copbfl.com
Status: Review Complete No Comments

UTILITIES

Status: Review Complete Resubmittal Required

As discussed at the DRC Zoom meeting August 18, 2020 are the following responses from the Civil Engineer.

Additional Comment per meeting) Please clarify the language used for the removal of the existing water service along SE 1st street. It is currently conflicting between what is shown on the plan and what is denoted on Contractor's note #1.

Civil Engineer Response: Existing water service removal note has been clarified. Call out on the plan view on Sheet C-3 has been reworded to refer to Contractor's note #1 to clarify any conflicts.

1. Please note that additional comments may be forth coming contingent upon future submittals to the Pam and DRC review process. **Engineer response:** Acknowledged and understood.

2. Please note that the existing 2" water main shall be cut and capped at the water main on civil drawing 006 C-3 Water & Sewer Plan. This noted must displayed as noted. **Engineer response:** Acknowledged and understood.

3. Please note the size of all proposed water service connections for the development. Installation specification for size and type water meter may differ and must be to City Engineering Standards.

Preliminary Fixture Flow calculations for the entire project have been assembled and use to determine a
1/2" nominal water meter size. This is subject to change and will be coordinated with the Plumbing Engineer
Permit Documents.

DRC

4. Please procure an approved FDEP permit for the proposed 8" water main along SE 1st Street.
Engineer response: Acknowledged and understood.
5. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. **Engineer response: Acknowledged and understood.**
6. Please exercise best management practices with regard to protection of existing and proposed storm water systems. **Engineer response: Acknowledged and understood.**
7. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 75 day delivery lead time once the meter(s) has been paid. Please order according to your construction schedule to ensure timely delivery and installation. **Engineer response: Acknowledged and understood.**
8. Civil sheet #004 C-1 Site Engineering proposes to remove City Stormwater infrastructure along the intersection of Hibiscus Avenue and SE 1st Street. This is a low lying area that experiencing flooding. Removing off-site infrastructure and plugging the system is an unacceptable proposal for the area. Please propose a solution to handle off-site drainage at the intersection. Possible a curb inlet for the "F" Curb. Please correct. **Civil Engineer Response: Clarification has been added to the catch basins to remain/to be removed. See Sheet C-1. Only the on-site catch basin is being removed, and the pipe leading from the on-site catch basin to the off-site catch basin is being plugged. All other storm pipes/catch basins in this location are remaining.**
9. The proposed public fire hydrant shown on civil drawing 006 C-3 Water & Sewer Plan along A-1-A, S Ocean Blvd. must be located just behind the recorded property line and not extended upon the property. Please correct. **Civil Engineer Response: Fire hydrant has been relocated to be just behind the recorded property line. See Sheet C-3.**

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | wade.collum@copbfl.com

Status: Review Complete Resubmittal Required

The following are responses from Michael Fay – Landscape Architect as response to comments.

1. Sheet L-3 has not been revised per comment response sheet.
RESPONSE: Sheet L-3 has been revised as per comments
2. Correct data table to only reflect site tree requirement do not include street tree counts in this table.
RESPONSE: Data table has been corrected. See sheet L-1
3. QV's shown in plant list but not on the plans, please clarify.
RESPONSE: Revised plans shown correction. There are no QV's on site.
4. NOTE: below as per previous comments
RESPONSE: They have been addressed
5. Site Trees to be 16' at 50% of what's required and palms at 22'
RESPONSE: Corrections have been made to Plant list as well as data requirements. See sheet L-1
6. Change notes #2 to reflect City of Pompano Beach, not Plantation.
RESPONSE: These note has been revised on sheet L-3
7. Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for all proposed planters and sidewalk and paver areas. Provide a separate sheet showing locations of suspended pavement systems with all notes, details and specifications, including soil volume requirements. **New sheet L-4 with Silva cell layout & details provided.**
8. Provide a large palm tree staking, large tree staking, small tree guying, mechanical equipment screening, etc. details.
RESPONSE: These details are provided on sheet L-3
9. Provide a note stating all staking & guys shall be removed approximately 9 months after planting or as directed by the Landscape Architect.
RESPONSE: Note has been provided on sheet L-3
10. It appears plant material will be installed in planters, not in the ground. Please provide specifications for planter areas– waterproofing, soil, bracing, etc. Provide details, cross sections, soil composition, irrigation staking & guying, drainage, etc.
RESPONSE: See details sheet L-3.
11. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas.
RESPONSE: See detail sheet L-3
12. Provide CT, GW, and OA for all palms proposed.
RESPONSE: See revisions/additions to plant schedule on sheet L-1

13. Based on native Pompano soils, staff recommends the use of 70/30.

RESPONSE: See revised notes on sheet L-1 and L-3

14. Identify tree grates to be used for proposed trees in paved areas.

RESPONSE: See ADAPAVE details on sheet L-3

15. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. **This response letter is presented to address the above comments.**

ZONING

Plan Reviewer: Max Wemyss | max.wemyss@copbfl.com

Status: Review Complete Pending Development Order

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com

Status: Review Complete Resubmittal Required

Previous comments have not been addressed. Plans/design will need to be amended.

The following items were discussed via a Zoom meeting with Mr. Russell Ketchem – Director and Beth Dubow on September 22, 2020. A determination was that the new commercial trash collection room located at the south side of the project with direct access from SE 1st Street and second residential collection room at the on grade parking lot were acceptable.

The following is an Email response on the same day from Beth Dubow, Recycling Coordinator:

“We just concluded our Zoom meeting regarding Atlantic 3350. The final decision is that this project as discussed today does meet Solid Waste Services requirements. Garbage and recycling will be toted via tugger or golf cart from the trash rooms to the collection areas. The collection area for the residential tower will be separate from the hotel tower and commercial/restaurant collection area. Applicant has been made aware that the property owner/management will be responsible for moving the garbage and recycling to these collection areas in a safe and tidy fashion.”

1. Provide adequate access, maneuverability, and height clearance for trash collection vehicles.

Minimum height clearance for garbage collection vehicles is 15 feet for driving and 21 feet for servicing dumpsters. There is not enough clearance at the ground floor for ingress/egress of trucks or service adjacent to the trash collection rooms

2. Show trash and recycling (if needed) collection area for the retail stores on the site plan. The plans currently do not show trash storage, collection or service areas for the retail stores. 3. It is highly recommended that the applicant schedule a meeting with the City's Solid Waste Services department before moving forward.

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

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13. NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

Respectfully:

 Richard A. Berrie, P.A., MAURP, VP for the firm.
(Architects and Planners of Art in Urban & Regional Planning)

PZ20-12000005

11/18/20

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VP

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