

Current Project - Department Review Status

PZ22-12000036

Rev Cycle	Group Name	Reviewer Name	Review Status	Review Comments
1				
	PLANNING	Daniel Keester daniel.keester@copbfl.com	AuthorizedWithConditions	<p>-Land use for this parcel is currently RAC, amended September 24, 2019. The proposed use is a 23,560 square feet entertainment venue with outdoor bar, and three separate commercial buildings totaling 19,510 square feet.</p> <p>-The property was included in the platted subdivision "Pompano Park Racino Plat." A Plat Note Amendment was submitted last year (2021), and issued a letter of no objection, to restrict the property to 700,000 square feet of commercial recreation use, 550 horse stalls (existing), 44 dormitories (existing), 400,000 square feet of office use, 100,000 square feet of commercial use, 4,100 mid-rise units and 1,100,000 industrial use. Provide a copy of the recorded Plat Note Amendment, approved by Broward County.</p> <p>-The city has sufficient capacity to accommodate the proposal.</p> <p>RESPONSE: Comment Acknowledged</p>
	UTILITIES	Nathaniel Watson nathaniel.watson@copbfl.com	PendingResubmit	<p>1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.</p> <p>RESPONSE: Comment Acknowledged</p> <p>2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.</p> <p>RESPONSE: ERP Permit No. 06-80149-P has been provided with this resubmittal</p> <p>3. Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.</p> <p>RESPONSE: Copies of required permit will be submitted prior to issuance of a building permit</p> <p>4. Please procure an FDEP permit for the proposed domestic water system. Required during official e-plan submittal.</p> <p>RESPONSE: Copies of required permit will be submitted prior to issuance of a building permit</p> <p>5. Please indicate on civil plan 407-CP-102 Paving, Grading & Utility Plan that the proposed site water meters are private sub meters given that the water</p>

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				<p>proceeding City metered water main is private just behind the recorded property line.</p> <p>RESPONSE: All sub meters proceeding the City metered water main have been labeled as “private”</p> <p>6. Please indicate on civil plan 407-CP-102 Paving, Grading & Utility Plan that the proposed 8” wastewater site sewer main and appurtenances are private given that the sewer main just behind the recorded property line is private.</p> <p>RESPONSE: The 8” wastewater site sewer main and appurtenances located behind the recorded property line have been labeled as “private”</p> <p>7. Please indicate on civil plan 408-CP-103 Paving, Grading & Utility Plan that the proposed site storm water drainage system is private as is the off-site drainage system.</p> <p>RESPONSE: The proposed site storm water drainage system and off-site drainage system have been labeled as “private”</p>
	ZONING	Max Wemyss max.wemyss@copbfl.com	PendingResubmit	<p>1. A complete, signed and sealed plan set must be submitted for review by the DRC for each building.</p> <p>RESPONSE: The floor-plate/outline of the hotel is shown on the plans for informational purposes. The plans for the hotel are not included this submittal. The hotel will be filed separately when plans have progressed further.</p> <p>2. Provide sf considerations for restaurant/retail/hotel parking calculations on the master parking calculation sheet.</p> <p>- Additionally, industrial application has been withdrawn (please remove reference).</p> <p>RESPONSE: Please refer to Revised Master Parking Plan MP-101.</p> <p>- Off-site parking agreement required and Off-site parking must be within 500 feet of the primary pedestrian entrance.</p> <p>RESPONSE: Comment acknowledged. Parking agreement to be submitted at time of building permitting.</p> <p>3. Previously approved Site Plan for Deck Enclosure includes pedestrian connections, staircase, not shown connecting in expected ways to this site plan. I understood the intent to be to provide interconnected pedestrian paths with each site plan with the purpose of providing a walking path around the lake. Please clarify or correct.</p> <p>RESPONSE: The intent is not to provide a walking path around the lake at this time/phase. Pedestrian circulation occurs within the deck enclosure building itself and the existing exterior staircases are for emergency egress.</p>

