

December 29, 2021

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

**RE: Briny Residence**  
**Application #: PZ21-12000043**  
**KEITH Project No. 10694.02**

Dear City of Pompano Beach Reviewers:

Based on your Pre-App Review comments dated November 8, 2021, KEITH and the project team offer the following responses to your comments/questions:

**ZONING DEPARTMENT COMMENTS: DIEGO GUEVARA**

Pre-Application review 11-8-21 Diego.Guevara@copbfl.com 954-786-4310

Status Review Pending Resubmit

1. Provide written responses to all comments for the DRC Review.

**Response: Comment acknowledged.**

2. The site is a combination of five (5) parcels. Please provide a Unity of Title Agreement as per Section 155.2401C: Unity of Title.

**Response: Comment acknowledged, the applicant agrees to execute a Unity of Title prior to the issuance of a City Building Permit.**

3. Section 100.01 Minimum Right-of-Way: A new property line must be established, and the area required to comply with the required ROW width must be dedicated to the City of Pompano Beach, as required by the General Provisions of the Code, at Section 100.01 Minimum Right-of-Way. See also, Section 155.5704 Frontage and Access.

**Response: The ROW easement is to FDOT since they have jurisdiction over A1A. FDOT will accept a ROW easement in lieu of a dedication thus preserving the number of units proposed for the project. Please refer to the Site Plan, Sheet SP-101 where the proposed FDOT easement is identified.**

**PER Code: § 100.01 MINIMUM RIGHT-OF-WAY.**

(A) The City Commission shall not accept any street right-of-way as a public street whether by dedication in a plat or by deed **or other instrument** unless it complies with the applicable following minimum width unless modified in any overlay district with a corresponding street regulating plan or diagrams for the streets within the overlay district, such as but not necessarily limited to the TO/EOD.

**Response: Regarding the proposed FDOT easement along A1A – the city does not have jurisdiction over what FDOT will or will not accept. FDOT will accept a ROW easement in lieu of a dedication. Please refer to the Site Plan, Sheet SP-101 where the proposed FDOT easement is identified.**

4. Show compliance with the requirement that all property which abuts a local, collector, minor arterial and principal arterial street(s) shall not erect a building or structure closer than half of the applicable right of way width to the center line of the street.

Minimum Right-of Way width required:

Ocean Drive a.k.a. State Road A1A (from Terra Mar Drive to the North City Limits): 80 ft.

Briny Avenue: 50 ft.

[www.KEITHteam.com](http://www.KEITHteam.com)

4th Street: 50 ft.

**Response: The Row-of-Way width for A1A is less than 80 feet. The applicant is working with FDOT to provide a right of way easement for the remainder width. The Right-of Width is identified on the Site Plan (Sheet SP-101) for both SE 4<sup>th</sup> Street and Briny Avenue at 50' each.**

5. Existing overhead utilities must be placed underground as required by Section 155.5509 Utility Lines Location.

**Response: Comment acknowledged. Overhead utilities including franchises will be buried as a part of the proposed development. The note has been added to plans and a narrative has been added that all overhead utilities will be buried per 155.5509.**

6. Section 155.5101.1.1.b Sidewalks required. Pending approval of the City Engineer, given the existing conditions of Briny Avenue, the applicant must provide sidewalks along the entire frontages of the development.

**Response: Briny Avenue is designed as a shared street and is intended to not include sidewalks with the intent that pedestrians use the streets to slow traffic in the area along the beach front.**

7. Please rename the floor plans. Clarify if the lower residential floor plan is the second or the third floor of the structure.

**Response: The Architectural plans and sections have been revised to rename the floors for clarification as requested.**

Section 155.3703 Atlantic Boulevard Overlay District (AOD)

The purposes of these district standards are to stimulate economic revitalization, create a pedestrian-friendly environment, encourage beachfront beautification, and promote mixed-use development.

8. Section 155.3703.A.6. Compatibility: Encourage development design that provides a compatible transition between the district's commercial/mixed-use areas and lower-intensity residential neighborhoods and between the district and adjacent residential neighborhoods. Explain the compliance of the project with this provision.

**Response: The proposed development is for an 8-story over parking upscale residential/commercial mixed-use building.**

**The project is consistent with other developments in the neighborhood. The development's site is surrounded by Medium-High and High residential zones (RM-20, RM-30) and by Business zones.**

**The upper levels of the proposed building are set back above the building base from +/- 20'-0" to +/- 40'-0" on average providing more human scale elements at the ground level to address the streets as well as to provide a transitional scale to the lower-intensity residential buildings in the vicinity.**

9. Section 155.3703.C.3.b. No information regarding the type of commercial activity to be located at the project was included. Please provide narrative explaining.

