

Pre-Application Meeting Comment Report

Date: 12/12/2022

Project Name: Old Town Towers: Parcels B & D

Permit Number: 22-12000044

Table of Contents:

ZONING.....	1-4
LANDSCAPE.....	5-7
FIRE DEPARTMENT.....	8-9
BSO.....	10
WASTE MANAGEMENT.....	11
BUILDING.....	12-16
PLANNING.....	17
ENGINEERING.....	18-20

Permit Number:

DEVELOPMENT REVIEW COMMITTEE COMMENT REPORT

BY:	DATE:	
Pamela Stanton		COMMENTS & INFORMATIONAL NARRATIVE ON <i>ZONING</i>
CASE COMMENTS:		
Comment:	1. The proposed project will be a Major Site Plan/Building Design application.	
Response:	Acknowledged.	
Comment:	2. Provide a letter of determination from the FAA regarding the height of the building in Zone B.	
Response:	Acknowledged.	
Comment:	3. Lot unification for the two parcels in Zone D is required prior to permit.	
Response:	Acknowledged.	
Comment:	4. Provide labels and dimensions on all plans for all project elements.	
Response:	Acknowledged. Please refer to the floor for labels and dimensions.	
Comment:	5. Pursuant to Section 155.3501.I.2.f.i, only residential uses may provide parking spaces off-site. However, 100% of the parking for Zone D is provided off-site in Zone B. Address this issue.	
Response:	Acknowledged. Applicant has requested a code interpretation from staff.	
Comment:	6. Provide the locations of the required bicycle parking, in accordance with Section 155.3501.I.2.h.	
Response:	Acknowledged. 20 bicycle parking spaces (14 in Zone B and 6 in Zone D) have been provided.	
Comment:	7. Provide labels and dimensions on all plans for all project elements.	
Response:	Acknowledged. Please refer to the floor for labels and dimensions.	
Comment:	8. Section 155.3501.I.2.c.ii: Exhaust air fans and associated louvers for the parking garage may be allowed on secondary or tertiary garage frontages above the first floor only. Information pertaining to the location of fans and louvers will be required at the time of submittal for the Architectural Appearance Committee hearing.	
Response:	Acknowledged and noted.	
Comment:	9. NE 3 Avenue is shown as a New Greenway System on the Designated Public Open Space & Greenway System Regulating Plan. Provide evidence of compliance with Section 155.3501.K.5, Designated Publicly Accessible Greenway Systems.	
Response:	Acknowledged. Landscape within the designated greenway system complies with the planting requirements of Section 155.3501.K.5.	
Comment:	10. The requirements of Section 155.3501.M. TO Exterior Lighting Standards are applicable to this project.	
Response:	Acknowledged. Please refer to the photometric plans.	
Comment:	11. Identify the element shown on the building elevation that extends 9'-6" above the 106' of the roof of Zone B building.	
Response:	Acknowledged. The egress stair towers, the elevator shaft and the iconic architectural elements extend above the 106' of Zone B's roof. Please refer to roof plan, building sections and elevations .	

