

Plan Review - Review Comments Report

Project Name: **PZ24-12000023**
Workflow Started: **11/4/2024 4:24:26 PM**
Report Generated: **12/05/2024 02:27 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION Todd Stricker 11/19/24 5:57 PM	Comment 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 accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner			Info Only

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			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. 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. 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.			
2	1	BUILDING DIVISION Todd Stricker 11/19/24 5:57 PM	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. 2. 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. 3. 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. 4. 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. 5. 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. 6. 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			Unresolved

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		<p>tested design from accepted agency for rated walls and penetration details.</p> <p>7. 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.</p> <p>8. 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>9. 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.</p> <p>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>10. 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>11. 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>12. 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>13. 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.</p> <p>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>14. 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>15. 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>16. 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>17. 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</p>		
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			<p>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. 18. 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. 19. 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. 20. 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.</p>			
3	1	BSO Anthony Russo 11/22/24 4:06 PM	<p>Comment</p> <p>Development Review Committee Date Reviewed: 11-22-2024 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000023 Name: Juan Elias Building Address / Folio: 216 SE 23rd Avenue, Pompano Beach, FL Type: Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email, No Voicemail) *** ATTENTION *** Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions: A,) ***CONFIDENTAILITY STATEMENT*** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped "CONFIDENTIAL" to ensure restricted access. Initials____ B,) *** CPTED / SECURITY CONSULTANT *** The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials ____ C.) *** DISCLAIMER *** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials ____ D.) ***PLEASE NOTE*** When a Broward Sheriff's Office CPTED Practitioner is required to</p>			Unresolved

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		<p>assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. Initials____ E). *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS *** "... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & C.P.T.E.D. STANDARDS..." THIS REQUIRES BOTH C.P.T.E.D. & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING / ZONING REVIEW & APPROVAL. Initials ____ F.)</p> <p>***BROWARD SHERIFF’S OFFICE NO TRESPASSING PROGRAM*** Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs. Initials____ OWNER/ OWNER’S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE SIGN FULL NAME: _____ PRINT FULL NAME: _____ ***THE</p> <p>CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. *** A. Natural Surveillance – Security Strengthening 1.) All solid service doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. 2.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole). 3.) The placement of a window within a door must not facilitate the easy reach of the door’s locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) 4.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. 5.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design. A1. Electronic Surveillance – Security Strengthening *** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW- ENFORCEMENT TO ENSURE OPTIMAL RESULTS. 1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage. (For residential single-family homes, townhomes, villas, apts. & the like, doorbell cameras i.e.: RING, NEST, etc. are also encouraged.) 2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. B. Access Control – Security Strengthening 1.) Wayfinding & Instructional Signage must be prominently displayed & posted where</p>		
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		<p>necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc. 2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly. 3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any). 4.) Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help. 5.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with ‘see-through’ spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred. B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates: 2.). A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. 3.) Bottom gate clearances must be 8” above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. 4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons. 5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. 6.) Dumpster areas must be secured with Access Control and video surveillance. 7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. B1. Access Control – Security</p>		
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		<p>Strengthening for Key Control & Management Offices 1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe. 2.) Key security office / room / key storage closet door (if any) must have an alarm and robust mechanical locking system. 3.) A surveillance camera must monitor the office key storage area. 4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window. C. Territorial Reinforcements – Security Strengthening *** ATTENTION *** BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS. C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking 1.) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance. 2.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka “piggybacking”) by unauthorized users attempting to gain access into a private / restricted area without permission. (One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.) 3.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional) 4.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot. 5.) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light. 6.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents. 7.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways. 8.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop signs, Stop Bar pavement markings, an illuminated Stop sign, flashing red light, rumble strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc. D. Maintenance & Management – Security Strengthening 1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional</p>		
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			<p>portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc. 2.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation. Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft. 3.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button. 4.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service. E. Activity Support – Security Strengthening 1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. 2.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating. 3.) Resident, Tenant, Visitor &/or Common Use Restrooms, Storage Rooms, Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. ***Note*** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as “Will Comply” or “Will Be Done”. Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance. Additionally, the author of your CPTED NARRATIVE should provide their name & contact information on the document. This would help to expedite any necessary communication.</p>			
4	1	FIRE DEPARTMENT Jim Galloway 11/25/24 3:57 PM	<p>Changemark Fire Flow Requirement () Provide Required Fire Flow Data for each proposed structure: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) 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)</p>	026 ELIAS APARTMENT BUILDING WS-2 100924.pdf		Unresolved
5	1	FIRE DEPARTMENT Jim Galloway 11/25/24 3:57 PM	<p>Changemark Provide location of existing and proposed fire hydrants City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form “Water Supply Fire Flow”</p>	026 ELIAS APARTMENT BUILDING WS-2 100924.pdf		Unresolved

