

DEVELOPMENT REVIEW COMMITTEE

Meeting date: February 7, 2024

101 S. Ocean Blvd, Pompano Hotel – Site Plan

Request:	Major Site Plan
P&Z Number:	23-12000042
Owner:	Claridge Homes 101 Hotel LP
Project Location:	101 S. Ocean Blvd, Pompano Beach, FL
Folio Number:	494306060690
Land Use Designation:	C-Commercial
Zoning District:	B-3/AOD (Business District /Atlantic Overlay District)
Commission District:	1 (Andrea McGee)
Agent:	Andrew J. Schein (954-617-8919 aschein@lochrielaw.com)
Project Planner:	Lauren Gratzner (954-545-7792 Lauren.Gratzer@copbfl.com)

Summary

The applicant is requesting MAJOR SITE PLAN approval in order to construct a new 252-room hotel with 1,919 square feet of restaurant space.

Staff Review and Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com

Authorized with Conditions

1. The land use for this area is C (Commercial). The zoning of the property is B-2 (Community Business) within the Atlantic Boulevard Overlay District, which allows for hotel and proposed accessory uses by right. There is a concurrent rezoning application (B-2 to B-3) PZ23-13000002 to allow the applicant to use increased intensity standards. Applicant is proposing 252 hotel rooms, amenities, restaurant and bar with a total gross square footage of 245,744 square feet including partially enclosed garage (50,267 sq ft) and porte cochere (10,262 sq ft).

RESPONSE: Acknowledged.

2. The property is platted (Blount Bros. Subdivision) recorded in the Broward County Records (PB 2, Pg 43). There do not appear to be any amendments to the original plat, and no plat notes restrict the use of the property.

RESPONSE: Acknowledged.

3. The property abuts S Ocean Boulevard (AKA: A1A), SE 1 Street and SE 2 Street. The survey indicates that SE 1st & SE 2nd Street have a total right-of-way width of 50 feet,

which was dedicated to the City by Plat; however, an additional 5 feet must be dedicated as the property is within a commercial zoning designation & should be a total of 60 feet wide. The survey indicates that the total right-of-way width varies, but indicates a minimum of 40 feet to the centerline. The Broward County Trafficways Plan requires a minimum width of 80 feet & thus no additional dedication is required for A1A/S Ocean Blvd.

RESPONSE: Acknowledged. The additional 5' dedications are shown on sheets AR-100, C-1 and C-2.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Pending Resubmittal

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

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

Response: Applicant will be applying to BCEPMGD through the building permit process and will provide the permit or exemption to the City upon receipt.

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

Response: Acknowledged.

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Response: Acknowledged.

4. Utility plan sheet 053 C-2 water and sewer shows a 8"x2" tee with Corp stop, Please change the 2" corporation stop to a two inch resilient seated gate valve.

Response: The 2" corporation stop has been changed to the resilient seat valve on sheet C-2.

6. 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: All required FDEP permits will be provided during the building permit process.

7. 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: All required FDEP permits will be provided during the building permit process.

8. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

Response: All required FDEP permits will be provided during the building permit process.

9. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity waste water shown on the civil engineering plans.

Response: All required BCEPGMD permits will be provided during the building permit process.

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

Response: All required FDEP permits will be provided during the building permit process.

11. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities

Response: All required BCEPMGD permits/approvals will be provided during the building permit process.

12. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit - if dewatering of the water table aquifer is required to facilitate the construction of the proposed project.

Response: All required SFWMD permits will be provided during the building permit process.

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

Response: The proposed driveway was removed from the plans. All FDOT permits will be provided to the City during the building permit process.

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

Response: The proposed driveway was removed from the plans. All FDOT permits will be provided to the City during the building permit process.

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

Response: All FDOT permits will be provided to the City during the building permit process.

16. On plan sheet 052 C-1 PGD your planning on paving more than 50% of the city right-of-way and are proposing F-Curb on both SE 1 Street and NE 2 Street (sending the rain runoff to the property to the west) without adding any drainage in the right-of-way.

