

DRC COMMENT REPORT

Date: 01/12/2023

Project Name: OLD TOWN TOWERS: ZONES B & D

Permit Number: 22-12000044

CAVACHE – OWNER
LOCHRIE & CHAKAS, P.A. - LAND USE ATTORNEY
BOHLER - SURVEYOR
ADACHE - ARCHITECTURE
CRAVEN THOMPSON – CIVIL
WITKIN HULTS – LANDSCAPE
BNI STRUCTURAL
RGD MEP

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Permit Number:		
DEVELOPMENT REVIEW COMMITTEE COMMENT REPORT		
BY:	DATE:	
Daniel Keester		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>PLANNING</u></i>
CASE COMMENTS:		
Comment:	1. Land use for this parcel is DPTOC. An application requesting to construct 325 multifamily residential units (High Rise), 3,600 square feet of retail/commercial and residential amenities. The DPTOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit.	
Response:	The applicant will be contributing the payment in lieu of providing affordable housing.	
Comment:	2. The project data on sheet A-0.3-1 (unit counts) were not provided for Zone D. Update the sheet to ensure that information is only providing information for those under this application; Staff understands that the Applicant intends to file a separate application for other "Zones" noted on the overall site plan.	
Response:	Acknowledged. The unit counts for the Zone D's Mezzanine Level have been provided. Please refer to sheet A-0.3.1. Reference to other Zones not part of this submittal have been removed.	
Comment:	3. A platting determination letter from Broward County Planning Council (dated March 16, 2022), confirms that platting would be required for this development.	
Response:	After a discussion with the reviewer, it was determined that platting is NOT required.	
Comment:	4. The surveys submitted with the application indicate that 50 feet of right-of-way has been dedicated for NE 2nd Avenue, NE 2 Street, NE 3 Street, and NE 3 Avenue. These streets/avenues are not specifically listed in the Trafficways plan or Chapter 100 of the City's code, but the minimum of 50 feet width is required (25 feet to the centerline), as noted on the survey.	
Response:	The street diagrams for the Downtown Pompano Beach (DP) overlay district CORE/CENTER sub areas require the following rights of way (R.O.W.): 60 feet R.O.W. (minor street – two lanes – parking on both sides) 68 feet R.O.W. (minor street – two lanes – parking and bike lane on both sides)	
Comment:	5. Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.	
Response:	Acknowledged.	
Comment:	6. The City has sufficient resource capacity to accommodate the proposal.	
Response:	Acknowledged.	

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BY:	DATE:	
David McGirr		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>ENGINEERING</u></i>
CASE COMMENTS:		
Comment:	1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.	
Response:	An application to BCEPMGD will be applied for and provided prior to the building department permit approval.	
Comment:	2. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.	
Response:	Acknowledged.	
Comment:	3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.	
Response:	Acknowledged.	
Comment:	4. The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or tracy.wynn@copbfl.com .	
Response:	Acknowledged.	
Comment:	5. Show on landscape plans the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.	
Response:	WHP: Note has been added, see sheets L-1 and L-2.	
Comment:	6. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.	
Response:	The current 2022 City Engineering standard details are on enclosed sheets C-20 thru C-27.	
Comment:	7. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.	
Response:	An application to FDEP will be applied for and provided prior to the building department permit approval.	
Comment:	8. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.	
Response:	An application to FDEP will be applied for and provided prior to the building department permit approval.	
Comment:	9. Plan sheet 045 C-7 PGD shows paving of more than 50% of the city right-of-way with no additional drainage being added. Per CO 100.38 100.38 DRAINAGE OF PUBLIC RIGHT-OF WAY.	