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6	1	FIRE DEPARTMENT Jim Galloway 11/25/24 3:57 PM	Changemark Fire Dept Connection Provide location of proposed Fire Dept Connection. must be located within 100ft of the first fire hydrant.	026 ELIAS APARTMENT BUILDING WS-2 100924.pdf		Unresolved
7	1	FIRE DEPARTMENT Jim Galloway 11/25/24 3:59 PM	Comment () Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.			Unresolved
8	1	FIRE DEPARTMENT Jim Galloway 11/25/24 4:04 PM	Comment () 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).			Unresolved
9	1	FIRE DEPARTMENT Jim Galloway 11/25/24 4:42 PM	Changemark Lobby Egress Stairs Egress stairs must meet Enclosure and protection as per NFPA 101 ch 7 sec 7.2.2.5	005 A110-1 FLOOR PLANS.pdf		Unresolved
10	1	FIRE DEPARTMENT Jim Galloway 11/25/24 4:42 PM	Changemark Exit Discharge Stair cannot discharge into a higher hazard area such as the covered parking area. Stairs must discharge free and clear of the building with access to a public way.	005 A110-1 FLOOR PLANS.pdf		Unresolved
11	1	FIRE DEPARTMENT Jim Galloway 11/25/24 4:43 PM	Comment New Apartment buildings must have fire sprinklers and fire alarm system installed.			Unresolved
12	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 10:27 AM	Comment MOT plans need to be approved by Broward County Traffic Engineering before permit submittalplan sheet 024.			Unresolved
13	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 10:34 AM	Comment Per CO 100.38 (A) - Only 50% of the City's right-of-way swale area can be paved. Show swale area calculations on the site plan and on plan sheet 015, proving that no more than 50% of the swale area is paved. Paver aprons cannot cross over the extended side property lines. The area between the property line and the city roadway edge. Show all dimensions.			Unresolved

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14	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 10:34 AM	Comment Please show a 3" drainage swale on plan sheet 015 in the center of the proposed paver driveway aprons in the city right of way			Unresolved
15	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 10:35 AM	Comment Please show on plan sheet 015 that the grass area in the City Right-Of-Way has a 6" drainage swale.			Unresolved
16	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 10:39 AM	Comment The drainage structure within the city right-of-way will need to be labeled as private, and a revocable license agreement will need to be applied for and approved.			Unresolved
17	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 10:41 AM	Comment Please note on the civil plan sheet 026 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 must be as-built per our engineering as-built standards. How to retire old laterals • If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) • If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings) • If the existing main is clay pipe, you must 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)			Unresolved
18	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 10:44 AM	Comment Show on plan sheet 026 the meters and cleanouts are to be set just inside the property line.			Unresolved
19	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 10:45 AM	Comment The proposed 4" fire line on plan sheet 026 also needs to show a 4" fire-only meter before the backflow.			Unresolved

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Workflow Started: **11/4/2024 4:24:26 PM**

Report Generated: **12/05/2024 02:27 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
20	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 2:08 PM	Comment Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) 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.			Unresolved
21	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 2:10 PM	Comment PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this			Condition
22	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:40 PM	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.			Unresolved
23	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:40 PM	Comment 2. 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.			Unresolved
24	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:40 PM	Comment 3. 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. Palm tree values will be based on the Cost Replacement method.			Unresolved
25	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:40 PM	Comment 4. 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.			Unresolved

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26	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:40 PM	Comment 5. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.			Unresolved
27	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:40 PM	Comment 6. Show property lines on the landscape and site plans so that an accurate review can be performed.			Unresolved
28	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:41 PM	Comment 7. Sidewalk needs to be directly adjacent to the outside of the west property line, why does it curve out, clarify / correct.			Unresolved
29	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:41 PM	Comment 8. Both the CES and the MF are being shown outside of the north property line. Clearly define and delineate the property lines and adjust tree locations accordingly.			Unresolved
30	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:41 PM	Comment 9. Site plan does not match the landscape plan as it relates to the NE corner where a bumpout is shown. Is this the greyed out existing structure?			Unresolved
31	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:41 PM	Comment 10. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.			Unresolved
32	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:42 PM	Comment 11. All trees are to be large canopy tree unless OHW exist.			Unresolved
33	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:42 PM	Comment 12. Clearly provide and label the PGD plan as it appears proposed utilities bisect some of the required landscape areas.			Unresolved
34	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:42 PM	Comment 13. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.			Unresolved
35	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:42 PM	Comment 14. 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.			Unresolved