**Response: The proposed program includes a ground floor commercial component at the corner of A1A and 4<sup>th</sup> St to be used as a Restaurant.**

10. Section 155.3703.E.2.a.i. Minimum Number of Spaces Parking Required-Multifamily Dwellings: 1 parking space per 1,000 sf. For residential use and 1 per 300 sf for indoor commercial use.

Residential parking required: 125

Commercial parking required: 6

Total parking required: 131

Total number provided: 95 (30 parking spaces below the requirement)

40 parking spaces are identified as lifts (allowing 2 vehicles per space). Please provide details, technical information and characteristics of the mechanical parking stalls.



**Response:** The plans have been revised to show updated parking spaces based on the squared footages of the residential component and the required parking for the commercial component for compliance. Please refer to the Site Plan (sheet SP-101) for parking calculations and to Architectural plans for proposed Lifts technical information.

Off-street Parking can't be counted as part of the total parking requirement.

**Response:** Comment acknowledged. Off-street parking is not included in the revised parking calculation.

Although the parcel has an RM-30 Zone designation, the Atlantic Overlay District requirements regulate the development of the property. These requirements include a parking calculation based on the square footage of the residential area instead of the number of bedrooms provided per unit, as calculated in the original base zone. Please remove the parking calculation based on the RM-30 standards from the drawings.

**Response:** The plans have been revised to remove parking calculations based on the RM-30 standards.

11. The proposed tandem accommodation (Mechanical lifts- 2 cars per stall) requires the provision of a Valet Parking Agreement. See Section 155.5102.I.6. Valet and Tandem Parking. Provide detail and technical information as requested previously.

**Response:** Comment acknowledged, the applicant agrees to provide a Valet Parking Agreement prior to the issuance of a Certificate of Occupancy (CO).

12. Section 155.3703.E.3.a.i. Fence height in front yards. Height restriction is related to the fence material type. Provide information and show any proposed fence in the site plan and elevations, including height and description as required.

**Response:** There are no proposed fences for the project.

13. Provide information regarding the location, height and characteristics of the proposed "Privacy wall" located along Briny Avenue.

**Response:** The previously proposed "privacy wall" has been removed from the project.

14. The east elevation and the site plan do not match. Please review.

**Response:** The architectural elevations have been revised to match the Site Plan.

Section 155.3703.F. Design Standards

This is a preliminary review of the project. There are many details and information that are required to complete the review. For the DRC meeting, the applicant is expected to submit all the information and details to demonstrate the compliance of the project with the Design Standards required by the Atlantic Overlay District and the Architectural Substyle chosen by the developer.

**Response:** The architectural plans have been revised to include all the information required for compliance with the Design Standards required by the Atlantic Overlay District and the proposed Architectural Substyle. Please refer to architectural plans for details and to responses to comments below regarding compliance with the Design Standards.

15. Section 155.3703F.4: Articulation of Building Base and Step Back of Upper Floors Explain the compliance of the project with this provision and provide graphic illustration.

**Response:** The upper floors are set back from the Building Base to provide façade articulation. The Building Base is also designed with insets and offsets to provide façade articulation creating an interesting and dynamic frontage as well as an inviting pedestrian experience at the street level. The upper floors step back in increments for façade articulation. Please refer to architectural drawings for graphic illustration.



16. Section 155.3703F5: Minimum Fenestration: Please provide graphic illustration with dimensions showing compliance with this provision. Also, provide information on the type of glass, tint and any other characteristics of the glass to be installed.

**Response: The project proposes the use of extensive glass mostly through curtain wall glazing and some punched open storefront type windows. Please refer to architectural drawings for locations of fenestration types, dimensions and glazing technical information.**

17. Section 155.3703.F.7.d: Façade Articulation: Please, demonstrate compliance with all the articulation elements and standards according to the architectural substyle selected for the project.

**Response: The selected Architectural Substyle for the project is Nautical Moderne. The architecture for the project is modern and clean. The building is provided with extensive glass, continuous balconies on the upper floors, "terraced" setback upper levels and metal detailing such as metal louvered walls and parapets. The center top of the building on the east side is curved and clad with metal composite material reminiscent of the typical cruise ship upper curved deck. Please refer to architectural drawings for additional information.**

18. Section 155.3703.F.d.ii: Additional Standards for Specific Building Façade Articulation Elements. Please, demonstrate compliance with the elements listed in this section being incorporated in the project design.