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	<p>(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.</p> <p>(B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.</p>
Response:	Sheets C-7 and Sheet C-8 have been revised to add exfiltration trench to account for mitigation of soil storage loss due to increase in impervious areas on NE 2nd Ave, NE 2nd St, NE 3rd St and the alley south of building D. The proposed drainage system on NE 3rd St connects to the existing storm drainage system on NE 2nd Ave and NE 3rd Ave. The proposed drainage system on NE 2nd St connects to the existing drainage system on north side of NE 2nd St. The proposed drainage system in alley south of building D connects to the existing drainage system on NE 3rd Ave.
Comment:	10. Plan sheet 045 C-7 PGD shows existing private drainage in the city right-of-way on NE 3 St. north side of the road. What are the plans for that drainage??
Response:	Sheet C-7 has been revised so there is no proposed drainage connected to the private on-site storm system. All proposed drainage within right-of-way will be owned and maintained by the city and separate from the on-site storm drainage systems.
Comment:	11. All the sewer cleanouts need to be just inside the recorded property line and need to be 6". The size also has to match the size coming out of the building.
Response:	Acknowledged.
Comment:	12. Plan sheet 048 C-10 What line is the proposed 2" tap coming off of? Why is that different than the other taps?
Response:	The 2" irrigation service line was shown to be tapped of the existing reuse line. Per our last meeting, the irrigation service line is now shown to be tapped of the existing 8" domestic water main per City request.
Comment:	13. Plan sheet 048 C-10 has a proposed Fire Hyd. on NE 2 St. and NE 3 Ave. where an existing Fire Hyd. already is.
Response:	Based on the proposed street scape the existing fire hydrant was located in the roadway. We must remove the existing fire hydrant and install a new fire hydrant west of the intersection in the green area.
Comment:	14. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(F) that landscaping materials other than sod are not allowed within (5'")

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	five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.
Response:	Acknowledged.
Comment:	15. Please note on civil plans when submitted that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.
Response:	Acknowledged.
	<p>How to retire old laterals:</p> <p>If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)</p> <p>If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)</p> <p>If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)</p> <p>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).</p>

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BY:	DATE:	
Jim Galloway		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>FIRE DEPARTMENT</u></i>
CONDITIONS OF DEVELOPMENT ORDER:		
Comment:	1. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing. Clearly show size of all water mains around property. Show all existing fire hydrant locations that can be accessed from all sides of each proposed building.	
Response:	See fire hydrants and water mains existing and proposed shown on sheets C-9 and C-10.	
Comment:	2. Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.	
Response:	See enclosed fire flow letter and calculation.	
Comment:	3. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (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:	See enclosed fire flow test.	
Comment:	4. High Rise buildings require a minimum of 2 remotely located fire department connections for fire sprinkler/standpipe systems. (NFPA 14)	
Response:	See revised plans sheets C-9 and C-10 showing 2 hydrants per building.	
Comment:	5. Provide location of all fire hydrants around proposed buildings. Any proposed fire hydrants, locate at intersections for easy access from two side roads and buildings.	
Response:	See plan sheet C-9 and C-10.	
Comment:	6. Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if drivers remain with vehicle. Required for each building.	
Response:	Acknowledged. Two on-street parking spaces located closet to the main entrance lobbies have been designated for Fire Lane.	
Comment:	7. Emergency Command Centers for high rise buildings: Must meet location, size, fire rating, and all required components referenced in Florida Fire Prevention Code 7th Edition (NFPA 1 chapter 11 section 11.8) and Florida Building Code 7th Edition (Chapter 9 section 911). ** Locate Fire Command Center off of Main Lobby entrance. Provides access to all elevators.	
Response:	Acknowledged. A fire command center has been provided off the main lobby on the ground floor of Zone B. The command center will have exterior access and will no less than a 10 ft x 20 ft room. Zone D is not a high-rise building and does not require a command center.	