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36	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:43 PM	Comment 15. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.			Unresolved
37	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:43 PM	Comment 16. 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.			Unresolved
38	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:43 PM	Comment 17. As per 155.5203.B.2.b; 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 and be replaced with planting soil prior to landscape installation.			Unresolved
39	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:43 PM	Comment 18. Verify 50/50 soil specifications are preferred.			Unresolved
40	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:43 PM	Comment 19. All tree work will require permitting by a registered Broward County Tree Trimmer.			Unresolved
41	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:43 PM	Comment 20. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
42	1	LANDSCAPE REVIEW Wade Collum 12/4/24 1:43 PM	Comment 21. Additional comments may be rendered a time of resubmittal.			Unresolved
43	1	ZONING Pamela Stanton 12/5/24 9:14 AM	Comment Provide written responses to all comments.			Unresolved
44	1	ZONING Pamela Stanton 12/5/24 9:14 AM	Comment Section 155.9401.G: Building Height states that the height of a building is measured from average finish grade in front of the building to the top of the roof slab. Verify the height of the building is measured in accordance with this Section.			Unresolved

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45	1	ZONING Pamela Stanton 12/5/24 9:14 AM	Comment Label all dimensions and points of measurement on the building elevations: Finish grade, top of roof (T.O.R.), top of parapet, etc.			Unresolved
46	1	ZONING Pamela Stanton 12/5/24 9:14 AM	Comment On the Site Data table, provide the building height to the top of slab, not top of high point of fenestration.			Unresolved
47	1	ZONING Pamela Stanton 12/5/24 9:15 AM	Comment The Site Data table shows the allowable roof height as 30 feet. The property is located within the Core Sub-Area of the EOD with a maximum allowable building height of 80 feet. Revise the Site Data table accordingly.			Unresolved
48	1	ZONING Pamela Stanton 12/5/24 9:15 AM	Comment On the Site Data table, provide the lot coverage as a percentage along with the square footage.			Unresolved
49	1	ZONING Pamela Stanton 12/5/24 9:15 AM	Comment On the Site Data table, revise the allowable density from 60 units/acre to minimum 36 and maximum 90 units per acre, in accordance with Diagram 155.3709.E, Use-Areas/Density Regulating Plan.			Unresolved
50	1	ZONING Pamela Stanton 12/5/24 9:15 AM	Comment The Site Data table indicates Floor Area Ratio. The Zoning Code does not have a provision for Floor Area Ratio. This line item can be removed from the Site Data table.			Unresolved
51	1	ZONING Pamela Stanton 12/5/24 9:15 AM	Comment Guest parking is required at 1 space per 5 units. Revise the Parking Calculations to provide the 1 parking space as guest parking, pursuant to Table 155.5102.D.1.			Unresolved
52	1	ZONING Pamela Stanton 12/5/24 9:16 AM	Comment The ground floor active use requirement is 70% of the front façade area, pursuant to Table 155.3709.I.2.b. The elevations, site plan, and ground floor plan depict a trash enclosure room at the front of the building, which is not considered active use, and thus the plans do not comply with the active use requirement.			Unresolved
53	1	ZONING Pamela Stanton 12/5/24 9:16 AM	Comment Provide calculations for the ground floor active use area, in compliance with Table 155.3709.I.2.b.			Unresolved
54	1	ZONING Pamela Stanton 12/5/24 9:16 AM	Comment Of the 70% of the required ground floor active use area, 70% is required be transparent clear glazed area, pursuant to Section 155.3501.O.2.h. Provide calculations for the transparent clear glazed area of the ground floor active use area in accordance with the requirement of this Section.			Unresolved