**Response: The building is proposed with a Basic Storefront design as additional element for façade articulation. The proposed main pedestrian entrance along Briny Ave. is indented and fully covered with a separate roof of similar design as the building's primary roof. This roof is provided with an area for building address signage.**

**The signage will be design in accordance with Chapter 156, Signs.**

**The vehicular entrance at the rear of the building includes a canopy for vehicular drop off area. The canopy roof is of similar type and design as the building's primary roof. This is compatible with existing nearby buildings.**

19. Section 155.3703.F.e: Primary Façade Materials. Please, provide a list of proposed finishing materials for the building elevation, according to the architectural substyle selected and the requirements of this provision.

**Response: The proposed Architectural Substyle is Nautical Modern. The Primary Façade Materials include glass curtain walls, storefront windows and doors, glass/metal railings and louvered walls and parapets, metal composite material cladding, composite tile cladding and cementitious finish (stucco). Please refer to architectural drawings for additional materials information.**

20. Section 155.3703.F.6.b. Parking Deck or Garage Design - Ground Level Standards: Facades which face a street shall provide habitable space along the ground level façade in accordance with the standards included in this provision. Please demonstrate compliance with this requirement.

**Response: Habitable space is being provided along facades facing a street in accordance with Section 155.3703.F.b. Please refer to response to comment number 25 and to architectural drawings for additional information.**

21. Section 155.3703.F.7.f: Roof Form. Please, provide all the information regarding the type and design characteristics of the roof as required by this provision.

**Response: The proposed roofs for the project are flat roofs per Section 155.3703.F.7.f. The edge of the flat roof is defined by a 3'-0" high parapet per Section 155.3703.F.7.f.ii (B) Flat Roof. The flat roofs will be one or two-ply built up roofing with white finish at top roof and black gravel finish on the commercial and parking roofs.**



The flat roof deck over the amenity area includes a pool and outdoor lounging area in direct connection with the elevator lobby and the amenities below. This roof finish will include outdoor tile and landscape elements. The project proposes the use of extensive glass mostly through curtain wall glazing and some punched open storefront type windows. Please refer to architectural drawings for locations of fenestration types, dimensions and glazing technical information.

22. Section 155.3703.F.7.h: Window Design. Please, provide all the information regarding the design and characteristics of the windows as required by this provision.

**Response: The project proposes the use of extensive glass mostly through curtain wall glazing and some punched open storefront type windows. Please refer to architectural drawings for locations of fenestration types, dimensions and glazing technical information.**

23. Section 155.3703.F.7.i: Door Design. Please, provide all the information regarding the design and characteristics of the doors as required by this provision.

**Response: Doors along the street-facing facades are proposed to be fully glazed with clear glass in accordance with the standards on Table 155.3703.F.7.i for the selected Nautical Moderne Architectural Substyle.**

24. Section 155.3703.F.7.l: Railing Design. Please, provide all the information regarding the design and characteristics of the proposed railing as required by this provision.

**Response: The proposed railing design is glazed guard panels with metal cap in compliance with Table 155.3703.F.7.l. Please refer to architectural elevations for locations.**

25. Section 155.3704.F.6.b.i & Section 155.3704.F.6.b.iii: Parking Deck and Garage Design – Ground Level Standards: The proposed building does not provide the occupied space as required.

**Response: The parking garage on the ground level with occupied spaces and habitable spaces along the ground level façades that are at least 20'-0" deep in accordance with Section 155.3704.F.6.b.i & Section 155.3704.F.6.b.iii. The spaces occupied spaces include the commercial component (Restaurant), the residential Lobby areas and Valet Parking support area.**

The ground level on the east side is provided with habitable space along the entire façade including amenities such as Lounge, Kitchen area, Sauna/Massage, Gym and Lockers plus support areas.

These amenities provide dynamic uses along Briny Ave while screening view from the parking behind.

26. Section 155.5101.I.3.a General walkway Standards: Pedestrian walkways shall be 5 feet wide minimum. The 2' vehicle overhang on the pedestrian walkway at the west side of the parking area reduces the width of the proposed walkway. Please, review for compliance.

**Response: The front of the standard parking stalls is landscaped but includes 2' clear beyond face of curb vehicular overhang for code compliance. Please refer to SP-101 for dimensions that clarify. The sidewalk in front of the ADA stalls is 5' clear per ADA code.**

27. Section 155.5102.I.6: Valet and Tandem Parking: Provide information and details illustrating compliance with all the requirements included in this provision.

**Response: Please refer to architectural plans for proposed Lifts technical information.**



28. Section 155.5203.D.3.c.ii. Perimeter Landscaping Strips-Width: Ten feet in all other developments on lots greater than 100 feet wide. Please show compliance with this provision.