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				<p>4. Demolition of grandstand is a part of the lake/drainage improvements, Building Permit 22-4320. This Site Plan is contingent upon the approval of that Building Permit. RESPONSE: Comment Acknowledged. Site Plan is contingent upon approval of the demolition permit of the grandstand, as it is a separate permit from the Lake improvements.</p> <p>5. What is the intent of the site that is surrounded by the dumpster enclosure, access road, and main street? These dumpsters are up against an unimproved site with no landscape screening or VUA landscaping? Please correct or clarify. RESPONSE: The Dumpster has been removed and placed within building enclosure of building A7.</p> <p>6. Provide an exhibit demonstrating the locating of Crystalline Lagoon in context of this site plan. RESPONSE: In further negotiations with the reviewer, it was discussed to provide a letter of acknowledgement concerning the crystal lagoon location in lieu of an exhibit. The acknowledgement letter is being drafted and submitted prior to the issuance of the development order for this application.</p> <p>7. PCD provides a deviation that permits a reduction in the number of loading spaces. - Provide a "Shared loading study" demonstrating acceptable operations of the site and all uses. RESPONSE: Please refer to uploaded loading narrative</p> <p>8. Site Plan shows modifications to roadway permits relocating public sidewalk on to private property with a public access easement (to be provided), with the addition of a "multi-purpose lane" that will largely be used for loading/staging. Obtain approval for ROW modification and easement. RESPONSE: The minimum roadway width designated in the T9 roadway section of PCD Exhibit F-1 is being provided. The Multi-Purpose Lane, Landscaping and public sidewalk will be within private property with a ROW Easement granted to the City of Pompano Beach.</p> <p>The roadway permit for Palm Aire Drive (BP22-0218) is in revision to include the multi-purpose lane.</p> <p>9. Provide details on proposed screening, fence or gate for loading/trash area of building A1. RESPONSE: The loading/trash area within Building A1 utilizes a custom glass and metal overhead door to enclose the 2-bay loading/trash area. The custom overhead door repeats the materiality used throughout the building façade.</p>
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				<p>10. Development Area A shall be installed prior to issuance of the first CO for new development, except for any casino related expansion. RESPONSE: Comment acknowledged.</p>
	ENGINEERING DEPARTMENT	David McGirr david.mcgirr@copbfl.com	PendingResubmit	<p>The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:</p> <p>1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption. RESPONSE: Surface Water Management Permit No. SWM2022-106-0 has been provided with this resubmittal</p> <p>2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption. RESPONSE: To be submitted by the Contractor at time of building permit</p> <p>3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption. RESPONSE: To be submitted by the Contractor at time of building permit</p> <p>4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans. RESPONSE: Comment Acknowledged.</p> <p>5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. RESPONSE: Comment Acknowledged.</p> <p>6. Plan sheet 407-CP 102 sewer manhole MH-3 please clarify if this is part of this permit and if the line outside the proposed city right-of-way is private? A manhole will be required at the R/W line if private? Just like proposed MH-#1 RESPONSE: MH-3 has been re-numbered as MH-1. MH-1 is not part of this permit. Proposed private MH-2 has been located at the R/W line.</p> <p>7. Show on landscape plans 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: All existing and proposed utilities are shown on the landscape plans. See sheets LP-101-LP-104. The standard street tree</p>