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55	1	ZONING Pamela Stanton 12/5/24 9:16 AM	Comment On the site plan, label all property lines and the right-of-way line.			Unresolved
56	1	ZONING Pamela Stanton 12/5/24 9:16 AM	Comment On the site plan, delineate and label the 2-foot vehicular overhang.			Unresolved
57	1	ZONING Pamela Stanton 12/5/24 9:17 AM	Comment Remove the underground portion of the utilities from the site plan. Show only structures that are at or above grade so that the drawing is easier to read.			Unresolved
58	1	ZONING Pamela Stanton 12/5/24 9:17 AM	Comment A backflow preventer and associated screening material appear to be shown in the right-of-way, and is partially obstructing the front door of the building. Address this issue.			Unresolved
59	1	ZONING Pamela Stanton 12/5/24 9:17 AM	Comment Trees and shrubs are shown in the right-of-way in front of the adjacent property. Revise the plans to provide the plant material in front of or on the project site.			Unresolved
60	1	ZONING Pamela Stanton 12/5/24 9:17 AM	Comment On the site plan, a label is shown for a stop sign, but the sign is not shown on the plan. Show the proposed location of the stop sign on the site plan.			Unresolved
61	1	ZONING Pamela Stanton 12/5/24 9:18 AM	Comment Ten percent of the site must be reserved as common private open space, pursuant to the Building Typology and Placement Regulating Diagrams Open Space Standards. Show and label the location and limits of the required common private open space on the site plan.			Unresolved
62	1	ZONING Pamela Stanton 12/5/24 9:18 AM	Comment Show the extent of the proposed suspended pavement system on the Paving, Grading and Drainage plan.			Unresolved
63	1	ZONING Pamela Stanton 12/5/24 9:18 AM	Comment Show the property lines on all floor plans with dimensions for building setbacks on all levels.			Unresolved
64	1	ZONING Pamela Stanton 12/5/24 9:18 AM	Comment On the 2nd Floor plan identify the open area that appears to be outdoors at the rear of the building.			Unresolved
65	1	ZONING Pamela Stanton 12/5/24 9:19 AM	Comment The 2nd Floor plan depicts a patio at the front of the building. Provide the purpose of the proposed patio. Clarify whether a railing will be provided.			Unresolved

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66	1	ZONING Pamela Stanton 12/5/24 9:19 AM	Comment Label all building elevations as North, South, East, or West.			Unresolved
67	1	ZONING Pamela Stanton 12/5/24 9:19 AM	Comment Multifamily residential development must achieve at least ten points from Table 155.5802 for Sustainable Development Options and Points. Provide a Sustainable Development table or narrative with the proposed options for the development, for at least ten points.			Unresolved
68	1	ZONING Pamela Stanton 12/5/24 9:19 AM	Comment The following will be a condition of a Development Order: 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.			Unresolved
69	1	ZONING Pamela Stanton 12/5/24 9:19 AM	Comment The following will be a condition of the Development Order: Building footers and/or foundation cannot diminish or reduce the landscape area to below 10% plantable area of the overall site area.			Unresolved
70	1	ZONING Pamela Stanton 12/5/24 9:20 AM	Comment The following will be a condition of a Development Order: Pursuant to Section 155.3709.K, 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 of at least \$10,000 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County’s mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with 7 or more units. NOTE: Reducing the number of dwelling units from 7 to 6 will eliminate the need to satisfy the affordable housing requirement.			Unresolved
71	1	PLANNING Max Wemyss 12/5/24 1:26 PM	Comment Land use for this parcel is ETOC. An application requesting to construct 7 1-bedroom multifamily residential units (Apartments). Site area is 6,012 square feet (0.14 acres). Zoning Permits Minimum 36 units per acre / Maximum 90 units per acre OR Minimum 4 units / Maximum 12 units. The proposal is entitled.			Info Only
72	1	PLANNING Max Wemyss 12/5/24 1:27 PM	Comment 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.			Condition

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73	1	PLANNING Max Wemyss 12/5/24 1:27 PM	Comment The city has sufficient water and wastewater treatment capacity to accommodate the proposal.			Info Only
74	1	PLANNING Max Wemyss 12/5/24 1:28 PM	Comment The city has adopted a policy to require the use of the Countys mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with seven or more units. Affordable housing is to be provided as required by those policies as long as the minimum 15% of the units are affordable per the land use regulations. No buyout is allowed if using County Policy 2.16.3. The buyout if using County Policy 2.16.4 will be per that policy as it may be amended from time-to-time.			Condition
75	1	PLANNING Max Wemyss 12/5/24 1:34 PM	Comment According to the Survey, 30 feet to the Center Line of the road is provided, for an ultimate Right-Of-Way of 60 feet, which is sufficient for SE 23rd Ave. Therefore, no additional dedication is required.			Info Only
76	1	ZONING Pamela Stanton 12/5/24 2:26 PM	Comment Staff recommends adding architectural enhancements or additional fenestration to the west elevation of the building. The west elevation faces the cemetery which is a large open space that is very visible. Façade articulation, stepped parapet, stucco scoring, and/or other means of adding visual interest to the west elevation are recommended.			Unresolved