Per CO 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, 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.

Response: The proposed f curb along the edge of pavement has been removed and a regular grass swale is now proposed between the edge of pavement and the sidewalk. Please see sheet C-1.

17. Right-of-way will be required to be dedicated on both SE 1 St. and SE 2 St. to match the property to the west.

Response: Please see site plan and sheet C-1 depicting the required additional right of way dedication.

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 - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Status: Pending Resubmittal

1. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

RESPONSE: Fire flow test results will be provided with the building permit submission.

2. 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, documentation will be provided.

3. Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standard: NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This would include systems such as Fire alarm, fire sprinkler, standpipes, smoke control systems, fire doors, fire walls, fire extinguishers, emergency lights/exit signs, etc. This is not a complete list of life safety and fire protection systems; each building may vary with complexity. Buildings emergency plan must be updated and provided to all residence on an annual basis.

RESPONSE: Acknowledged, documentation will be provided.

4. 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)

RESPONSE: Acknowledged. A heat map showing anticipated unenhanced signal strengths within all areas of the proposed structures will be provided.

ZONING

Lauren Gratzner | Lauren.Gratzer@copbfl.com

Status: Pending Resubmittal

1. This is being reviewed as a Major Site Plan with Building Design.

RESPONSE: Acknowledged

2. The applicant’s corresponding Rezoning application (PZ 23-13000002) from B-2 to B-3 shall be approved prior to building permit approval of the site.

RESPONSE: Acknowledged.

3. Comment not addressed. The applicant shall provide the calculations for the volume of a proposed building permitted under the B-3 zoning district standards (105’ height maximum). A separate sheet with a model or elevations with setbacks is permitted if necessary. Alternatively a narrative describing how this is being determined. Then demonstrate how the volume of the proposed building does not exceed this minimum requirement. Demonstrate how the proposed building meets the design standards of section 155.3703.D.3.b [Slenderness Provisions for Hotel Buildings]: “The overall volume of the building does not exceed the maximum overall volume allowable under otherwise applicable height and setback standards”.

RESPONSE: See additional sheet AR-003.

4. Comment not addressed. Provide the specific calculations for the gross floor area allowed for the ground floor of the base part of the building and then the gross floor area of each floor of the tower. Demonstrate how the proposed building meets the design standards of section 155.3703.D.3.b [Slenderness Provisions for Hotel Buildings]: “The gross floor area of any floor in the tower part of the building does not exceed 50 percent of the maximum gross floor area allowed for the ground floor of the base part of the building”.

RESPONSE: See additional sheet AR-003.

5. The new property lines are unclear on the site plan post the 5' dedication for SE 1st Street and SE 2nd Street as there is no call out on the main drawing. Provide call outs on the site plan sheet that the blue line is the new property line with a 5' dedication. It is also unclear because the main site plan image shows the blue lines have the CL drawn to it but the “setback diagram” calls out the blue line as the building cornice, not the property line. Revise all call outs on the site plan.

RESPONSE: See added notes to site plan clarifying such items. Corrected notes on setback diagram.

6. The detailed call outs have been removed from the setback diagram on the site plan sheet from the previous submittal, as were many of the dimensions. Provide all details back on the site plan sheet. For example, the width of the drive aisle at the south, the labeling of the various dimensions on the setback diagram (building envelope, cornice, tower stepback), the call outs for the fronts and sides setbacks, sidewalk dimensions, etc.

RESPONSE: Previous callouts and dimensions have been added back to sheet AR-100

7. The canopy and other overhang dotted line was removed from the setback diagram on the site plan sheet. Put this back on and revise the setback dimension to be shown from the loading zone canopy. The west setback appears to be much closer than 20'. The canopy should be within the setback measurement.

RESPONSE: Dotted lines and dimensions added back to setback diagram.

8. The canopy outline on the main site plan drawing is unclear. Revise to clearly illustrate it. The arrow for the canopy outline doesn't appear to be pointing directly at it. Revise this as well. Perhaps changing the color of the loading zone outline will help.