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				<p>detail is located on sheet LP-105.</p> <p>8. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering. RESPONSE: The detail sheets have been updated with the 2022 City Engineering Standard Details</p> <p>9. 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 gravity wastewater collection systems shown on the civil engineering plans RESPONSE: Copies of required permit will be submitted prior to issuance of a building permit</p> <p>10. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing. RESPONSE: Copies of required permit will be submitted prior to issuance of a building permit</p> <p>11. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection shown on the civil engineering plans. RESPONSE: Copies of required permit will be submitted prior to issuance of a building permit</p> <p>12. What type of maintenance agreement or development order are you proposing for the proposed buildings, drainage, streetlights and sidewalks the will be private within the proposed city right-of-way? At what stage will that be submitted? Approval? RESPONSE: The proposed buildings within the Main Street Median are not within proposed City ROW. Site elements regarding drainage, street lights, sidewalks within the proposed City ROW will be maintained by the property owner via a separate maintenance agreement. Maintenance agreement to be submitted for approval prior to City ROW dedication.</p> <p>13. On plan sheet 004 C1 please reference the permit number for the water and sewer on main street. Where it says under separate permit. RESPONSE: The permit number has been added to sheet CP-101.</p> <p>PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND</p>
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				<p>CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.</p> <p>**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****</p>
	BSO	Patrick Noble Patrick_Noble@sheriff.org	Authorized	<p>Development Review Committee Reviewed: Nov 1, 2022 Subject: CPTED and Security Strengthening Report: PZ: 21-12000036</p> <p>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 ***</p> <p>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.</p> <p>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.</p>
	CRA		Assigned	No Comments Received
	LANDSCAPE REVIEW	Mark Brumet mark.brumet@copbfl.com	PendingResubmit	<p>10/26/22</p> <p>1. Verify that project impact area is +/- 303,000 sq ft RESPONSE: The project impact area has been verified. See table on sheet LP-002.</p> <p>2. Complete and correct the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Half of all required trees can be palms, the rest shall be canopy trees. RESPONSE: The data table has been revised to reflect the current layout. More than half of the required trees are canopy trees. Please refer to data table on sheet LP-002.</p> <p>3. Clarify and correct the street tree specification under Total Trees Required in data table to not include the street trees to count towards the site tree count RESPONSE: The only required street trees are on Palm Aire Dr. and Main St. These street trees are part of separate permits (BP22-0217 & BP22-4148). Lucky Lane and the access road to the hotel are interior private roadways therefore, VUA trees have been provided.</p> <p>4. Remove palms shown in promenade area previously reviewed under a</p>

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				<p>separate P&Z number and adjust count accordingly. RESPONSE: The Royals and Trees within the median will be planted as part of the LIVE venue submittal, when the kiosks in the medians are constructed. They will be removed from the previously approved permit# BP22-4148.</p> <p>5. Provide previously DO'd P&Z #'s for adjoining projects on this submittal for cross referencing. Particularly Phase IA and Phase IB and to the East as it relates to the connection between the two projects and the removals of the Black Olives. RESPONSE: All adjacent permit numbers have been added to the plan for reference. The black olives on the east side of the LIVE building will be removed as part of the roadway permit for phase 1A. See revised plans for permit #BP22-0217.</p> <p>6. Verify new Royals along the Patio are not part previous approvals and DO's. RESPONSE: The Royals and Trees within the median will be planted as part of the LIVE venue submittal, when the kiosks in the medians are constructed. They will be removed from the previously approved permit# BP22-4148.</p> <p>7. Sheets LP.103 & LP.104 are nearly void of trees/palms and landscaping. RESPONSE: Trees and palms have been added to sheets LP-103 and LP-104.</p> <p>8. Consider proposing a large shade tree in the teardrop island on sheet LP-102 RESPONSE: Shade trees have been provided in the roundabout on sheet LP-102.</p> <p>9. Provide VUA large canopy tree requirements as per 155.5203.D along roadways and VUA drive aisles on these sheets. RESPONSE: VUA trees have been provided and added to the data table. See sheets LP-101-LP-104.</p> <p>10. The North side of the proposed Live Building has no foundation plantings facing a roadway and there is now along parallel parking stall proposed along the drive aisle. Correct, remedy and bring the plan back in line with previous approvals. RESPONSE: Planting has been added to the north façade were possible. We are still working with the design team to provide additional opportunities for planting. The paved area is not for parking but is reserved for temporary access such as deliveries, ride sharing, emergency services as needed.</p> <p>11. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.</p>
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				<p>RESPONSE: This note is included on sheet LP-101, note #6.</p> <p>12. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation. RESPONSE: This note is included on sheet LP-101, note #7.</p> <p>13. All tree work will require permitting by a registered Broward County Tree Trimmer. RESPONSE: This note is included on sheet LP-101, note #8.</p> <p>14. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. RESPONSE: Comment acknowledged.</p> <p>15. Review completed by Mark Brumet in the absence of Wade Collum. Additional comments or revisions to these comments may be rendered upon Mr. Collum's return. RESPONSE: Comment acknowledged.</p>
	WASTE MANAGEMENT	Beth Dubow beth.dubow@copbfl.com	PendingResubmit	<p>Environmental Services Comments Project Name: Pompano LIVE Venue and Hotel Address: 777 Isle of Capri Circle P&Z#: 22-12000036 Reviewed: 09/13/2022 Pre-App Meeting: 09/13/2022 REVIEW COMPLETE; RESUBMITTAL REQUIRED</p> <p>1. More accurate floor plans are needed to demonstrate that adequate service will be provided to the smaller commercial parcels (A6 and A7 in particular). Include details such as sidewalk width and an explanation of how the garbage will be toted to Building A1. RESPONSE: In coordination with Coastal Waste, we are providing a 96 gallon trash cart that will be wheeled to building A1 compactor. The 36 yard compactor will have a cart tipper to help transfer waste from the carts to the compactor. Please see Refuse Circulation Plan for sidewalk widths and route. Please note that the previous buildings A6 and A7 are now renamed as buildings A6a and A6b in this submittal.</p> <p>2. Explain how the garbage will be handled in the hotel without a garbage chute. RESPONSE: The hotel has been removed from this submittal.</p> <p>3. Specify what type and size containers will be used to accommodate the garbage generated on this site. RESPONSE: In coordination with Coastal waste, the following count, type and size containers will be utilized on site.</p> <ul style="list-style-type: none"> • Building A1 – One 36 yard self contained compactor with cart

