

**CITY OF POMPANO BEACH  
DRC COMMENT RESPONSES**

**CASE NUMBER:** PZ23-12000046

**Request:** Major Site Plan

**P&Z#** 23-12000046

**Owner:** GLC Pompano 1 LLC

**Project Location:** 31 NE 22 Avenue

**Folio Number:** 484236011830

**Land Use Designation:** ETOC (East Transit Oriented Corridor)

**Zoning District:** TO-EOD (Transit Oriented East Overlay District)

**Commission District:** 1 (Andrea McGee)

**Project Planner:** Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

**Summary**

A Major Site Plan application for an 8-story mixed-use development with 67 dwelling units and 1,817 square feet of non-residential/commercial space on a 0.449-acre parcel of land. The project site is located in the Transit Oriented/ East Overlay District (TO/EOD), in the Core Sub-Area and the MM (0-90) Use Area of the EOD. The applicant is seeking to apply three Density Bonuses for additional dwelling units; however, the cap is limited to no more than 150 units per acre with Density Bonuses.

**RESPONSE:** The correct non-residential square footage is 1,792 sq. ft. to be consistent with the site plan.

**STAFF CONDITIONS:**

**DIVISION: PLANNING**

**Reviewer Name:** Max Wemyss

[max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com)

**Status:** Authorized with Conditions.

Planning | Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com) | 954-786-4671

**Summary:**

Land use for this parcel is ETOC. An application requesting to construct 70-unit mixed-use development (Studio, 1-bedroom, 2-bedroom), 1,776 square feet of retail/commercial use. The ETOC land use requires affordable housing a minimum of 15% of the proposed units must be affordable housing, and in accordance with Resolution 2022-185, the applicant must utilize Broward County Policy 2.16.3 or 2.16.4 for the residential entitlements. The property is 0.45 acres in size, and does not appear to require right-of way dedication. The property is within the Mixed Use Main Street Optional Residential (0-90) [MM (0-90)]. Additionally, the applicant is seeking density bonuses, to increase the number of units by 30.

1. The City will use County Policy 2.16.4 (see below) to generate the residential entitlements for this project. Because it's located within an Activity Center and is not on a County "Qualified Road", no specified amount of mixed use is required to allow the use of this policy which generates the units by right as long as 15% is set aside for affordable housing. Policy 2.16.4 does allow for a buy-out of the affordable requirement at a cost of \$10,000 for every unit in the project. This amount will escalate 3% on January 1st of every year.

**RESPONSE:** Will comply.

2. Please specify unit sizes in tabular data and distribute the affordable units in the same proportions as the project as a whole per 2.16.4.

**RESPONSE:** Project will provide 15% of units has affordable units to comply. Noted on Sheet C101 under the Unit Mix Table.

3. The property is Platted and legally described as Lots 5, 8 and 9, Block 14, "Pinehurst," according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida. The Determination Letter confirms that replatting of the subject property is not required.

**RESPONSE: Acknowledge.**

4. Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.

**RESPONSE: Acknowledge.**

5. The City has sufficient resource capacity to accommodate the proposal.

**RESPONSE: Noted.**

For reference:

POLICY 2.16.4 Within parcels located west of and including US 1\*, and designated "Commerce" on the Broward County Land Use Plan and fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners, herein after referred to as a "Qualified Road," or within a parcel designated "Activity Center," multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

(1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following "bonus" units to "affordable" unit formula(s) described below:

- (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
- (b) Low income: nine (9) bonus units for every (1) one low income unit.
- (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.

(2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or

(b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).

(3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.

(4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.

(5) Within a development containing residential units, the following shall apply:

(a) Office and commercial use may either be vertically or horizontally integrated providing the following:

- 1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;
- 2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

(b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.

**RESPONSE: Acknowledged.**

(6) "Affordable unit" requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund\*\* equal to \$10,000 per unit for the total number of units within the development which sum shall increase by 3% annually.

**RESPONSE: Acknowledged.**

(7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.

**RESPONSE: Acknowledged.**

(8) Local government utilization of the additional permitted residential density provisions described in this Policy is subject to the following, as enforced by the applicable local government: (a) One hundred percent (100%) of the "affordable" units shall be available for occupancy before the final twenty-five percent (25%) of bonus units are available for occupancy.

**RESPONSE: Acknowledged.**

(9) In addition to the provisions of this Policy, parcels designated "Commerce" and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners ("Board"), the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:

- (a) Local government adoption of this Policy into the municipal Comprehensive Plan;
- (b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);
- (c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:
  - 1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre;
  - 2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories;
  - and
  - 3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.
- (d) The Urban Planning Division, in consultation with the Office of the County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.