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Comment:	<p>8. Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.</p> <p>Floor 6 of building B: LS-1.5: provide greater detail for occupant load for floor and egress capacity. It appears that building does not have sufficient egress capacity for the floor. Total occupant load for floor is 795. Egress provided does not meet NFPA 101 (2018ed) ch 7 for egress capacity. Stairs with a width of 44inches would provide an exit capacity of 147. What are the size of doors accessing stairs? What is the size of door at ground level discharge?</p>
Response:	<p>Please refer to sheet LS-1.5 Life Safety – Level 6 Amenity Deck Zone B for the most demanding occupant load.</p> <p>The occupant load has been revised and reduced to reflect the raised planters added the outdoor amenity deck. The occupant load is now 712 occupants. The fitness center was revised to allow for a fourth exit from the outdoor amenity deck directly to the corridor. The egress stair width was increased to a clear width of 52". According to FFPC Section 101:7.3.3.2, the stairs will now provide the egress capacity of 183 occupants each (732 occupants total).</p> <p>The egress stairs will be access by 40" wide doors (36" clear width). Each door has the egress capacity of 180 occupants.</p> <p>The doors at the ground level discharge of each stair tower will be 40" wide doors (36" clear width).</p>
Comment:	9. Exit discharge corridor from outside amenity deck, locker room and clubroom appears to have obstruction conflicts with outward swinging doors.
Response:	Outward swinging doors have been set back to resolve obstruction conflicts with the exit discharge corridor. Please refer to sheet LS-1.5 Life Safety – Level 6 Amenity Deck Zone B.
Comment:	10. Will proposed walk across be enclosed or open air?
Response:	Proposed pedestrian bridges will be open air.
Comment:	11. Proposed walk across access doors from each building? fire alarms? fire sprinklers?
Response:	Proposed pedestrian bridges will have access doors from each building. The pedestrian bridges will be provided with fire alarms and an NFPA 13 automatic sprinkler system
COMMENTS:	
Comment:	<p>1. 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.</p> <p>Installation of assembly as per backflow/meter specifications and following standards:</p> <p>NFPA 13 Standards of Installation of Fire Sprinklers,</p> <p>NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.</p> <p>All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).</p>
Response:	Acknowledged, will comply.
Comment:	2. 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.

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	<p>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)</p> <p>Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK)</p> <p>Broward Fire Code Amendments</p>
Response:	Acknowledged, will comply.
Comment:	3. BFCA F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.
Response:	Acknowledged, will comply.
Comment:	4. F-121.2.7 Residential occupancy: <ul style="list-style-type: none"> a. All hotels and motels. b. Multi-story residential/dormitory buildings five (5) floors or more
Response:	Acknowledged.
Comment:	5. F-121.2.7.1 Multi story occupancies listed above shall place an AED and SBK on every other floor beginning on the first floor. The AED and SBK shall be placed near the elevator(s) beginning in the first-floor lobby (first floor, third floor, fifth floor etc.)
Response:	Acknowledged, will comply.
Comment:	6. Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.
Response:	Acknowledged.

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BY:	DATE:	
Todd Stricker		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>BUILDING</u></i>
ADVISORY COMMENTS:		
Comment:	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, will comply.	
Comment:	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, will comply.	
Comment:	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, will comply.	
Comment:	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, will comply.	
Comment:	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, will comply.	
Comment:	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) .	
Response:	Acknowledged, will comply.	
Comment:	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, will comply.	
Comment:	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	

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	accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.
Response:	Acknowledged, will comply.
Comment:	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, will comply. Both Zones B and D will have elevators in compliance with the Florida Building Code.
Comment:	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:	At least one accessible has been provided within the site from accessible parking spaces. The fire lanes will also serve as the passenger loading zones and an accessible route has also been provided from Zone's fire lane. An accessible route from the intersection NE 2nd AVE and NE 2nd Street since the parking for Zone D is located on Zone B.
Comment:	FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.
Response:	Acknowledged, will comply.
COMMENTS:	
Comment:	1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
Response:	Acknowledged, will comply.
Comment:	2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
Response:	Acknowledged, will comply. Both buildings B & D will be protected with automatic sprinkler system in compliance with NFPA 13.
Comment:	3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
Response:	Acknowledged, will comply.
Comment:	4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.
Response:	Acknowledged, will comply.

