

March 23, 2022

City of Pompano Beach  
Planning and Zoning Board  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

RE: Application #: PZ21-12000037 – Ocean Park  
Address: 1508 N. Ocean Boulevard  
Keith Project No. 09520.02

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated March 8, 2022, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER-O'MILLS**

Plan Reviewer: Daniel Keester-O'Mills Status: Authorized With Conditions

1. Land use for this parcel is Residential (H- High Residential 25-46 DU/AC), the zoning for this property is PD-I (Ord. 2019-81). The size of this property is approximately .62 acres net acres (27,045 square feet) and .86 gross acres; resulting in approximately 39 units (permitted by the land use 39 units per gross acre). The PD-I limits the number of residential units to allow 28 units (all 3-bedroom units).

**Response: Comment acknowledged.**

2. The property was platted in 1922 (Plat of Government Lot 3 - PB: 1 Pg. 25) . The Applicant has submitted a new plat application to the City (P&Z: 21-14000021): Ocean Park Plat.

**Response: Comment acknowledged.**

3. A School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, dated 11/30/2021 was submitted noting that the 28-unit high-rise condo is exempt from school concurrency.

**Response: Comment acknowledged.**

4. The property is abuts N Ocean Blvd (AKA: A1A) and NE 16 Street. The site plan indicates that there is an existing 50 feet of right-of-way dedicated for NE 16th Street & 10.6 feet will be dedicated along N Ocean Blvd. No additional ROW is required along NE 16 Street. The property fronts onto N Ocean Blvd (AKA: A1A), which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 80 feet for this roadway (as proposed by the Applicant).

**Response: Comment acknowledged.**

5. The city has sufficient capacity to accommodate the proposal.

**Response: Comment acknowledged.**

**ZONING DEPARTMENT COMMENTS: DIEGO GUEVARA**

Plan Reviewer: Diego Guevara | [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com)  
Status: Pending Resubmittal Required

Plan Reviewer: Diego Guevara | [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com)  
Status: Pending Resubmittal Required

1. A development agreement between the City & Mount Vernon Property Holdings, LLC was approved by the City Commission (Resolution 2019-247). The development agreement was recorded in the Broward County Records (Instrument # 115991100). Provide a summary of the progress related to the terms of the development agreement (related to the park improvements). Comment remains in effect until the park improvements are finished.

**Response: Comment acknowledged. We are working with the applicant on preparing a major site plan application for the park improvements to submit to the City as a separate application on March 24, 2022 for PreApp meeting.**

2. Provide a site plan showing both, the building, and the proposed park improvements.

**Response: Comment acknowledged. We are working with the applicant on preparing a major site plan application for the park improvements to submit to the City as a separate application. A conceptual site plan will be submitted on March 24, 2022, in the PreApp submittal package.**

3. The building's patio seems to extend beyond the property line. The continuity may look nice in design; however, a clear demarcation between the public and private properties with a change of level, knee wall, or coordinated finishing materials may provide the properties' required joint and limit boundary.

**Response: The landscaping has been redesigned at the joint property line along the east portion of the subject property to better differentiate the separated properties, public park vs. private development. The use of planters, plant material will help define this. See revised landscape plan and architectural site plan.**

4. There are two easements on the property related to FPL: (1) along the northern property line & along the eastern property line (ORB: 39979, Pg. 1033) & (2) a 10-foot-wide easement along the eastern property line (ORB: 10204 Pg. 615). The building is setback 19 feet from the new property line (after a 10.6-foot dedication to N. Ocean Blvd), but the FPL easement is located between 10 feet and 31 feet from the existing property line. It means that a portion of a building will be within the FPL easement. Clarify if the easement will be partially abandoned to allow the building to remain as proposed.

**Response: The building is not located in the FPL easement and the setback is taken from the proposed property line.**

5. Provide a copy of approval from the Florida Fish & Wildlife Conservation Commission, noting a review of the proposed site plan for the sensitivity of marine life; refer to 155.5402 for additional lighting requirements for Marine Turtle Protection.

**Response: Approval from FWC will be provided as soon as its obtained. We respectfully request to allow the project to be authorized to proceed with the condition of providing this approval prior to permit issuance.**

6. The proposed height of the building will require the application submittal and approval of an Air Park Obstruction Permit. Section 155.2422, Section 155.3707. Comment remains in effect until the Air Park Obstruction Permit is approved.