RESPONSE: See Sheet AR-100. Applicant understands that there is a significant amount of hatching in this area, which hatching is necessary to show the garbage pickup staging area and the loading space. Additional lines and labels were added to show the canopy outline on Sheet AR-100 to distinguish this area, which is also shown clearly on the setback diagram.

9. Revise the site plan data table, letter N, to be labeled “Building Setbacks” rather than Building Yards. Revise the interior side maximum setback to N/A as there is no maximum interior side setback, and you are proposing a greater setback than what you are saying is the max (Table 155.3703.D.4). Remove letter M, as you're not providing the number of stories and the

requirement is based on height.

RESPONSE: See revised site plan data table.

10. On the site plan data table fill in the area designated as “height to the highest architectural element”. This was left blank.

RESPONSE: See revised site plan data table.

11. Update the “provided” column for the podium height on the site plan data table. Each street facing side should be 50’ as illustrated on the elevations.

RESPONSE: See revised site plan data table.

12. On the site plan data table it is unclear what the section labeled “max tower area” is for under K. Building Calculations, as this is not a relevant code section. Remove or clarify what code section you are referencing.

RESPONSE: This information was referring to the slenderness criteria from the code. information has been moved to the new sheet, AR-003 for clarity

13. On the site plan data table put the provided vs required pervious area square footage for the overall site. The chart currently says to reference the landscape plan but this information was not provided. It should be in the site plan data table.

RESPONSE: See updated site plan data table with pervious information in section “I”.

14. Hatch out what area is being considered as the 370 SF public plaza in the northeast corner as it does not appear to be 370 SF anymore. The other plan says the plaza was reduced to 300 SF. Revise so all plans are consistent.

RESPONSE: Plaza SF has been updated and is consistent on all drawings. The plaza was shifted to the southeast corner, was increased to 540 square feet, and now includes benches and public art. The exact design of the public art is yet to be determined, but Applicant intends to work with the City’s Public Art Committee.

15. Staff suggests to provide seating of some kind along with art work or a fountain within the area proposed as a plaza prior to attending the AAC. As it is currently proposed it does not appear as a true plaza but rather just the corner of the building with a sidewalk, similar to the opposite southern corner. There is nothing there to attract people into an inviting space or establish this as a plaza.

RESPONSE: See response above. The northeast corner was changed to be the main pedestrian entrance.

16. The curb is encroaching into the proposed parking space on the west side of the ground floor. Revise this curb.

RESPONSE: See updated site and ground floor plans

17. Some of the elevation sheets show a 10' setback being measured from the property line to an off center point of the podium. This measurement doesn't appear to have any purpose as the setbacks should be measured to/from the edge of the building. Remove or revise this dimension on all elevation sheets. It may be called out as the tower stepback line? But that would be inaccurate.

RESPONSE: See updated elevations.

18. Provide a note on the roof plan stating all roof surfaces will be painting white, per the applicant's sustainability narrative.

RESPONSE: Note added to roof plan.

19. Per the Commercial Design Standards (155.5602.C.2.a), "The front facade of all buildings, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza , not an off-street surface parking area. In the case of corner lots, the primary entrance shall face the street from which the building derives its street address. Nothing shall prohibit a secondary entrance from facing a surface parking area." Provide a front entrance to the hotel lobby from Ocean Blvd.

RESPONSE: Pedestrian entrance has been added to the NE corner. See updated drawings.

20. Provide a physical 11"x17" material board with actual material and paint samples prior to submittal to the Architectural Appearance Committee (AAC).

RESPONSE: Acknowledged, will be provided.

21. The tropical contemporary architectural style encourages color, not discourages it, as suggested in the architectural narrative. Staff suggests to add color to the design to better fit into this category prior to going to the AAC and revise the architectural narrative.