**RESPONSE: Acknowledged.**

(10) Units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.

**RESPONSE: Acknowledged.**

\* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1 and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.

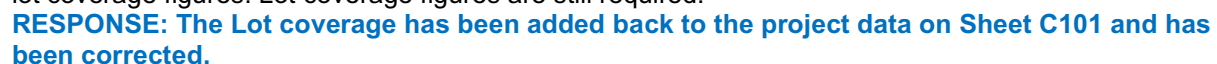
\*\* Fifty percent (50%) of in lieu fees may be paid into an Affordable Housing Trust Fund of the applicable municipality, provided the municipality requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permit.

**STATUS:** Pending Resubmittal.

**RESPONSE:** This exterior overhead door in Storage has been relocated and no longer has exterior access. Please refer to Sheet A100 for updates.

**RESPONSE:** On Sheet A100 we are showing the 2 dimensions we are considering as part of our active use;  $93'-10'' + 15'-6'' = 109'-4''$ . The property is 150ft long, making the 70% min for the active use be 105 feet. This information has also been updated on the project data on Sheet C101.

72.8% / 109'-4"



IMPERVIOUS AREA	MAX: 90 %	89.50 % (17,519.35 SF)
PERVIOUS AREA	MIN: 10 %	10.50 % (2,055.65 SF)
LOT COVERAGE	N/A	86.08 % (16,851 SF)

8. Previously, the provided lot coverage shown on the table was 89.50%. This submittal indicates an impervious area of 89.50%, which must include the building footprint (lot coverage) plus all other impervious surfaces such as paved areas. The building footprint did not appear to have been reduced since the previous submittal, therefore with the addition of the footprint plus the paved areas, the impervious area would appear to be greater than 89.50%. Verify the lot coverage, pervious and impervious areas.

**RESPONSE: The Lot Coverage was incorrectly represented before, our correct Lot Coverage only considering the square footage of our building footprint is 86.08%. The correct Lot Coverage information has been updated to Sheet C101.**

#### 4. LOT OCCUPATION

IMPERVIOUS AREA	MAX: 90 %	89.50 % (17,519.35 SF)
PERVIOUS AREA	MIN: 10 %	10.50 % (2,055.65 SF)
LOT COVERAGE	N/A	86.08 % (16,851 SF)

9. Provide the status of communication with the City Engineer regarding the preferred improvements in light of the applicable cross-section for the right-of-way abutting the project site.

**RESPONSE: See attached no objection email from David McGirr, City Engineer.**

10. The Architectural Appearance Committee (AAC) will need floor plans for each model type. The model floor plans must correspond with the openings shown on the exterior building elevations. Provide such floor plans with the AAC submittal.

**RESPONSE: Acknowledged and unit type floor plans will be submitted with AAC.**

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

**RESPONSE: Acknowledged and owner will comply pending the feasibility from the utility company.**

12. The following will be a condition or approval: Demonstrate that the building height does not exceed 80 feet when measured in accordance with Section 155.9401.G, Height: The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof. Because the building fronts the right-of-way line with a 0-foot setback, the average finish grade in front of the building will be the elevation of the adjacent sidewalk in the right-of-way, from which the height of the building must be measured.

**RESPONSE: Acknowledged.**

13. The following will be a condition of approval: Building footers and/or foundation cannot diminish or reduce the landscape area to below 10% plantable area of the overall site area.

**RESPONSE: Acknowledge and structural engineer will design foundation footers to comply with this to respect the 10% pervious area for landscape. Note has also been added to Sheet L-2.**

14. The following will be a condition of approval: 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.

**RESPONSE: Acknowledge. Please refer to Sheet C101 where note has been added to the Unit Mix Per Floor Table.**

UNIT MIX PER FLOOR				
FLOOR LEVEL	STUDIO	1 BED UNITS	2 BED UNITS	TOTAL UNITS
1ST FLOOR	-	-	-	-
2ND FLOOR	-	-	-	-
3RD FLOOR	-	-	-	-
4TH FLOOR	7	5	2	14
5TH FLOOR	7	5	3	15
6TH FLOOR	5	6	3	14
7TH FLOOR	5	6	2	13
8TH FLOOR	5	6	0	11
TOTAL	29	28	10	67
<p><b>* 11 UNITS WILL BE RESERVED AS AFFORDABLE UNITS TO MEET THE REQUIRED 15% OF THE TOTAL RESIDENTIAL ENTITLEMENTS PER POLICY 2.16.4. BREAKDOWN OF UNITS AS FOLLOWS: 5 STUDIOS, 4 ONE-BED UNITS, AND 2 TWO-BED UNITS WILL ALLOCATED AS AFFORDABLE UNITS.</b></p>				



**DIVISION: LANDSCAPE**

**Reviewer Name:** Mark Brumet  
[mark.brumet@copbfl.com](mailto:mark.brumet@copbfl.com)

**STATUS:** Authorized with Conditions.

1. Please note Silva Cell requirements sheet showing exact soil volume calculations per cubic yard per the tables, and also show on the civil and site plans.