**Response: We have submitted the application to the FAA for the aeronautical studies and the study is required to be circularized. The referenced aeronautical studies # is 2021-ASO-39310 thru 2021-ASO-39313. The Air Park Obstruction Permit will be submitted as soon as we obtained the studies.**

7. Revise the numbering labels of the proposed on-street parking spaces, the numbers are off, and the total does not match the number of parking stalls depicted on the plan.

**Response: Parking numbers have been adjusted to match total number of stalls, refer to SP-101.**



8. Table 155.5102.I.1 Dimensional Standards for Parking spaces and Aisles requires a minimum of 23 feet aisle width. The eastern section of the ground floor aisle (level 01) is 6 inches shy to meet the required dimension. Revise and comply.

**Response: The access isle at ground level has been modified to meet the 23'-0" min requirement. See sheet A1-1.01**

9. Provide detail for the vehicular entrance. Roll-up doors are prohibited.

**Response: An architecturally louvered sliding door is proposed for the vehicular entrance. This sliding gate is located at the building interior to increase the queuing space and to also provide further depth in the façade. The material proposed is the same as the louvered system around the garage levels above. See ground level plan (sheet A1-1.01) and north elevation (sheet A2-1.02)**

10. Does the additional slab thickness at level 18 affect the total height of the building? Clarify and provide drawing detail as needed.

**Response: The "slab thickness" has no impact on the height of the building as the thickness is created by a downturn/upturn beam at the edge of the slab. This is an elevation element and does not involve in the Changing of the floor-to-floor heights or the actual thickness of the majority of the structural slab.**

11. The Intensity and Dimensional Standards (126-SP-1-Architectural Site Plan) table is wrong. It includes the M-45 Standards. Previously, you were asked to coordinate the chart on the Architectural Site Plan (126 - SP-1-Architectural Site Plan) with the Site Data Table (301-SP-101 Site Plan) because they didn't match. Revise and coordinate as needed. For consistency, both tables shall list the standards incorporated in the PD-I approval (Ordinance 2019-81) only. Fix the typo on the chart's title, and explain why the table has a column listing variances. This project is being developed under the parameters of a Planned Development Infill approval. Therefore, no variance is needed if developed according to the approved standards.

**Response: This project is being developed under the approved PDI and there is no variance requested. The variance columns in the site data table was requested by the zoning department early in the process to illustrate where the PDI request deviated from the underlying code. We have removed this table and have coordinated both tables and have corrected the typo.**

12. The plans must include the specific tint/glazing proposed on this building. Provide these details/specifications for staff review.

**Response: The proposed glazing type has been labeled on the elevations. See sheet A2-1.01, A2-1.02, A2-1.03 and A2-1.04. The proposed glazing is to be a laminated hurricane impact low "E" low reflectivity light grey glass.**

13. Are there any windows operable? Does the glass façade include any operational element?

**Response: There are sliding glass doors proposed in the bedrooms and living spaces, these sliding glass doors are floor to ceiling and match the adjacent glazing system.**

14. The Code requires buildings to be articulated with wall offsets. Review Code's section 155.5602.C.5. Façade Articulation; provide a narrative explaining how the proposed podium of the project meets the requirements of this provision.

**Response: Offsets in the façade occur in 2 distinct ways; at the base of the building. The use of the two primary materials (glass and the high-quality decorative metal screening) creates a change in the building plane. In addition to this, the concrete overhangs that are along the façade provide an almost continuous offset that is unique. This also, provides shade and shadow to the building as well as articulation for the façade. Please note that all entries, vehicular and pedestrian are also offset as they are recessed.**

15. Revise Section 155.5602.C.6. Façade Materials. The use of aluminum siding is prohibited. Provide further details, specifications, and physical samples regarding the proposed materials, particularly the aluminum screen.