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Comment:	5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.
Response:	Acknowledged, will comply.
Comment:	6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.
Response:	Acknowledged, will comply.
Comment:	7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
Response:	Acknowledged, will comply. Preliminary Life safety Plans have been provided as part of this submittal. Please refer to sheets LS-1.1 through LS-1.6.
Comment:	8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
Response:	Acknowledged, will comply.
Comment:	9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
Response:	Acknowledged, will comply.
Comment:	10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).
Response:	Acknowledged, will comply.
Comment:	11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.
Response:	Acknowledged, will comply.
Comment:	12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official.

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	Building dept. will require special inspector form be completed and submitted for approval.
Response:	Acknowledged, will comply.
Comment:	13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.
Response:	Acknowledged, will comply.
Comment:	14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.
Response:	Acknowledged, will comply.
Comment:	15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.
Response:	Acknowledged, will comply.
Comment:	16. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.
Response:	Acknowledged, will comply.
Comment:	17. 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, will comply.
Comment:	18. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.
Response:	Acknowledged, will comply.
Comment:	19. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.
Response:	Acknowledged, will comply. There are no trusses in the project currently.
Comment:	20. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.
Response:	Acknowledged, will comply.

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Comment:	21. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.
Response:	Acknowledged.
Comment:	22. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.
Response:	Acknowledged, will comply.
Comment:	23. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.
Response:	Acknowledged, will comply.
Comment:	24. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.
Response:	Acknowledged, will comply.

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BY:	DATE:	
Patrick Noble		COMMENTS & INFORMATIONAL NARRATIVE ON <u>BSO</u>
NOTE: DRC submissions require a CPTED/ Security Strengthening Narrative Folder and a separate Drawing Folder for review. All mandatory compliance condition requirements MUST BE LISTED AND SPECIFICALLY ADDRESSED WITH DETAILS on Narrative and Drawing plans.		
Comment:	1. Trespass and Signage: Territorial Reinforcement and Access Control <ul style="list-style-type: none"> • Submit a Broward Sheriff's Office No Trespass Program Affidavit with the application. • Post sufficient BSO No Trespass Signage so that it is readily available at the main entrance and all sides of the property: North, South, East and West. • Prominently post signs securely using robust fasteners at all corners. 	
Response:	A No Trespass Affidavit has been completed and included with this re-submittal. BSO No Trespass Signage will be posted. Please refer to sheets at the lobby entrances of Zones B & D, at the parking garage access points. Please refer to sheets SP-1 and SP- for signage locations. Signage to be purchased and installed at the time of building construction.	
Comment:	2. CPTED Landscaping Standards <ul style="list-style-type: none"> • A: Natural Surveillance <ul style="list-style-type: none"> • Design out landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance. • Design out existing or potential concealment/ ambush points. • Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover. • Maintain an 8" clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants. • B: Territorial Reinforcement <ul style="list-style-type: none"> • Wherever possible, design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential criminal activity. • Place convex mirrors where appropriate such as around exterior doors and in blind spots such as passageway corners, alcoves, etc. 	
Response:	<ul style="list-style-type: none"> • Landscape and sight lighting will be coordinated as to avoid obstructions to Natural Surveillance. Security camera locations will be coordinated with a security consultant prior to permitting. • Potential ambush points will be surveilled either by natural means or by a 24-7 security camera system. Security camera and monitoring stations locations will be coordinated with a security consultant prior to permitting. • Building Management will maintain all hedges, bushes, low plants and ground cover at a 2' to 2.5' foot maximum height. Please refer to Sheets L-1 and L-2. 	
Comment:	3. CPTED Lighting Standards	