**RESPONSE:** See sheet L-2A for Silva Cell Suspended Pavement Plan, Details, & Soil Volume Calculations. Soil Volume calcs are now provided and reflect large canopy tree species. Per conversation with Wade Collum Landscape Planner on 3/27/2024, Oak trees are now specified as "Cathedral" Live Oaks. See Plant Schedule on sheet L-2 Landscape Plan.

2. 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. Staff could not locate these. Can these be changed to Washy's or Sabals and be taller to offer more impact?

**RESPONSE:** Per conversation with Wade Collum Landscape Planner on 3/27/2024, (3) Single trunk Alexander Palms with staggered heights are now provided at the NE & SE corners of the building foundation planting areas. See sheet L-2 Landscape Plan.

3. Staff has concerns reference the basket grass about availability.

**R RESPONSE:** Per conversation with Wade Collum Landscape Planner on 3/27/2024, Mondograss is now listed on the Plant Schedule as an alternate substitution for basketgrass, subject to availability of basketgrass. See Plant Schedule 'Remarks' column on sheet L-2 Landscape Plan.

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

**RESPONSE:** Acknowledged.

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

**RESPONSE:** Acknowledged.

6. DRC Meeting Comment: In order to take advantage of the rain garden points, make sure that all plants in the rain gardens are native.

**RESPONSE:** Per comments from City Landscape Planner, Wade Collum, Pink Trumpets are to be provided at the street facing corners. See sheet L-2 Landscape Plan & notes.

**DIVISION: FIRE DEPARTMENT**

**Reviewer Name:** Jim Galloway  
[jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

**STATUS:** Pending Resubmittal.

1 - Meter and backflow assembly cannot be located directly in front of proposed fire hydrant if required. Minimum clearances must be maintained.

**RESPONSE:** The fire hydrant has been shifted so that it is not behind the meter and backflow assembly and shown in updated civil plans.

2 - located proposed FDC within 10 to 15 ft of proposed fire hydrant with clear access to road.

**RESPONSE:** The FDC has been relocated to the north side of garage entrance and shown in updated civil plans.



**DIVISION: ENGINEERING DEPARTMENT**

**Reviewer Name:** David McGirr

[david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

954-786-5514

**STATUS:** Authorized with Conditions.

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: Acknowledged. The permit will be forwarded once received.**

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. Comment #4 was not included

5. 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: Acknowledged. The permit will be forwarded once received.**

6. 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: Acknowledged. The permit will be forwarded once received.**

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. \*\*\*\*

**DIVISION: UTILITIES**

**Reviewer Name:** Nathaniel Watson  
[nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

**STATUS:** Pending Resubmittal.

1. Please note that additional comments may be forthcoming 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. The permit will be forwarded once received.**

3. Please indicate on Civil Plan 041 C106 – Utility Plan the total site water consumption in (GPD) gallons per day.

**RESPONSE: The total site water consumption has been added as requested.**

4. There is an existing large diameter meter (6" or 8") that may not be in service or feeding any property. Check with our customer service dept. to see if that can be utilized for your project.

**RESPONSE: We are proposing new meters for the project.**

Comments #5-6 were not provided

7. Please indicate on Civil Plan 041 C106 – Utility Plan the total wastewater discharge from the site in (GPD) gallons per day.

**RESPONSE: The total wastewater discharge has been added as requested.**

Comments #8-9 were not provided

10. 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.**

11. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 115-1 Underground Valve Identification Marker, 121-1 Min. Horizontal Separation for Potable water 122-1 Utility Crossing, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

**RESPONSE: Acknowledged.**

12. Civil Plan 041 C106 – Utility Plan proposes a public fire hydrant. Given that an existing public fire hydrant is located less than 100 linear feet to the south of this proposed location, please eliminate the hydrant. Provided the development needs a hydrant, propose a private hydrant with a dedicated fire meter and backflow.