**Response: No aluminum siding is proposed on any part of the structure. Please see sheet A2-101 for material samples for the façade. High quality metal louvers are proposed at the garage levels and impact laminated glass is used throughout.**

16. The characteristics and design of the proposed screen shall not allow the view of the interior parking areas from the street. It means ceilings, mechanical equipment, cars, or any other element shall not be visible from the exterior of the building **Response: Noted, we are proposing a louver system that does ventilate, but provide complete screening from view.**

17. Section 155.5602.C.8.b. requires Flat Roofs to be concealed by a parapet wall that extends at least three feet above the roof level and have three-dimensional cornice treatments that project at least 8 inches outward from the parapet façade plane. Provide detail and a narrative demonstrating compliance with this provision.

**Response: The flat roof at the top of the building is concealed by 4'0" parapets which projects 8" forward of the glass below. This also creates part of the treatment of the top in both buildings.**

**SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW**

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com <mailto:beth.dubow@copbfl.com> Status: Resubmittal Required  
WASTE MANAGEMENT

**Solid Waste and Recycling Comments**

Project Name: Ocean Park

Address: 1508 N Ocean Blvd.

P&Z#: 21-12000037

Review: 02/28/2022

DRC Meeting: 03/16/2022

APPLICANT EMAILED UPDATED SITE PLAN TO SOLID WASTE SERVICES THAT HAS NOT BEEN UPLOADED TO EPLAN FOR THIS REVIEW. THE FOLLOWING COMMENTS ARE FOR WHAT IS CURRENTLY SHOWN ON EPLAN:

1. Provide a more direct route for the west trash room to the loading area (parallel parking).

**Response: We reduced the planter that was in front of the west trash room, to provide a direct route from the west trash room to the loading area/garbage pickup at the parallel parking.**

2. Next to the loading area, provide a large enough area to accommodate the staging of dumpsters for collection service.

**Response: Next to the loading area at the parallel parking, we are providing a garbage pickup location large enough to accommodate the staging of dumpsters.**

3. Create a loading area with a direct route to and from the east trash room. One or two parking spaces near the east end of the building may need to be converted to a loading zone.

**Response: As discussed previously, the east trash room has a direct route to the designated loading area. Parking spaces 08 and 09 are loading areas for the garbage collection trucks.**

4. Label all trash rooms and loading zones on the site plan.

**Response: Both trash rooms, loading areas, and trash chutes are labeled on the site plan.**

5. Be aware, mixing residential and commercial garbage may result in higher collection fees from the current franchise hauler.

**Response: Noted.**

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

**Response: Comment 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: Comment 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 should you have any questions or concerns regarding this review.

**Response: Comment acknowledged.**

#### **FIRE DEPARTMENT: JIM GALLOWAY**

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com Status: Pending Resubmittal

2/28/2022

Comments for plan review:

1 - stair #5 will need to be enclosed and protected.

**Response: Stair #5 is enclosed and protected, all stairs are enclosed and protected at all levels of the building. Please see sheet A1-1.01 through A1-1.12.**

2 - trash chute access for both towers from the common area of floor. Not from within individual units.

**Response: For both towers we are proposing the trash chute access from the common area of floor (vestibule). Please see sheet A1-1.05 through A1-1.12.**

#### **URBAN FORESTRY DEPARTMENT COMMENTS: WADE COLLUM**

##### **LANDSCAPE REVIEW**

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

Status: Authorized With Conditions

1. Please help staff and provide a mitigation table to account for the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced. Trees off site are being shown to be removed, staff cannot permit this please correct.

**Response: All trees shown off-site are now marked to remain and shown only for reference. The tree disposition table has been adjusted. The total DBH removed and the total DBH proposed has been added to sheet LD-101. There is a shortfall of 36" that will need to be paid to the Tree Canopy Trust Fund. Refer to the mitigation summary on LD-101.**

2. The pandanus can remain it just cannot be counted towards the overall. Make pone of the Thrinax palms taller than the other two and place in the middle to of NW planter.

**Response: The planter has been removed from the water feature and therefore no palms are proposed in this area. Refer to sheet LP-101.**

3. Landscape plan does not match site plan as to incorporating the park side improvements. Complete to make all sheets match and be inclusive.

**Response: An additional landscape sheet has been included to include the park improvements. Refer to sheet LP-100 which matches the same scale on the site plan sheet, SP-101.**



**AAC**

4. Hardscape, trees and ground cover on the East side bordering the park, appear to be proposed within the drip line of the large Green Buttonwood. Please revise, correct, note etc. so that there is no encroachment into the critical root zone.