**Response: Please refer to sheet LP-101 where the Perimeter Landscape Strip along the north property line has been identified at 11' wide.**

29. Section 155.5203.D.4.a.i. Interior Landscaping Standards - General: Except as otherwise provided in subsection ii below, landscaped planting areas making up at least 15 percent of the total area of a vehicular use area shall be provided and maintained within the interior of a vehicular use area. Please, provide a calculation and graphic illustration showing compliance with this requirement.

**Response: Please Refer to sheet SP-101 which included the calculations of the required VUA interior landscape as requested.**

30. Section 155.5203.D.4.b.i. Landscaped Islands in Parking Bays: A landscaped island shall be provided at each end of every row of parking spaces. 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. Please, show compliance with this provision.

**Response: The parking north of the commercial building is the only conventional surface parking area which meets this code requirement. All other parking is considered structure as it is enclosed and screened from the street architecturally. Landscape Islands have been provided where applicable.**

31. Section 155.5203.D.4.d.i. Landscaped Driveway Medians: is at least eight feet wide. Please provide dimensions to the proposed driveway median.

**Response: Medians which are required to protect the building structural columns which are not 8' will be paved either with concrete or pavers. Only in locations which exceed 8' are proposed to be planted for viable soil volumes.**

32. Connection to public sidewalks shall be provided.

**Response: A 7'-0" ADA access connected to the SE 4th St sidewalk is provided. All new proposed sidewalks are connected to the main pedestrian entrance along Briny Ave and to the Vehicular entrance on the west side.**

33. Section 155.5203.D. Vehicular Use Area Landscape: Provide a narrative of how the project follows this section. Also, provide information on what the Landscape Plan's hatched area represents (Sheet No. LP 101).

**Response: The landscape areas 10' (offset) beyond the vehicular use areas count toward the required 15% landscape. Please Refer to sheet SP-101 which included the calculations of the required VUA interior landscape as requested. The previously hatched areas on this sheet were the anticipated shrub/so ground-plane planting areas and were not applicable to the VUA.**

34. Section 155.5301.A.1.a.i. Mechanical equipment mounted on the roof. Please provide a Roof plan illustrating compliance with this section.

**Response: Please refer to architectural drawings for the requested Roof Plan showing rooftop mechanical equipment.**

35. Section 155.5301..2 Please, provide dimensions between the proposed trash container location and the closer property line.

**Response: Please refer to architectural drawings for dimensions between the proposed trash container and the closer property line. Please refer to SP-101 for dimensions between the proposed trash container and the closest property line.**





36. Section 155.5401 Exterior Light Standards: Please, provide the required information.

**Response: Please refer to sheet PH-101 for exterior lighting photometrics.**

37. An Air Park Obstruction Permit may be required. Please, provide height of building based on a) Average finish grade (Zoning Requirement) Above Mean Sea Level (AMSL), as per Air Park requirement, to the tallest point of the building.

**Response: Based on the Code Section 155.3707, the proposed height of this building is 110 feet, 75% of 169 is 127. We are under 127-foot threshold therefore an Air Park Obstruction Permit is not required.**

38. Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

**Response: Comment acknowledged. Overhead utilities including franchises will be buried as a part of the proposed development. The note has been added to plans and a narrative has been added that all overhead utilities will be buried.**

39. Section 155.5802.a.1 Sustainable Development Point Requirement: Mixed use development shall achieve at least twelve points.

**Response: The Sustainability Narrative has been submitted in DRC package.**

The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan Review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.

**Response: Comment acknowledged.**

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

Pre-Application review 11-8-21 daniel.keester@copbfl.com 954-786-5541

Status: Authorized With Conditions

The City Commission approved a rezoning application (P&Z:19-13000009), to change the zoning designation from RM-20 to RM-30 (Ordinance 2021-51).

1. The land use for this area is MH (Medium-High 16-25 Units per Acre), based on the gross site area (1.78 acres) the total number of units allowed by the land use is 44. Although, based on the survey, a portion of the property abutting S Ocean Blvd is subject to right-of-way dedication as it is required to be 80 feet wide. Update the site plans and site data to reflect this dedication, a "right-of-way easement" as indicated on the site plan is insufficient to comply with code. Note: a reduction in the net acreage of the property may result in a decrease in the maximum units allowed on the property.

**Response: The city does not have jurisdiction over what FDOT will or will not accept. FDOT will accept a ROW easement in lieu of a dedication as KEITH has confirmed with FDOT. Please refer to the Site Plan, Sheet SP-101 where the proposed FDOT easement is identified. As portion of the property is given by easement, the total number of units is not affected.**

2. The property front onto S 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. The site plan illustrates an additional area for an "FDOT Easement" that measures 40 feet to the centerline of the road, but the land must be dedicated. (155.5704 C. 2.)