**RESPONSE: Acknowledged.**

13. Please submit a sedimentation and erosion control plan.

**RESPONSE: Provided. Refer to Sheet C108 – Sediment & Erosion Control Plan.**

**DIVISION: CRA****Plan Reviewer:** Kimberly Vazquez | [kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com)**PZ23-12000046****05/01/2024****STATUS: Authorized with Conditions.**

Land use for this parcel is ETOC. The applicant is requesting to construct a 70-unit mixed-use development with Studio, 1-bedroom and 2-bedroom units and 1,981 square feet of ground floor retail/commercial uses.

The CRA would encourage a set aside of 15% affordable/ workforce housing units in this area.

**RESPONSE: Per Broward County Policy 2.16.4, this project will set aside 15% of the units for affordable housing.**

**DIVISION: BROWARD SHERIFF OFFICE (BSO)****Reviewer Name:** Deputy Anthony Russo[anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)**STATUS: Authorized with Conditions.**

Development Review Committee Date Reviewed: 10/20/23

Subject: CPTED and Security Strengthening Report: PZ#:23-12000046

Address: 31 NE 22nd Avenue, Pompano Beach, FL

Type: Major Site Plan

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

[anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)

M-(561) 917-4556 (Call, Text & Email; No Voicemail)

[patrick\\_noble@sheriff.org](mailto:patrick_noble@sheriff.org)

M-(954) 709-7006 (Call, Text & Email; No Voicemail)

Monday – Thursday; 8 AM – 4 PM

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

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

\*\*\* DISCLAIMER \*\*\*

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

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

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

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

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.

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

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.

## DIVISION: ENVIRONMENTAL SERVICES/WASTE MANAGEMENT

**Reviewer Name:** Beth Dubow

[Beth.dubow@copbfl.com](mailto:Beth.dubow@copbfl.com)

954-545-7047

**Reviewer Name:** Nathaniel Watson

[nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

**STATUS:** Authorized with Conditions.

1. Ensure mountable curbing is provided around the loading/staging area. The current site plan shows a "D" curb.

**RESPONSE:** The curbing has been revised to mountable.

2. Make sure the site plan and the ground floor plan both show the poured concrete pad for the staging area. Currently, only the ground floor plan shows it.

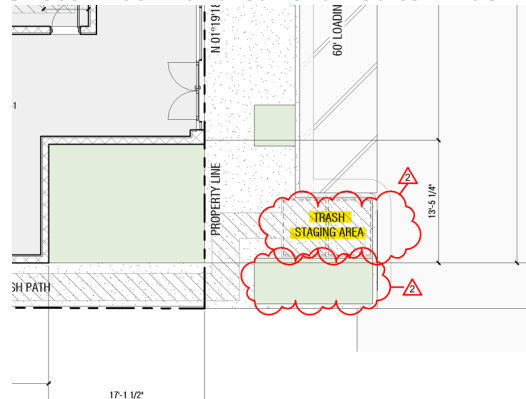
**RESPONSE:** The poured concrete pad has been added.

3. Ensure the landscaping/trees do not encroach into the loading area where the garbage containers will be serviced.

**RESPONSE:** Required QV-S Street Trees are specified with 12 ft of clear trunk on the Plant Schedule 'Remarks' column to allow for vehicular clearance to prevent encroachment into the loading area where the garbage containers will be serviced. Also see note on sheet L-2 Landscape Plan that states "STREET TREES SHALL BE MAINTAINED IN SUCH AS MANNER AS TO PROVIDE A 12 FT VERTICAL CLEARANCE ABOVE THE LOADING AREA & FIRE LANE."

4. Rename "dumpster location" as "staging area" on the landscape plan. Dumpsters will only be located in the staging area during service and must be placed back into the trash room immediately following service.

**RESPONSE:** Please refer to Sheet A100 with area renamed to "Trash Staging Area".



NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

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.

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

Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

## **DIVISION: BUILDING**

**Reviewer Name:** Todd Stricker

[todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

**STATUS:** Authorized with Conditions.

## **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) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

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 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.

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 [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.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

7. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. Indicate construction type, fire rated walls, occupancy type:

(current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, 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.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

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

**RESPONSE: Acknowledged.**

16. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility



is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

19. 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.**

20. 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.**

21. 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.**

22. 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.**

23. 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.**

## END OF STAFF COMMENTS

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).

## End of Responses

If you have any questions during your review do not hesitate in contacting me directly at our offices at 954-314-9242. We appreciate your assistance during this process.

Very truly yours,

**Austin Fox, RA,AIA,NCARB**

Principal

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