Comment:	12. Provide dimensions for the building length, not exceed 300 feet in length at any level, in compliance with Section 155.3501.O.2.a.
Response:	Acknowledged. Maximum building length for Zone B is approximately 240 feet. The maximum building length for Zone D is approximately 240’.
Comment:	13. Section 155.3501.O.2.c: Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid. Revise drawings to provide the required building break in compliance with the requirements of this Section.
Response:	Acknowledged. Building facades have been designed with multiple indentations to break up the building’s volume and façade. Please refer to elevations and plans.
Comment:	14. Provide calculations indicating compliance with Section 155.3501.O.2.h where nonresidential active use and residential lobbies are required to include at least 70% of the façade area as transparent clear glazed area, and residential active uses are required to have at least 30% of ground floor street walls to be fenestrated with windows that permit views of human activities and spaces within the structure.
Response:	Acknowledged. Refer to calculations on elevation sheets.
Comment:	15. Verify the height of the ground floor commercial areas, where areas intended for commercial uses on the ground floor of all non-residential and mixed-use buildings shall be a minimum of 12 feet in height, pursuant to Section 155.3708.E.1.a.
Response:	Acknowledged. Ground Floor Commercial Space will be at least 12 feet in height. Please refer to Building Elevations and Sections
Comment:	16. The proposed building height of 106 feet exceeds the maximum allowable building height with Height Bonus Option #1 of Table 155.3708.E.1. Clarify how the requirements of this Table will be addressed.
Response:	The applicant will be applying for text amendment to the code. Changing Height Bonus Option #1 to 32 feet.
Comment:	17. Table 155.3708.G.2.a requires that at least 80% of street sides have building frontage (active use). The Project Data table indicates various frontages do not meet the minimum percentage. Address this issue.
Response:	Noted. The façade of these mechanical spaces will be designed with strategically placed fenestration to resemble dwelling units
Comment:	18. Section 155.3708.G.4 requires that 1 bedroom units are a minimum 575 square feet of floor area. Floor plans indicate 552 square feet for the proposed 1 bedroom units. Address this issue.
Response:	Acknowledged. Drafting error resolved. Please see plans for the 1 Bedroom Unit Area.
Comment:	19. Zone B is located in a RM (Multi-Family Residential) Use Area which does not allow non-residential uses on the ground floor, pursuant to Table 155.3708.H.1.a. Clarify whether the area shown on the ground floor and site plan that is labeled “LOUNGE” will be open to the public or if it is a residential amenity.
Response:	The applicant will be applying for text amendment to the code. Changing Zone B’s use area to MUR (Mixed Use Residential). The “LOUNGE” is intended for Residents and their guests only.
Comment:	20. Section 155.3708.K.3.a requires that the height of the building podium does not exceed 60 feet and that the portion of the buildings that are located above 60 feet in height do not exceed 80% of the podium area, and are setback a minimum of 20 feet from the front building line. Clarify how the requirements of this Section will be addressed.

Response:	The applicant will be proposing text amendment to this section of code.
Comment:	21. Provide information indicating the drawings comply with all applicable requirements of Section 155.3708.K.3 f, Additional Design Standards for Historic Core and Historic Transition Areas.
Response:	Acknowledged and provided. Pedestal/podium height does not exceed 60 feet in height (elevations) Pedestal/podium area is less than 90% of lot area (project data table) Building fronts align with edge of sidewalk. Intermittent landscape areas are provided to meet the minimum pervious area requirement (site plan) Architectural character is consistent with requirements (elevations): Ground floor is designed to be pedestrian orientated. Ground floor at least 12 foot tall. Tower area is less than 80% of pedestal (project data table). The buildings are primarily colored stucco on concrete masonry block (elevations) Intermittent canopies have been provided (plans & elevations)
Comment:	22. Pursuant to Section 15.3708.K.4, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees per Chapter 154.
Response:	The applicant will be contributing the payment in lieu of providing affordable housing.
Comment:	23. The proposed density exceeds the 60 units per acre, the maximum allowable density, pursuant to the Regulating Diagrams for the DPOD. Clarify how this issue will be addressed.
Response:	The applicant will be proposing a text amendment to this section of code.
Comment:	24. Verify that the plans comply with the Street Development Regulating Diagrams for the DPOD.
Response:	Acknowledged. NE 2 nd Avenue, NE 2 nd Street and NE 3 rd Street comply with MS-60-39. NE 3 rd Avenue complies with MS-68-47. The alley at the south of Zone D complies A-30-15
Comment:	25. Off-street parking and loading areas must be designed so that no vehicle is required to back out from such areas directly onto a street, pursuant to Section 155.5102.C.b. The plans for Zone B depict Trash Pick- Up and Loading areas that require vehicles to back onto NE 3 Av. Address this issue.
Response:	Acknowledged. The designs of Zones B and D have been revised so that trash and loading can service the sites without backing up into the Right of Way.
Comment:	26. 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:	Acknowledged.
Comment:	27. Section 155.9401.G: Building Height is measured from average finish grade in front of the building and is measured as NAVD. Verify that the building height is measured in accordance with the requirement of this Section.
Response:	Acknowledged and confirmed. Please refer to building elevation and sections.
Comment:	28. Verify that all calculations on the Project Data table are based on postright of way dedication lot square footage.
Response:	Acknowledged and confirmed.
Comment:	29. Clarify whether the 446 parking spaces shown on the Project Data table for Zone B includes the 140 spaces for Zone D, or if they are separate figures