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	<ul style="list-style-type: none"> • Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site. • All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage rooms and/ or sheds, etc. • Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, etc. • Lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over illuminate or create shadows. • To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. • Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprises such as an ambush. With soft bright lighting the field of vision is greatly extended.
Response:	<ul style="list-style-type: none"> • Acknowledged. Site lighting will meet a minimum maintain level of 0.5 foot-candles. Please refer to Sheets E0.1 through E0.6 for the site lighting levels and sheets E1.1 through E1.4 for light fixture specifications. • Acknowledged. Integration of motion sensors will be coordinated with a security consultant prior to permitting. • Acknowledged. • Acknowledged. • Acknowledged.
Comment:	<p>4. Doors, Windows, Elevators, Overhangs, Fences, etc.: Security Strengthening, Natural Surveillance and Access Control, Burglar Alarms</p> <ul style="list-style-type: none"> • Install either a reinforced security window or a 180-degree wide angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry. • Burglar/ Security Alarms must be installed at the facility offices wherever sensitive identification documents or electronic files including financial information is stored. Pre-hardwire for alarms as Wi-Fi is being hacked more frequently. Alarms must be activated whenever the offices are closed, or all personnel are out of the office building. • Costly equipment such as exterior air conditioning units must be clearly, and permanently marked and serial numbers and photos stored for criminal investigation. This identification information must be readily available in the event of a theft or burglary to help law enforcement try to quickly track and recover the stolen items. • Elevator - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.
Response:	<ul style="list-style-type: none"> • Acknowledged. 180-degree wide angled door viewers will be installed on all exterior service doors. A door hardware will be coordinated with a door hardware consultant prior to permitting. • Burglar alarms will be installed as required. Alarm systems will be coordinated with security consultant prior to permitting.

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	<ul style="list-style-type: none"> • Equipment will be mark and record will be kept in secure area that cabn only be accessed by authorized personnel. • Elevators will be access controlled and video surveilled.. Blind spot convex mirrors will be placed as required for the safety of the residents and their guests. Access control, alarm and video surveillance systems will be coordinated with a security consultant prior to permitting.
Comment:	<p>5. Exterior Dumpster (if any): CPTED, Natural Surveillance and Security Strengthening</p> <ul style="list-style-type: none"> • To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates: • A robust locking mechanism such as a throw bolt with a padlock for example rather than only a vulnerable chain and padlock. • Bottom gate clearances must be 8” above the ground for viewing underneath. • If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate. • Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
Response:	A secure trash room has been provided for both Zones B and D. The trash room on Zone B will only be accessed by commercial/retail tenants, building management and residents. The Zone B trash room will be sub-divided: an area for residents and an area for commercial/retail tenants.
Comment:	<p>6. Key Security: Access Control and Security Strengthening</p> <ul style="list-style-type: none"> • Describe access key control security system - general description only, avoid specific location of key storage safe. • A camera should monitor this key storage area.
Response:	<ul style="list-style-type: none"> • An access key control system will be provided and coordinated with a security consultant prior to permitting. • Acknowledge. Key storage area location will be coordinated with security consultant and owner prior to permitting.
Comment:	<p>7. Parking Lot and adjacent access perimeters:</p> <ul style="list-style-type: none"> • Vehicles are frequently burglarized in driveways and parking lots leading to significant property loss and often the theft of personal identification which has resulted in highly damaging chronic identity theft fraud. • Violent Robbery incidents, primarily in parking lots and driveways, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist. • Comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”. • Enclosed garages must have an emergency police call alert button. • Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests/employee use only.