RESPONSE: Color palette has been re-evaluated and dark blue has been added over dark grey as well as an increased use of white. See updated renderings, elevation and material sheet AR-200

22. The following shall be provided prior to building permit approval:

a. The proposed valet parking shall provide a valet agreement in accordance with section 155.5102.J.6.

RESPONSE: See attached sustainable development narrative.

23. The following shall be provided prior to building permit approval:

a. The proposed valet parking shall provide a valet agreement in accordance with section 155.5102.J.6.

- b. The required 5' dedication on both SE 1st Street and SE 2nd Street. This will be a separate application that can be submitted to me via email.
- c. The applicant shall provide evidence of compliance with the sea turtle lighting requirements within Code section 155.5402. Lighting Requirements for Marine Turtle Protection for the portions of the building that can be seen from the beach (both interior lighting and exterior lighting).
- d. The applicant shall provide evidence of compliance with the proposed 12 Sustainable Development Points per Table 155.5802.

RESPONSE: acknowledged, all we be provided.

BUILDING DIVISION:

Todd Stricker | todd.stricker@copbfl.com

Status: Authorized with Conditions

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

RESPONSE: Acknowledged

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

RESPONSE: Acknowledged

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct

pedestrian traffic.

RESPONSE: Acknowledged

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

RESPONSE: Acknowledged

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

RESPONSE: Acknowledged

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

RESPONSE: Acknowledged

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

RESPONSE: Acknowledged

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

RESPONSE: Acknowledged. Accessible access from accessible parking space to the building entry and sidewalk on the North side of the site is provided.

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.

RESPONSE: Acknowledged

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

RESPONSE: Acknowledged

2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

RESPONSE: Acknowledged

3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

RESPONSE: Acknowledged. There are no sleeping rooms below the fourth story of this building.

8. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

RESPONSE: Acknowledged

9. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

RESPONSE: Acknowledged

10. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

RESPONSE: Acknowledged

11. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

RESPONSE: Acknowledged

12. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

14. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

RESPONSE: Acknowledged

15. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

RESPONSE: Acknowledged

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

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

17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

RESPONSE: Acknowledged

18. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

RESPONSE: Acknowledged

19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

RESPONSE: Acknowledged

20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

RESPONSE: Acknowledged

21. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

RESPONSE: Acknowledged

22. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

RESPONSE: Acknowledged

23. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

RESPONSE: Acknowledged

24. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

RESPONSE: Acknowledged

25. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

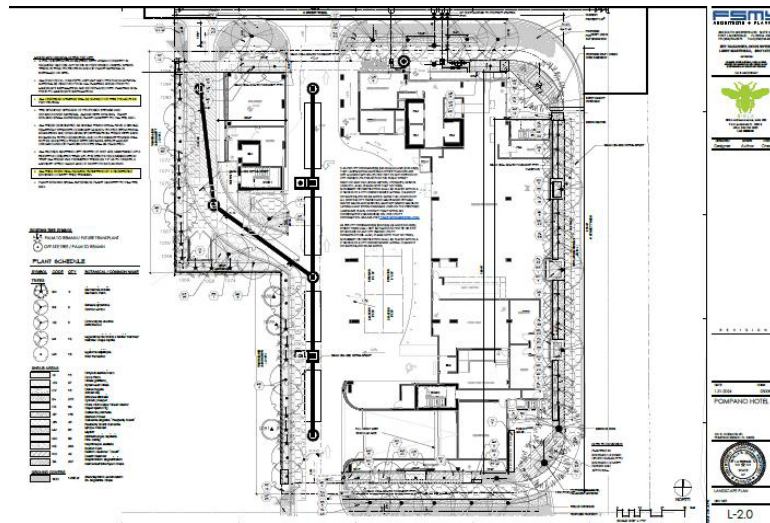
RESPONSE: Acknowledged

LANDSCAPE REVIEW:

Wade Collum | wade.collum@copbfl.com
Status | Pending Resubmittal

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: Overhead utility note was provided on sheet L-2.0. A box was added to highlight utility note. See image below highlighted in yellow.