Response:	Parking required for the entire project is shown in the data table for Zone B.
Comment:	30. The maximum tower floorplate size is 32,500 square feet for Tower Building Type. The Project Data table for Zone D shows 31,662 square feet for the required floorplate. Clarify how this number was determined.
Response:	Zone D is a liner building type.
Comment:	31. Clarify whether live/work units are proposed as part of the site plan application.
Response:	No. Live/work units are not being proposed.
Comment:	32. On the site plans and ground floor plans, show how pedestrians access the ground floor uses from the exterior of the building and from the interior parking area.
Response:	Noted. Please refer to updated site plan and ground floor life safety plan.
Comment:	33. Show the established centerline on the surveys for all roadways and provide a dimension from the centerline to the property line.
Response:	Acknowledged and provided on survey.
Comment:	34. Revise the labeling for the Zone B site plan to correctly reflect NE 3 Av. It is shown as NE 2 Av.
Response:	Acknowledged. Drafting error resolved. Please see plans
Comment:	35. Right-of-way dedications are shown on the site plans. The dedication process must be complete prior to permit approval.
Response:	Acknowledged. Calculations and design accommodate the post right of way dedication.
Comment:	36. Staff acknowledges that NE 3 Av is designated as a Tertiary Street. However, the ground floor along the east side of the building includes various mechanical rooms while it directly faces Founders Park. Staff recommends that the east side of the building contain uses that are compatible and provide a more “welcoming” view to users of Founders Park.
Response:	Noted. The façade of these mechanical spaces will be designed with strategically placed fenestration to resemble dwelling units
Comment:	37. Along the south side of Zone D, a 14-foot wide right-of-way exists and is intended to be improved as an alley. The DPOD Street Development Regulating Diagrams indicate a 30-foot right-of-way is needed for a 15-foot alley with 7.5 feet of landscape area on both sides. To achieve the required alley width, a right-of-way will need to be dedicated. The alley must be improved in order to provide valuable access to the building for trash pickup and loading access.
Response:	Acknowledged. Design shows an improved alley that provides trash and loading access for Zone D.
Comment:	38. The west building elevation depicts the pedestrian bridge as a 5-story mass that appears as a building. As a building, the pedestrian bridge creates the two buildings, Zone B and Zone D, as one overall building, which exceeds the maximum allowable size requirements for buildings and block length in the TO. Address this issue.
Response:	Zone B and Zone D are proposed as two separate building connected by an open air pedestrian bridge at Level 3 and Level 6.
Comment:	39. The Zoning Code does permit structures, such as pedestrian bridges, to span over a portion of the street, subject to a revocable license agreement, as long as 95% of the length of the roadway is open to the sky. Provide a dimension for the width of the proposed bridge, and evidence that at least 95% of the length of the roadway is open to the sky along NE 2 St.
Response:	Acknowledged. Pedestrian bridge is approximately 12 feet wide. NE 2 Street (between NE 2 Avenue and NE 3 Avenue) is approximately 288 feet in length. 96% of NE 2 Street (between NE 2 Avenue and NE 3 Avenue) will open to sky.