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				<p>tipper, serviced 4-5 times a week.</p> <ul style="list-style-type: none"> • Building A2 – Two 4 yard front end loaders (on wheels), serviced 4-5 times a week at garbage collection zone south of the building. • Building A3 – One 4 yard front end loader (on wheels), serviced 4-5 times a week • Building A4 – Two 96 gallon carts transferred to Building A2 Trash Room for holding. Serviced 4-5 times a week at garbage collection zone south of building A2. • Building A5 (a/b) – utilizes Two 96 gallon carts, stored in Building A3, transferred to street outside of Building A3 for pickup, serviced 4-5 times per week. • Building A6a – Two 96 gallon carts transferred to Building A1 as needed. Cart will be transferred to compactor via cart tipper. • Building A6b – Two 96 gallon carts transferred to Building A2 Trash Room for holding. Serviced 4-5 times a week at garbage collection zone south of building A2. • Building A7 – Two 4 yard front end loaders (on wheels), serviced 4-5 times a week. <p>All front end loaders will be brought out to the street once the garbage truck arrives on site and brought back into the building once the trash is picked up.</p> <p>4. Plan should be design to accommodate a front-end loading garbage truck. Service areas should allow for the front end of the truck to lift the containers. The service area in front of Building A2 has no room to stage the containers at the front of the truck. RESPONSE: Acknowledged. We have provided additional space to allow for the front end loaders at the front of the truck and have provided a circulation path to wheel the units out for pickup. See Refuse Circulation Plan SP-106.</p> <p>5. Show all turning radii (measured in feet) along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'. RESPONSE: Please refer to the site plan sheet SP-106.</p> <p>6. Demonstrate there is adequate access to the service area for garbage/recycling trucks. Trucks must be able to pull fully off the road when servicing the garbage and recycling. RESPONSE: Acknowledged. See Refuse Circulation Plan, sheet SP-106.</p> <p>NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.</p> <p>NOTE: Owners of a commercial property are responsible for securing</p>
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				<p>garbage collection service directly from Coastal Waste & Recycling.</p> <p>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.</p> <p>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.</p>
	FIRE DEPARTMENT	Jim Galloway jim.galloway@copbfl.com	PendingResubmit	<p>10/06/2022 Page 310</p> <p>1 - What is the proposed length and width of the T-Turn. This area would be a staging area for set up of a ladder truck the turn area would need to be wider than the width of the jack spread of the ladder trucks. Minimum 25ft. RESPONSE: Please refer to the site plan sheet, SP-104.</p> <p>2 - Fire hydrant required for water supply for this area. RESPONSE: Fire hydrants have been provided with this submittal</p> <p>3. - Provide distances of access road to the building. Fire apparatus must be able to stage close enough to building for maximum reach of ladder at the same time must stay out of the collapse zones of the building. RESPONSE: Acknowledged. The t-turn at the hotel back of house area will be coordinated with the final hotel design. A fire truck staging area has been provided in this area and is a minimum of 35 feet from the building. Please see revised fire access plan.</p> <p>4 - Proposed dumpster enclosure appears to be an obstruction for fire apparatus operations/access. Proposed dumpster enclosure blocking proposed buildings exit discharge to right of way. page 409 RESPONSE: The trash compactor in this area will be coordinated with final egress routes from the building. Please refer to fire access plan FA-100.</p> <p>5 - Water supply and fire hydrant required for rear of existing and proposed building. RESPONSE: Fire hydrants have been provided with this submittal</p>