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	<ul style="list-style-type: none"> • Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests/ employees to park and loiter in private parking lot. • Post towing sign and enforce tow away policy consistently concerning non-authorized visitors and/ or abandoned vehicles.
Response:	<ul style="list-style-type: none"> • Acknowledged. • Acknowledged. Surveillance camera locations will be coordinated at the time of permitting with architectural drawings and a security consultant. • Acknowledged. Surveillance camera locations will be coordinated at the time of permitting with architectural drawings and a security consultant. • • Acknowledged. Signage locations will be coordinated at the time of permitting with a Signage Consultant. • Acknowledged. Signage locations will be coordinated at the time of permitting with a Signage Consultant. • Acknowledged. Signage locations will be coordinated at the time of permitting with a Signage Consultant.
Comment:	<p>8. Business Security Ordinance: Natural and Electronic Surveillance</p> <ul style="list-style-type: none"> • If the business or any of the tenants will operate a late-night business, then compliance with City of Pompano Beach Ordinance § 115.26 BUSINESS SECURITY is mandatory. Address this in detail in the Development Review CPTED/ Security Strengthening Narrative and Drawing submissions for review. • Describe in Drawing and Narrative Plans: <ul style="list-style-type: none"> 1) Video or security camera system: Every Late-Hours Business shall maintain a video or security camera system that is capable of monitoring, recording and retrieving a clear and identifiable image to assist law enforcement personnel in offender identification and apprehension. Said system shall comply with all of the following standards: <ul style="list-style-type: none"> (a) Be in operation at all times. (b) Be readily viewable and accessible by employees. (c) At least one camera recording the interior of the business. (d) At least one camera recording any parking areas, (cameras must cover entire parking area up to the perimeter); and (e) All recordings must be retained and available to police for a period of 72 hours from the date of recording. 2) (If applicable) All window signage provided at Late-Hours Businesses must allow a clear and unobstructed view from the outside of the building and in a normal line of sight of the cash register and sales transaction area.
Response:	<ul style="list-style-type: none"> • Acknowledged. 1) Acknowledged. Commercial Space has not been leased to a tenant or business. 2) Not applicable. Commercial Space has not been leased to a tenant or business.
Comment:	<p>9. Surveillance: Natural and Electronic</p> <ul style="list-style-type: none"> • Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. • Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

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	<ul style="list-style-type: none"> • All exterior building entrances, exits including service doors must have surveillance camera coverage. • Strategically plan and install the surveillance system monitors to avoid obstructions. Ensure clear surveillance sight lines by installing the monitors in the right place such as for example in the front desk area and not locked in an office where they are not usually of any immediate help in an emergency. • Any potentially vulnerable areas that cannot be covered by electronic monitoring should be either viewable via natural surveillance or checked frequently by employees. • All management/ security office doors must have a surveillance monitor, reinforced security window or a 180-degree wide angle 'peephole' door viewer enabling the occupants to view who is outside the security safe room door.
Response:	<ul style="list-style-type: none"> • Acknowledged. Surveillance camera locations will be coordinated at the time of permitting with architectural drawings and a security consultant. • Acknowledged. Surveillance camera locations will be coordinated at the time of permitting with architectural drawings and a security consultant. • Acknowledged. Surveillance camera locations will be coordinated at the time of permitting with architectural drawings and a security consultant. • Acknowledged. Monitor locations will be coordinated at the time of permitting with architectural drawings and a security consultant. • Acknowledged. • Acknowledged.
Comment:	<p>10. Miscellaneous: Security Strengthening</p> <ul style="list-style-type: none"> • Any publicly accessible seating benches or platforms should be designed to deter loitering/ sleeping by vagrants/ trespassers. An example would be to incorporate individual seating on a bench by including arm bars between designated single seating positions. Large horizontal platforms should incorporate an anti-loitering/sleeping design feature. • Bike storage racks must be placed close to the main access doors providing convenience and maximum natural and electronic security surveillance. • Exterior A/C condenser equipment must have enhanced security strengthening features such as an A/C In-line alarm, One-Way Tamper Resistant Screws, A/C Security Cage or other adequate protection. • If any Wi-Fi is provided, restrict free public access to avoid attracting loitering and trespassing by unauthorized/ undesirable persons.
Response:	<ul style="list-style-type: none"> • Acknowledged. Surveillance camera locations will be coordinated at the time of permitting with architectural drawings and a security consultant. • Acknowledged. Resident Bike Storage is provided in a secure room (Resident Bike Shop) on both Zones B & D. Public Bike Racks have been located in the parking garage where they can be surveilled. • Acknowledged. All A/C condensing equipment will be located on the building's roof and can only be accessed by authorized personnel. • Acknowledged.
Comment:	<p>11. Address Emergency Radio Signal Ordinance to ensure Law Enforcement can operate unimpeded within the structure.</p>
Response:	<p>Both Zones B & D will contain two-way radio communication enhancement systems as required by the Florida Building Cod and the Florida Fire Prevention Code. Specific</p>