BY:	DATE:	
Wade Collum		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>LANDSCAPE</u></i>
CASE COMMENTS:		
Comment:	1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.	
Response:	Acknowledged. Intent is to place overhead utilities underground.	
Comment:	2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203 and 155.3501 (TO)	
Response:	Acknowledged. Landscape plan provided.	
Comment:	3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.	
Response:	Acknowledged. Tree Survey provided.	
Comment:	4. It appears that there are a large amount of mature trees that may be able to be retained if the site is adjusted to preserve their locations. As per 155.3501.J.3.d. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged. If relocation is the option, please be prepared to provide timelines to meet the requirement.	
Response:	Please refer to attached landscape architect response letter.	
Comment:	5. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.	
Response:	Please refer to attached landscape architect response letter.	
Comment:	6. Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.	
Response:	Please refer to attached landscape architect response letter.	
Comment:	7. Provide a graphic scale on landscape plan.	
Response:	Please refer to attached landscape architect response letter.	
Comment:	8. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.	
Response:	Please refer to attached landscape architect response letter.	
Comment:	9. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.	
Response:	Please refer to attached landscape architect response letter.	
Comment:	10. Provide a separate sheet for the suspended pavement highlighting the areas for this and include on the civil plans.	
Response:	Please refer to attached landscape architect response letter.	

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PZ22-12000044

01/18/2023

Comment:	11. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Please show this on the landscape plan as well as the Civil Plans. This applies to all sides and all aspects of the proposed development.
Response:	Please refer to attached landscape architect response letter.
Comment:	12. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24” in depth in all area bordering hardscapes or utilities.
Response:	Please refer to attached landscape architect response letter.
Comment:	13. As part of the DPOD and TO Districts NE 3 Ave Greenway Systems on the Designated Public Open Space & Greenway System Regulating, Street Trees are to be 24’ tall. Oaks are probably the most accessible at this size.
Response:	Please refer to attached landscape architect response letter.
Comment:	14. Shift either the Pedestrian Bridge or the planting location right underneath it to avoid conflicts.
Response:	Please refer to attached landscape architect response letter.
Comment:	15. As per 155.3501.K.5.a.i. a minimum of 50% of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees.
Response:	Please refer to attached landscape architect response letter.
Comment:	16. As per 155.3501.K.5.iv. If provided, tree placement shall be in planters or tree grates a minimum of five feet by five feet, with a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity as specified in Figure 155.3501.J.3.a herein.
Response:	Please refer to attached landscape architect response letter.
Comment:	17. On street parking is not required in the TO District, Staff recommends removing and / or reducing the on street parking within the Greenway Systems.
Response:	Please refer to attached landscape architect response letter.
Comment:	18. Verify the 10’ width of the sidewalk as this dimension seems large for the requirement.
Response:	Acknowledged. 10-foot-wide sidewalk is in compliance with DT overlay district street section diagrams MS-60-39 and MS-68-47
Comment:	19. Provide Tree Grate Details.
Response:	Please refer to attached landscape architect response letter.
Comment:	20. Provide Maintenance agreement for the ongoing upkeep of proposed tree grates on site.
Response:	Please refer to attached landscape architect response letter.
Comment:	21. Provide rooftop planter detail with soil composition, soil profile, material, waterproofing, drainage specs, soil specs, top dressing, etc.
Response:	Please refer to attached landscape architect response letter.
Comment:	22. Provide a Phasing plan as to how the construction completion process will be handled.
Response:	A construction phasing plan will be provided at building permit submittal.
Comment:	23. Provide a plant list with all specifications for all proposed plant material.
Response:	Please refer to attached landscape architect response letter.
Comment:	24. Provide a landscape note and details sheet.
Response:	Please refer to attached landscape architect response letter.

Comment:	25. 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 attached landscape architect response letter.
Comment:	26. Bubblers will be provided for all new and relocated trees and palms.
Response:	Please refer to attached landscape architect response letter.
Comment:	27. 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 staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
Response:	Please refer to attached landscape architect response letter.
Comment:	28. 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:	Please refer to attached landscape architect response letter.
Comment:	29. 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:	Please refer to attached landscape architect response letter.
Comment:	30. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
Response:	Please refer to attached landscape architect response letter.
Comment:	31. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and root ball size for all relocation proposed if any.
Response:	Please refer to attached landscape architect response letter.
Comment:	32. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.
Response:	Please refer to attached landscape architect response letter.
Comment:	33. 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:	Please refer to attached landscape architect response letter.
Comment:	34. All tree work will require permitting by a registered Broward County Tree Trimmer.
Response:	Please refer to attached landscape architect response letter.