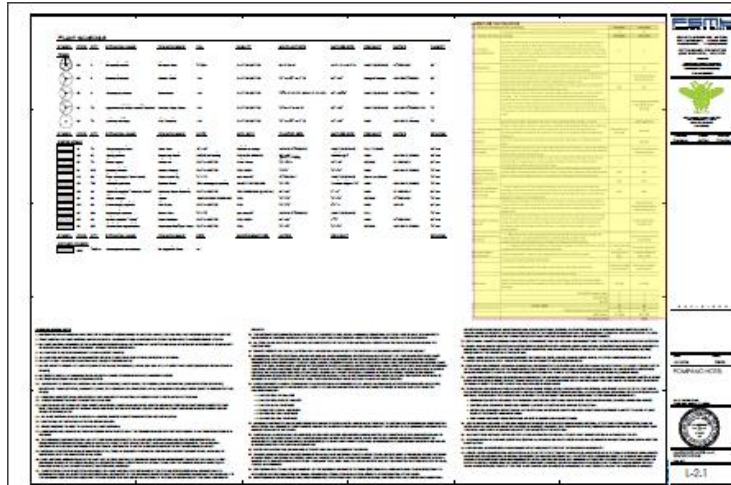


2. Please provide dimensions on the plans.

RESPONSE: Landscape beds are dimensioned.

3. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Staff could not locate the data table.

RESPONSE: Data Chart provided on L-2.1. To clarify: the section #, full text requirement, breakdown of required and provided. See highlighted area below for location.



4. Provide VUA requirements as per 155.5203.D along all open sides along west perimeter. Large canopy trees with suspended pavements.

RESPONSE: With site reconfiguration with dumpster, we shifted preserved palms (code requirement) and added a shade tree in between groupings of palms. Silva cells added to support trees. Pursuant to Section 155.5203.D.3, VUA screening is being provided with an intervening on-site structure (an 8' high building wall) on the interior lot line to screen the VUA, rather than providing a 10' VUA landscape strip. Although the VUA perimeter landscaping is not required in this instance, the plan also includes a minimum 5' – 8" (6' – 4" to edge of curb) perimeter landscape strip between the driveway and the intervening wall.

5. 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. Provide evidence of availability for proposed species at those heights. Redbay, Jamaican capers, and Elaeocarpus as they are not known to be available.

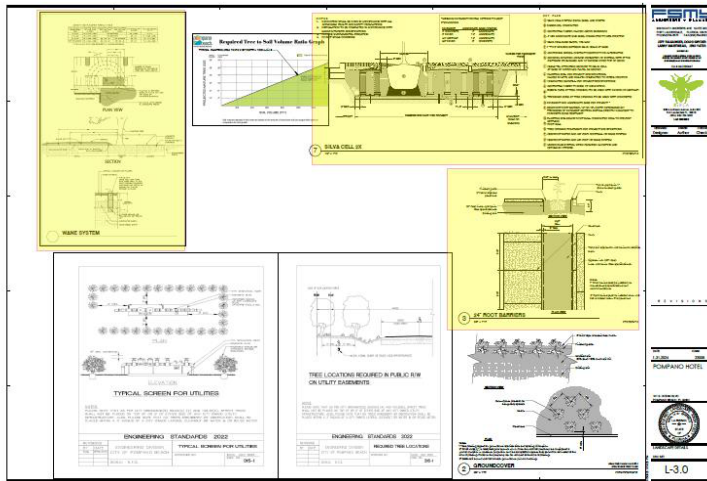
RESPONSE: The tree species have been amended. As shown on Sheet L-2.1, the canopy trees will be a minimum of 16' in height at the time of planting and the palms will be a minimum of 22' in height at the time of planting. www.Plantant.com and Plant finder utilized for tree availability.

6. 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.

RESPONSE: See architectural drawing number AR-004. All building footers will be lower than the required soil space as needed.