**Response: The area is being provided as an easement.**



3. Applicant must provide a copy of Broward County School District approval reviewing school capacity availability determination (SCAD), prior to building permit approval.

**Response: Comment acknowledged.**

4. A platting determination letter from Broward County Planning Council, dated July 23, 2019, for a "mixed-use development" confirmed that replatting is not required.

**Response: Please see attached Plat Determination Letter dated July 23, 2019 from the Broward County Planning Council. Replatting is not required per Policy 2.13.1 of the Broward County Land Use Plan.**

5. Applicant may submit to DRC for a formal review.

**Response: Comment acknowledged.**

**URBAN FORESTRY DEPARTMENT COMMENTS: WADE COLLUM**

Pre-Application review 11-8-21 wade.collum@copbfl.com

Status: Authorized With Conditions

21-12000043 Pre App

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Verify that the undergrounding as part of the A1A improvement will bury the wires.

**Response: All overhead utilities including franchises will be buried as a part of the proposed development. The note has been added to plans and a narrative has been added that all overhead utilities will be buried. Please refer to the Site Plan (SP-101) which identifies the overhead utilities to be buried.**

2. Provide all utilities above and below ground on the landscape plan for verification.

**Response: Please refer to plan sheet LP-101 which includes all proposed or relocated utilities.**

3. Provide the dollar value for specimen trees and DBH of all non-specimen trees removed vs. the dollar value and caliper of trees replaced.

**Response: Please refer to plan sheet LD-001 for requested information.**

4. Provide a mitigation table.

**Response: Please refer to plan sheet LD-001 for requested information**

5. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

**Response: These proposed building and site plan are zero set-back and do not provide Base Plantings.**

6. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along Briny, and upgrade A1A to be large canopy trees per the undergrounding. IS there an option for some possible flowering trees dispersed along this run being that they may be protracted from wind scald by the building?

**Response: Briny Avenue is a planned shared street for the City of Pompano Beach including the existing street trees as design. On Sheet LP-101, we proposed to allow both the existing Sylvester Dates and Green Buttonwoods as applicable street tree as they are to remain in place. On Sheet LP-101, each street and perimeter include a dimension identifying the required number of streets, VUA, and perimeter trees that are required. Briny is required to have 5 street trees and 6 are provided. A1A requires 5 street Trees and 5 are provided A1A requires. A1A also requires 3 VUA trees and 3 are provided. Trees along A1A utilize Gumbo Limbo and Silver Buttonwoods in a pattern at appropriate spacing. The proposed underground utilities along A1A are franchise (AT&T, Comcast) and exclude FPL which will be minimal to underground and avoid.**





7. Green buttons along the south side street trees are close together, discussion point. On street parking is encouraged but not required in the AOD.

**Response: SE 4<sup>th</sup> Street is proposed to include FPL equipment as coordinated as the best solution for the anticipated electrical requirements of the development. On Sheet LP-101, each street and perimeter include a dimension identifying the required number of streets, VUA, and perimeter trees that are required. SE 4<sup>th</sup> St. is required to have 7 street trees and 9 are provided. The proposes trees are spaced apart and avoid proposed utilities.**

**Parking along 4<sup>th</sup> Street is an existing condition that other city staff has identified to retain as much as possible for public beach parking etc. The proposed plan retains as much as allowed by FDOT as they will not allow parallel parking from the FDOT A1A R/W. for an offset of 80' as shown on the Site Plan sheet SP-101.**

8. Why cannot the City tree #123 be retained?

**Response: This tree has been updated to retained as requested. Please refer to the updated plans on Sheet LD-101 and LP-101.**

9. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

**Response: Comment acknowledged. Monolithic slabs will be provided for the project to avoid encroaching into the required foundation landscaping soil space at the footers of the building. The specific design will be coordinated once the Structural Engineer is on board and working on the project.**

10. Verify planter areas for SB's on the East side.

**Response: These proposed planters are no longer included in the proposed design.**

11. Clarify the hatching areas on the plan and note in the plant list area. Show sod on the plans and in the plant list.

**Response: The hatching shown on the reviewed Pre-Application plan was general anticipated ground-plane shrub/sod planting. Detail planting as since been added for review on Sheet LP-101.**

12. Provide a shrub and groundcover plan or add to the plant list.

**Response: Please refer to Sheet LP-101 for the requested shrub planting and schedule.**

13. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

**Response: Please refer to Sheet series LI (LI-101 thru LI-501) for requested irrigation plans. Irrigation Plans are head layout only as will be completed prior to Building Permit.**