**Response: All exotic vegetation will be removed underneath the tree canopy and the area will be mulched to avoid impacts with existing roots. We will explore construction methods to lessen the impacts to the root system as it relates to the hardscape. Root pruning will be necessary to preserve the maximum root area and still allow the proposed hardscape. We will schedule a site meeting with Urban Forestry to discuss the options.**

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

**Response: This note is included on sheet LP-100, note #8.**

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

**Response: A comment response sheet has been provided.**

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

**Response: Comment acknowledged.**

#### **CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ**

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com <mailto:kimberly.vazquez@copbfl.com>

Status: No Comments - the property is not within the CRA district.

**Response: Comment acknowledged.**

#### **BSO DEPARTMENT COMMENTS: PATRICK NOBLE**

Plan Reviewer: Patrick Noble (Patrick\_Noble@sheriff.org <mailto:Patrick\_Noble@sheriff.org>)

Status: Authorized

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

DISCLAIMER:

**Response: Comment acknowledged.**

This safety and security 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, threats, breaches, or liabilities that might occur without any review.

**Response: Comment acknowledged.**

#### **UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON**

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Authorized With Conditions

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

**Response: Comment acknowledged.**

**AAC**





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: Copies of all Civil permits will be submitted during the building permit process.**

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

**Response: Comment acknowledged.**

4. Please also attach the following City Engineering details as they apply: 106-1 Backflow Preventer, 106- 2 Master Meter and Backflow Device, (UPDATED Version) 106-4 Meter Install Dimensions List.

**Response: All relevant details can be found on sheets CU-101 through CU-505.**

### **BUILDING DEPARTMENT COMMENTS: JAMES DEMARS**

Plan Reviewer: James DeMars | james.demars@copbfl.com emailto: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: Comment 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: Comment 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: Comment 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: Comment 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: Comment 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: Comment 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: Comment 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 2017 FBC Accessibility.

**Response: Comment 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: Comment 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: Comment acknowledged.**

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

**Response: Comment 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: Comment acknowledged.**

2. 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: Comment acknowledged.**

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

**Response: Comment acknowledged.**

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





construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

**Response: Comment acknowledged.**

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

**Response: Comment acknowledged.**

6. 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: Comment acknowledged.**

7. 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: Comment acknowledged.**

8. 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: Comment acknowledged.**

9. 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: Comment acknowledged.**

10. 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: Comment acknowledged.**

11. 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: Comment acknowledged.**

12. 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: Comment acknowledged.**

13. 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: Comment acknowledged.**

14. 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: Comment acknowledged.**

15. 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: Comment acknowledged.**

16. 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: Comment acknowledged.**

17. 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: Comment acknowledged.**

18. 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: Comment acknowledged.**

19. 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: Comment acknowledged.**

20. 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: Comment acknowledged.**

21. 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: Comment acknowledged.**

22. 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: Comment acknowledged.**



23. 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: Comment acknowledged.**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com Status: Authorized With Conditions

2-17-22

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

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

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of the building permit.**

2. Landscape plan needs to have the existing Utilities overlaid onto the plan sheet. It appears like there are proposed trees going in right on top of a sewer main on the corner of NE 16 St.

**Response: The existing utilities are shown on the Landscape Plans. A root barrier will be required to protect the existing sewer line. Refer to sheet LP-101.**

3. Place note on landscape plans 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

**Response: These notes are included on sheet LP-101. Please refer to notes #11 and #12.**

4. 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.

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of the building permit.**

5. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of state road A1A.

**Response: All relevant details can be found on sheets CU-101 through CU-505.**

**Copies of all Civil Engineering permits shall be submitted prior to issuance of the building permit.**

6. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of state road A1A.

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of the building permit.**



**AAC**

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of state road A1A.

**Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of the building permit.**

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

**Response: Comment acknowledged.**

9. The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.

**Response: Comment acknowledged.**

10. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

**Response: A sedimentation and erosion control plan is included with this submittal.**

11. With the proposed on-street parking please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

**Response: The requested note is included on sheet CP-101.**

12. On plan sheet 301-SP-101 site plan there appears to be a water feature in the city and FDOT future right-of-way.

**Response: Coordination with FDOT is on-going. We will inform the City of this approval once accepted.**

\*\*\*\* 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: Comment acknowledged.**