BY:	DATE:	
Jim Galloway		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>FIRE DEPARTMENT</u></i>
CASE COMMENTS:		
Comment:	1. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.	
Response:	Acknowledged and provided.	
Comment:	2. Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : 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:	Acknowledged.	
Comment:	3. 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 (i.e.. 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:	Acknowledged.	
Comment:	4. High Rise buildings require a minimum of 2 remotely located fire department connections for fire sprinkler/standpipe systems. (NFPA 14)	
Response:	Acknowledged	
Comment:	5. Provide location of all fire hydrants around proposed buildings. Any proposed fire hydrants, locate at intersections for easy access from two side roads and buildings.	
Response:	Acknowledged. Pleas refer to civil plans	
Comment:	6. Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if driver's remain with vehicle.	
Response:	Acknowledged. Two on-street parking spaces located closet to the main entrance lobbies have been designated for Fire Lane.	
Comment:	7. 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:	Acknowledged.	
Comment:	8. 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 11.8) and Florida Building Code 7th Edition (Chapter 9 section 911). ** Locate Fire Command Center off of Main Lobby entrance. Provides access to all elevators.	
Response:	Acknowledged. A fire command center has been provided off the main lobby on the ground floor of Zone B. The command center will have exterior access and will no less	

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	than a 10 ft x 20 ft room. Zone D is not a high-rise building and does not require a command center
Comment:	9. 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:	Acknowledged. A preliminary life safety plan for Level 6 (Amenity Level) of Zone B has been provided.
Comment:	10. Will proposed walk across be enclosed or open air?
Response:	Proposed pedestrian bridges will be open air.
Comment:	11. Proposed walk across access doors from each building? fire alarms? fire sprinklers?
Response:	Proposed pedestrian bridges will have access doors from each building.
Comment:	12. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).
Response:	Acknowledged.
Comment:	13. 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 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118) Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments
Response:	Acknowledged.
Comment:	14. BFCA F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.
Response:	Acknowledged.
Comment:	15. F-121.2.7 Residential occupancy: a. All hotels and motels. b. Multi-story residential/dormitory buildings five (5) floors or more
Response:	Acknowledged.

Comment:	16. F-121.2.7.1 Multi story occupancies listed above shall place an AED and SBK on every other floor beginning on the first floor. The AED and SBK shall be placed near the elevator(s) beginning in the first-floor lobby (first floor, third floor, fifth floor etc.)	
Response:	Acknowledged. AEDs and SBK will be placed in the elevator lobbies of floors 1, 3, 5, 7, and 9 in Zone B and in the elevator lobbies of floors 1,3, and 5 of Zone D.	
Comment:	17. Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.	
Response:	Acknowledged.	
BY:	DATE:	
Deputy Noble		COMMENTS & INFORMATIONAL NARRATIVE ON <u>BSO</u>
CASE COMMENTS:		
Comment:	1. BSO trespass program.	
Response:	Acknowledged.	
Comment:	2. CPTED Landscaping standards <ul style="list-style-type: none"> a. Goals <ul style="list-style-type: none"> i. Ground cover 2.5’ max height ii. Canopy trees clear trunk under 8’ iii. No landscaping placement obstructing safety and security lighting and cameras 	
Response:	Acknowledged.	
Comment:	3. Access control of all vulnerable areas.	
Response:	Acknowledged.	
Comment:	4. Motion sensor security lights over building exterior egress doors.	
Response:	Acknowledged.	
Comment:	5. All unit entry doors require a security peephole viewer.	
Response:	Acknowledged.	
Comment:	6. Prewire for burglar alarms.	
Response:	Acknowledged.	
Comment:	7. Emergency call button in parking garage.	
Response:	Acknowledged.	
Comment:	8. Anti-graffiti paint on lower 8’ of building exterior surfaces.	
Response:	Acknowledged.	
Comment:	9. Electric and water service outlets to have an internal shut off valve and locking covers/caps.	
Response:	Acknowledged.	