14. Bubblers will be provided for all new and relocated trees and palms.

**Response: Bubblers will be provided as requested. Please refer to Sheet series LI (LI-101 thru LI-501) for requested irrigation plans. Irrigation Plans are head layout only as will be completed prior to Building Permit.**

15. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

**Response: Comment Acknowledged. Along SE 4<sup>th</sup> St, the enclosed parking wall and FPL utilities include Clusia hedging and Saw Palmetto screening/massing. Saw Palmetto will be a deterrent.**



**Along Briny Ave. most of the building façade includes glass/glazing which looks out onto native dune type planting which is predominantly naturally low. The exception would be Clusia which is used to screen an FPL switch cabinet. This design allows clear site lines from the roadways as requested. All trees adjacent to the City Right-of Ways are 14' OA as requested.**

16. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

**Response: This has been noted on the detail shown on LD-101.**

17. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**Response: This has been noted as #8 on sheet LD-101.**

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

**Response: Please refer to the added note on sheet LP-101.**

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

**Response: Comment acknowledged. Please refer to this document.**

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

**Response: Understood. Comments are appreciated.**

**BUILDING DEPARTMENT COMMENTS: TODD STRICKER**

Pre-Application review 11-8-21 todd.stricker@copbfl.com

Status: Authorized With Conditions

BLDG 11-2-21

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.

**Response: Comment acknowledged.**

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

**Response: 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, a note will be added to the Civil plans.**

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

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

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

13. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

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

16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

**Response: Comment acknowledged.**

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

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

**BSO DEPARTMENT COMMENTS: PATRICK NOBLE**

Status: Comments not available as of 11/08/2021

Development Review Committee Reviewed: November 8th, 2021 Subject: CPTED and Security Strengthening Report: PZ21-12000043 Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach Patrick\_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday – Thursday; 8 AM – 4 PM

**\*\*\* ATTENTION IMPORTANT \*\*\***

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:**

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.

Only three comments, but very important ones due to the chronic issues with loitering and trespassing in the popular beach area.

1. "If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access."

CONDITION: THIS MUST ALSO APPLY TO ANY PUBLICLY ACCESSIBLE WATER SPIGOTS AS WE FREQUENTLY FIND LOITERERS AND TRESPASSERS USING THE WATER SUPPLY FOR BATHING, WASHING CLOTHES, ETC.

**Response: Comment acknowledged. The design team will comply with this request with lockable water spigots as detailed and/or noted at the time of building permit.**

2. "Pedestrian activity zones are created with benches and resting areas throughout the project."

CONDITION: AGAIN, DUE TO THE PROJECT LOCATION ON THE VERY POPULAR BEACH ISLAND, LOITERERS/ TRESPASSERS FREQUENTLY USE ANY PUBLICLY ACCESSIBLE BENCHES/ SEATING, THEREFORE ANY OF THESE AMENITIES SHOULD BE PLACED ALMOST IF NOT ENTIRELY IN SECURED NON-PUBLICLY ACCESSIBLE AREAS. IF ANY SEATING MUST BE INCLUDED IN ANY UNSECURED AREA IT SHOULD BE UNDER MANUAL AND ELECTRONIC SURVEILLANCE, WELL-LIT AT NIGHT, AND IN THE CASE OF BENCHES THERE MUST BE SINGLE SEAT SEPERATORS TO DETER LYING DOWN AS IS COMMON.

**Response: All amenity areas will only be accessible to the residents per this requirement. In the end any added benches will include a middle divider to accommodate this request to reduce loiterers and site nuisances.**

3. COMMENT: AVOID PLACING ANY HORIZONTAL/ FLAT PLATFORM DESIGNS IN ANY PUBLICLY ACCESSIBLE AREAS AS LOITERERS/TRESPASSERS, ESPECIALLY IN THIS POPULAR BEACH AREA, WILL USE THESE AND NOT AS INTENDED EXPERIENCE HAS SHOWN.

**Response: Comment Acknowledged. The proposed design takes this into consideration and does not provide any horizontal/flat platform areas.**

**CRA DEPARTMENT COMMENTS**

The property is out of the CRA and there are no comments.

**UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON**

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

<mailto:nathaniel.watson@copbfl.com> Status: Review Complete Pending Development Order



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.**

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: Comment acknowledged.**

3. Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.

**RESPONSE: Comment acknowledged**

4. Please indicate on civil plan 410-CU-101-WS Plan the total site water consumption in (GPD) gallons per day.

**RESPONSE: Comment acknowledged, see revised plans.**

5. Please indicate on civil plan 410-CU-101-WS Plan the total wastewater discharge from the site in (GPD) gallons per day.