7. Incorporate to assist in achieving planting minimums 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. To include the WANE Tree Preservation System. Provide a separate sheet with Soil volumes scleral spelled out. Show on all Civil drawings as well

RESPONSE: See Sheet L-2.0 for Silva Cell locations and Sheet L-3.0 for Silva Cell details.



8. 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. Trees planting areas will combine but typical area calculated as 20'x20' x 30"depth = 1000 cubic feet as indicated on chart on sheet L-3.0 (middle right of highlight in above image)

RESPONSE: Deep Root detail on sheet L-3.0 – detail edit for depth of 24". Root barriers are noted on plan L-2.0.

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

RESPONSE: Note shown and outlined on Sheet L-2.0.

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

RESPONSE: Responses provided

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

RESPONSE: Acknowledged

BSO

Patrick Noble | patrick.noble@copbfl.com

Status: Pending Resubmittal

1. REQUIRES PANIC DURESS ALARM AT RECEPTIONIST / CUSTOMER SERVICE DESKS

RESPONSE: Language added to drawing, see 7th note under “Notes” on Sheet AR-302.

2. ANTI-GRAFFITI PAINT BOTTOM EXTERIOR WALL 0-8 FEET

RESPONSE: Language added to drawing, see 3rd note under “Notes” on Sheet AR-302.

ENVIRONMENTAL SERVICES / WASTE MANAGEMENT

Beth Dubow | beth.dubow@copbfl.com

Status: Authorized with Conditions

REVIEW COMPLETE; PENDING DEVELOPMENT ORDER

1. Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided. Show/note the staging area for garbage collection on the site plan (south of the canopy along the service drive).

RESPONSE: See Sheet AR-101. A free standing dumpster has been added along with notes and clearance spaces to illustrate the garbage pickup.

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

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

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 (Coastal Waste and Recycling, 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.



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04/03/2024



NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

CRA

Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Authorized with Conditions

The Applicant is proposing 252 hotel rooms, amenities, restaurant, bar, enclosed garage and porte cochere.

RESPONSE: Acknowledged.

The land use for this area is Commercial (C) and the zoning of the property is B-2 and is within the Atlantic Boulevard Overlay District (AOD), which allows for hotel and proposed accessory uses by right.

RESPONSE: Acknowledged.

There is a concurrent rezoning application to change from B-2 to B-3 which the CRA supports.

RESPONSE: Acknowledged.

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Pending Resubmittal

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

Response: Acknowledged

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

Response: Acknowledged, will be provided during permitting.

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

Response: Acknowledged

6. On civil plan 053 C-2 Water & Sewer, show the proposed public fire hydrant to the west of the property entrance along SE 1st Street located just behind the recorded property line. Please correct.

Response: Please see sheet C-2, the proposed fire hydrant has been relocated to the west of the entrance on SE 1st Street.

8. On civil plan 053 C-2 Water & Sewer, please note that the existing sewer manhole proposed to be cored shall be sewer coated to City specification with the bench reworked to accommodate the new flow. Please correct.

Response: The additional notation was added at the manhole.

10. On civil plan 053 C-2 Water & Sewer, note that the proposed 8" dedicated fire requires an 8" dedicated fire meter. Please correct.

Response: Please see sheet C-2 for note re fire meter added.

11. Please submit an approved FDEP notice of intent permit for the propose water main installation. Required during official Bldg. E-plan submittal.

Response: Acknowledged

12. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official Bldg. E-plan submittal.

Response: Acknowledged

17. Please attach the following 2022 City Engineering Standard details as they apply: 107-2 Typical 2" Water Service.

Response: Please see sheet C-6 for detail added.

18. Certain reclaim City Engineering Standard details have been attached. Please remove these details as no reclaim services are available in the service area.

Response: Reclaimed water details have been removed.

19. Are the total calculated water consumption and wastewater discharge correct?

Response: The wastewater calculations have been revised to utilize the Broward County Water and Wastewater Services Equivalent Residential Unit (ERU) factors. Please see sheet C-2

END OF COMMENT RESPONSE NARRATIVE