BY:	DATE:	
Beth Dubow		<i>COMMENTS & INFORMATIONAL NARRATIVE ON WASTE MANAGEMENT</i>
CASE COMMENTS:		
Comment:	1. Garbage and recycling collection must be done out of the right-of-way. It is preferred that it is done so that a truck does not have to back out onto NE 3 Avenue.	
Response:	Acknowledged. The designs of Zones B and D have been revised so that Garbage Collection can service the sites without backing up into the Right of Way.	
Comment:	2. Show the staging area for the containers to be serviced on the site plan. Keep in mind these are front-loading trucks. Containers should be placed closest to the area where the front of the truck can access and service the containers.	
Response:	Acknowledged. Trash holding rooms have been provided at the ground floor of Zones B & D.	
Comment:	3. Ensure the width of the driveways leading to the trash rooms can accommodate a garbage truck. a. The garbage trucks are a minimum of 35 feet in length. Drivers need adequate room to maneuver into and back out of the staging area. b. Show the turning radii (measured in feet) in and out of the loading areas on the site plan. Garbage trucks require an inside radius of 35' and an outside radius of 50'. c. Garbage trucks must have 40 feet of straight and unobstructed access to the immediate service area.	
Response:		
Comment:	4. A garbage truck requires 15 feet of height clearance for driving/maneuvering into place and 21 feet of height clearance for servicing containers.	
Response:	Acknowledged.	
Comment:	5. Pedestrian bridges must allow for 15 feet of height clearance for garbage trucks.	
Response:	Acknowledged.	
Comment:	NOTE: Owners of this commercial property (if these are rental units) are responsible for securing garbage collection service directly from Coastal Waste & Recycling. NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler. NOTE: All demolition materials must be removed from the site by Coastal Waste and Recycling, the City's franchise collector. NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.	
Response:	Acknowledged. Owner will secure garbage collection services. Recycling will not be provided.	

BY:	DATE:	
Todd Stricker		<i>COMMENTS & INFORMATIONAL NARRATIVE ON</i> <i><u>BUILDING</u></i>

CASE COMMENTS:

Advisory Comments:

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

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.

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.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

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.

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) .

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.

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

	<p>accommodation and commercial facilities subject to this code shall comply with 2017 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 2017 FBC.</p>
Response:	Acknowledged.
Comment:	1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
Response:	Acknowledged.
Comment:	2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
Response:	Acknowledged.
Comment:	3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
Response:	Acknowledged.
Comment:	4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire resistance rating.
Response:	Acknowledged.
Comment:	5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.
Response:	Acknowledged.
Comment:	6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade

	plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.
Response:	Acknowledged.
Comment:	7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
Response:	Acknowledged.
Comment:	8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
Response:	Acknowledged.
Comment:	9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
Response:	Acknowledged.
Comment:	10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).
Response:	Acknowledged.
Comment:	11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.
Response:	Acknowledged.
Comment:	12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.
Response:	Acknowledged.
Comment:	13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.
Response:	Acknowledged.
Comment:	14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

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Response:	Acknowledged.
Comment:	15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. FBC 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.
Response:	Acknowledged.
Comment:	16. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.
Response:	Acknowledged.
Comment:	17. FBC A208.2.3.3 Parking for guests, employees, and other nonresidents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.
Response:	Acknowledged.
Comment:	18. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation “Van Accessible.” Reference Engineering Standard 300-5.
Response:	Acknowledged.
Comment:	19. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.
Response:	Acknowledged. There are no trusses in the project currently.
Comment:	20. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.
Response:	Acknowledged.
Comment:	21. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.
Response:	Acknowledged.
Comment:	22. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of

	all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.
Response:	Acknowledged.
Comment:	23. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.
Response:	Acknowledged.
Comment:	24. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.
Response:	Acknowledged.