**RESPONSE: Comment acknowledged, see revised plans.**

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

**RESPONSE: Comment acknowledged**

7. Please show on civil plan 410-CU-101-WS a private wastewater manhole adjacent to the recorded property line.

**RESPONSE: Comment acknowledged**

8. Please show on civil plan 410-CU-101-WS the proposed sanitary sewer system locate due east of its current location out of the driveway approach of the lot. Any maintenance or repair work would encumber access to the property.

**RESPONSE: Comment acknowledged, see revised plans.**

9. Please show and/or note on civil plan 410-CU-101-WS that manholes #1, #2 and the core to the existing manhole shall be sewer coated to City specification. The bench in the existing manhole shall be reworked to accommodate the new flow.

**RESPONSE: Comment acknowledged, see revised plans.**

10. Please note on 712-LP-101 Landscape plan 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: Please refer to the added notes on LP-101 as requested.**

11. Please attach the following 2019 City Engineering Standard Details and any other that apply as per the design: 100-1 Sample Point (Main), 101-1 Sample Point (Hydrant), 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 104-1 Filling and Flushing Connection, 106-2 Master Meter and Backflow Device, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification Marker, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 203-1 Trench Backfill



Bedding Class A, B, 203-2 Trench Backfill, Bedding Class C, 203-3 Trench Backfill, Bedding Notes, 203-4 Trench Backfill, Bedding Notes, 211-1 Traffic Related Sewer Frame & Cover, 215-1 Standard Manhole.  
**RESPONSE: Comment acknowledged, see revised Civil sheets.**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Pre-Application review 11-9-21 david.mcgirr@copbfl.com

Status: Authorized With Conditions

21-12000043

Pre-Application review 11-9-21 david.mcgirr@copbfl.com 954-786-5514 305 Briny Ave. Briny Residences

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: Comment acknowledged**

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: Comment acknowledged**

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: Comment acknowledged**

4. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the sanitary sewer system shown on the civil engineering plans.

**Response: Comment acknowledged**

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: Comment acknowledged**

6. 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. Landscape plans needs to have the Utilities overlaid onto the plan sheets.

**RESPONSE: Please refer to the added notes on LP-101 as requested.**

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

**RESPONSE: Comment acknowledged**

8. 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: Comment acknowledged**



9. 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: Comment acknowledged**

10. 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: Comment acknowledged**

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

**RESPONSE: Comment acknowledged**

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

**RESPONSE: Comment acknowledged**

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

**RESPONSE: Comment acknowledged**

14. Sanitary sewer manhole #3 needs to be located just inside the property line.

**RESPONSE: Comment acknowledged, See revised plan sheet CU-101.**

15. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

**RESPONSE: Comment acknowledged, See revised plan sheet SP-101.**

16. Please note on civil plan WS-1 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.

**RESPONSE: Comment acknowledged, See revised plan sheet CU-101.**

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)

17. Note on plans 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: Comment acknowledged; see revised sheet CP-101.**

18. Note on plans that any future utilities (ATT, FPL, Comcast, Teco Gas or other) or connections to existing utilities on Briny Ave. be made on A1A or SE 4 St. to lessen the impact of the new paver roadway on Briny Ave. Also provide a plan as to how Briny Ave. will be protected from construction.

**RESPONSE: Comment acknowledged, nor possible to project the street, however we will be proposing most of the improvements on the other streets. FPL relocation coordination is in progress, and we will advise OWNER of requirement.**

\*\*\* 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**

**FIRE DEPARTMENT: JIM GALLOWAY**

Pre-Application review 11-9-21 jim.galloway@copbfl.com

Status: Review Pending Resubmit

Fire Department Access: Provide a site plan for propose fire apparatus access and standing to the building for fire and EMS events within the building.

**RESPONSE: The building will be fully sprinklered. A fire truck access to the grounds is not needed.**

( ) Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2)

**RESPONSE: The building will be fully sprinklered. A fire truck access to the grounds is not needed.**

( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

**RESPONSE: The building will be fully sprinklered. A fire truck access to the grounds is not needed.**

( ) Provide fire lane for emergency apparatus to stage and not block public right of way for each of the buildings during a minor emergency event. Staging area must have direct access to main entrance/lobby, command center and elevators for rescue. Minimum 50-foot length; can be used as a loading zone as long as driver remains with vehicle.

**RESPONSE: The building will be fully sprinklered. A fire truck access to the grounds is not needed.**

Fire Hydrant Flow testing and Fire Flow Demands:

( ) 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.

**RESPONSE: Comment acknowledged; Fire Flow test has been requested.**



( ) 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.

**RESPONSE: Comment acknowledged. The building will be fully sprinklered. The required Fire Flow Data calculations will be provided once the Mechanical Engineer and Fire Sprinkler Designer are on contracted to work on the project.**

#### Building Systems:

( ) Provide location of all required life safety systems and access from the exterior of the building. This could include: fire pumps, emergency stand by generators, command centers (access from main lobby/entrance).