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				<p>6 - EMS Room not shown on page FA-100 RESPONSE: The location of the EMS room is within Building A2 and is shown on the Fire Access Plan FA-100.</p> <p>7 - As stated in comments pages CP101 - 104 do not show locations of Fire hydrants, FDC and backflows for fire sprinklers for all buildings that are proposed. RESPONSE: Fire hydrants and FDCs have been provided with this submittal</p> <p>8 - Emergency life safety Evaluation: Please provide a detailed report that addresses all sections of NFPA 101 ch 12 section 12.4: 12.4.1 Life Safety Evaluation. 12.4.1.1* General. Where a life safety evaluation is required by other provisions of this Code, it shall comply with the following: (1) The life safety evaluation shall be performed by persons acceptable to the AHJ. (2) The life safety evaluation shall include a written assessment of safety measures for conditions listed in 12.4.1.2 and of the building systems and facility management in accordance with 12.4.1.3. (3) The life safety evaluation shall be approved annually and shall be updated for special or unusual conditions in accordance with the provisions of 13.4.1 for existing assembly occupancies. 12.4.1.2 Conditions to Be Assessed. Life safety evaluations shall include an assessment of all of the following conditions and related appropriate safety measures: (1) Nature of the events and the participants and attendees (2) Access and egress movement, including crowd density problems (3) Medical emergencies (4) Fire hazards (5) Permanent and temporary structural systems (6) Severe weather conditions (7) Earthquakes (8) Civil or other disturbances (9) Hazardous materials incidents within and near the facility (10) Relationships among facility management, event participants, emergency response agencies, and others having a role in the events accommodated in the facility RESPONSE: Comment acknowledged.</p> <p>9 - Response to comment special events & the road way closure: at intersections ability to install removable vehicle barriers within roadway foundations. RESPONSE: Bollards have been provided. See proposed bollard locations on site plan sheets, SP-101 & SP-102.</p>
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	BUILDING DIVISION	Todd Stricker todd.stricker@copbfl.com	AuthorizedWithConditions	<p>BLDG 10-6-22 Advisory Comments – All comments below have been acknowledged. 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.</p> <p>FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.</p> <p>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.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>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.</p> <p>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</p>

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				<p>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).</p> <p>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.</p> <p>FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.</p> <p>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.</p> <p>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.</p> <p>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 2020 FBC.</p> <p>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.</p> <p>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</p>
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				<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>
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				<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.</p> <p>17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall</p>
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				<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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				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.
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