BY:	DATE:	
Daniel Keester		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>PLANNING</u></i>
CASE COMMENTS:		
Comment:	10. Land use for this parcel is DPTOC. An application requesting to construct 316 multifamily residential units (High Rise), 3,600 square feet of retail/commercial and residential amenities. The DPTOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit.	
Response:	The applicant will be contributing the payment in lieu of providing affordable housing.	
Comment:	11. Provide a copy of the recorded plat, and any subsequent amendments to the plat. Based on the city's records, it appears as though the property may have been platted around 1911.	
Response:	Acknowledged. Copy of Recorded Plat provided.	
Comment:	12. Provide a platting determination letter from Broward County Planning Council, confirming whether or not platting would be required for this prior to development	
Response:	Acknowledged. Platting Determination Letter provided.	
Comment:	13. The surveys submitted with the application indicate that 50 feet of right-ofway has been dedicated for NE 2nd Avenue, NE 2 Street, NE 3 Street, and NE 3 Avenue. These streets/avenues are not specifically listed in the Trafficways plan or Chapter 100 of the City's code, but the minimum of 50 feet width is required (25 feet to the centerline), and must be clearly identified on the survey.	
Response:	Acknowledged.	
Comment:	14. Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.	
Response:	Acknowledged.	
Comment:	15. The city has sufficient resource capacity to accommodate the proposal	
Response:	Noted.	

BY:	DATE:	
David McGirr		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>ENGINEERING</u></i>
CASE COMMENTS:		
Comment:	1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.	
Response:	An application to BCEPMGD will be applied for and provided prior to the building department permit approval.	
Comment:	2. Submitted civil plans (033, 034) need to show the street names and sizes of all the existing mains. Water, sewer and drainage.	
Response:	The revised plans show the street names and sizes of all the existing water mains, sewer mains and drainage piping.	
Comment:	3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.	
Response:	Noted	
Comment:	4. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.	
Response:	Noted	
Comment:	5. The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or tracy.wynn@copbfl.com	
Response:	Noted	
Comment:	6. 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:	Noted	
Comment:	7. Upload the 2022 City Engineering standard details for the proposed offsite 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 2022 City Engineering standard details can be seen on sheets C-20 thru C-27.	
Comment:	8. 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:	An application to FDEP will be applied for and provided prior to the building department permit approval.	
Comment:	9. 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:	An application to FDEP will be applied for and provided prior to the building department permit approval.	
Comment:	10. Plans sheet 037 C-13 Typ. Sections is missing sections C, D, E and F.	
Response:	Sheet 037 Typ. Sections has been revised.	

Comment:	11. All the sewer cleanouts need to be just inside the recorded property line and need to be 6". The size also has to match the size coming out of the building.
Response:	All cleanouts have been relocated to the inside of the property line.
Comment:	12. Plan sheet 034 C-10 What line is the proposed 2" tap coming off of? Why is that different than the other taps?
Response:	The 2" tap is coming off the existing 8" reuse water main for irrigation meter and service.
Comment:	13. Plan sheet 034 C-10 has a proposed Fire Hyd. on NE 2 St. and NE 3 Ave. where an existing Fire Hyd. already is.
Response:	Based on the proposed street scape the existing fire hydrant was located in the roadway. We must remove the existing fire hydrant and install a new fire hydrant west of the intersection in the green area.
Comment:	14. 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 Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.
Response:	Noted
Comment:	15. Please note on civil plans when submitted 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. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards. 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)
Response:	The revised plans call out the existing water service to be capped at the main. We are utilizing the existing sewer laterals for the proposed building.
Comment:	16. 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. 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY. (A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved,

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stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.

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

Response:

Note has been included in the PGD plan.