**RESPONSE: Please refer to architectural plans for location of proposed life safety systems and access.**

( ) Emergency Command Centers for high rise buildings: Must meet location, size, fire rating, and all required components referenced in Florida Fire Prevention Code 7th Edition (NFPA 1 chapter 11 section 11.9) and Florida Building Code 7th Edition (Chapter 9 section 911).

#### Egress and Life Safety:

**RESPONSE: Comment acknowledged. The proposed Emergency Command Center for the building has been designed to meet the requirements listed above. Please refer to architectural plans for location.**

( ) Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.

**RESPONSE: The plans have been designed to comply with egress requirements per occupancy type and capacity. Fully detailed Life Safety Plans will be submitted at a later time.**

( ) Provide greater detail showing egress and exit discharge from the proposed building and two interior towers:

**RESPONSE: The proposed plans show locations of fire exit stairs and egress doors.**

( ) 50% of your exits can exit discharge interior of building. NFPA 101 Ch. 7-7.7.2. Remaining exits must discharge directly to the exterior of the building. EXITS CAN NOT TERMINATE UNDER THE PROPOSED STRUCTURE. NFPA 101 ch. 7:7.7.1

**RESPONSE: The architectural plans have been revised to have 50% discharged directly to the outside.**

( ) Review exit remoteness for the upper floors. Minimum distances as per NFPA 101-7:7.5.5.4.2

#### Additional Comments:

**RESPONSE: The building will be fully sprinklered. The exit access will be fire rated. The exit stairs have been designed to be a distance greater than a third of the diagonal of the building in the path of travel for remoteness compliance.**

( ) All required backflows and master meters for fire protection systems must be purchased prior any fire inspections for the project during building permit. Please allow for time for purchase and delivery times. Backflows and master meters must meet all NFPA standards for installation. Any dedicated



backflow/meter for fire protection system only, all control valves (usually 4) must be supervised by the buildings fire alarm system. Please ensure the valves are designed for tamper switches.

**RESPONSE: Comment acknowledged.**

( ) Parking areas that use stack lifts: fire sprinkler system will be required to be designed using high hazard classification.

**RESPONSE: Comment acknowledged.**

( ) 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 and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673

**Response: Comment Acknowledged. This item will be handled at the time of Building Permit.**

(NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

**Response: Comment acknowledged.**

**SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW**

REVIEW COMPLETE; RESUBMITTAL REQUIRED

Pre-Application review 11-09-21 beth.dubow@copbfl.com 954-545-7047

Solid Waste and Recycling Comments

Project Name: Briny Residences

Address: 305 Briny Avenue

P&Z#: 21-12000043

Review Date: 11/09/21

Pre- App Meeting: 11/09/21

REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.

a. Height clearance for collection vehicles is 15 feet for driving and 22 feet for servicing dumpsters. The second story encroaches into the service area in the drive aisle below.

**RESPONSE: Vehicle access aisle open to above. The ceiling height of the parking area is 15' and the operating area east of the dumpster is open air.**

b. Maneuverability of a garbage truck within the site (as designed) will be difficult. Show turning radii along the path a garbage truck will need to take in order to service the dumpsters. Collection truck turning radii have been uploaded to EPlan for your reference.

**RESPONSE: Please refer to the civil plans for applicable truck maneuverability.**

2. The trash rooms do not appear be adequate in size to accommodate 40 units plus the commercial use.

a. Dumpsters regardless of capacity have a standard width of six feet. Container standards have been uploaded to EPlan for your reference. A dumpster could never fit through the trash room door and rolled to the collection area.



**RESPONSE: Trash rooms have been revised to comply with 6 feet min clearance requirement.**

b. There needs to be enough room to store two containers so that the full one can be switched with an empty one immediately (below the chute)

**RESPONSE: Trash rooms have been revised to comply with 6 feet min clearance requirement.**

3. Demonstrate how the garbage will be brought to the collection area from the trash rooms, amenity area and the commercial portion of this site. Toting the garbage through the garage is not advisable.

**RESPONSE: The property management maintenance staff will collect and transport the garbage from the individual trash rooms to the main dumpster.**

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. Rental communities are considered commercial properties.

**RESPONSE: Comment Acknowledged. The proposed design will be coordinated with Waste management for adequate operations.**

NOTE: Recycling collection is not required, but it is encouraged. 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.

**RESPONSE: Comment acknowledged. Recycling has not been provided at this time but will be considered as the plan develops further at the time of Building Permit.**

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**