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provisions, infrastructure design, and BDA Room locations will be coordinated with the MEPF of record prior to permitting.

Comment:

12. Provide an Emergency Access Method/ System to Law Enforcement and describe.

- To ensure unimpeded emergency access to a Sheriff's Office Emergency Response, the entry access system must be able to dial 911 for emergency alert and access. Install a telephone/ video intercom paging safety and security access control system at the normal entry/ exit doors/ or security gate. Include an emergency alert/ alarm in the event of any emergency for example a forced entry intruder/ robber/ or a walk or drive up medical emergency event just outside the door.

Response:

Acknowledged

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03/15/2023

BY:	DATE:	
Kimberly Vazquez		<i>COMMENTS & INFORMATIONAL NARRATIVE ON</i> <i><u>CRA</u></i>
CASE COMMENTS:		
Comment:	CRA is in support of mixed-use development for this site.	
Response:	Acknowledged.	

DRC

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BY:	DATE:	
Wade Collum		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>LANDSCAPE</u></i>
CASE COMMENTS:		
Comment:	<p>1. Who is author of comment response sheet? Response sheet is vague, in accurate and take out of sequence. Please correct and make sure comment responses have actually been addressed so that staff can perform and accurate review.</p>	
Response:	<p>WHP: Noted. Acknowledged. Inaccuracies and inconsistencies have been corrected.</p>	
Comment:	<p>2. Site plan does not match landscape plan as it relates to the west side of Zone B, as it relates to island bump out, Fire lane, foundation planting and access doors. Zone D south side median and fire lane.</p>	
Response:	<p>WHP: Landscape plan has been updated and coordinated to match the site plan. See sheets L-1 through L-2.</p>	
Comment:	<p>3. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per TO 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.</p>	
Response:	<p>WHP: Note has been added to sheets L-1 and L-2 that all overhead utilities will be buried for this project as per TO 155.3501.H.6.c.vi.g. A general note has been added to sheets A-0.4 Site Plan – Zone B and A-0.5 Site Plan - Zone D. The text indicating the existing overhead utilities has also been added to the project narrative.</p>	
Comment:	<p>4. 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.</p>	
Response:	<p>WHP: Tree Survey has been submitted as part of this submission.</p>	
Comment:	<p>5. It appears that there are a large amount of mature trees that may be able to be retained if the site is adjusted to preserve their locations. As per 155.3501.J.3.d. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged. If relocation is the option, please be prepared to provide time lines to meet the requirement.</p>	
Response:	<p>WHP: The possibility of preserving an existing mature tree or relocating was investigated. Due to conflict with new proposed building and relocation logistics the preservation of an existing tree isn't able to be</p>	
Comment:	<p>6. 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 non-specimen 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.correct.</p>	
Response:	<p>WHP: Tree appraisal has been added to the tree disposition schedule, see sheets TD-1 and TD-2.</p>	

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Comment:	7. Who is author of tree appraisal? Provide methodology for tree appraisal as all values appear to be low.
Response:	WHP: Noted.
Comment:	8. Round up on the existing tree specs; i.e. heights, spreads, DBH's, condition percentages
Response:	WHP: Tree specs have been rounded up for heights, spreads, DBH's and condition percentages. See schedule on sheets TD-1 and TD-2.
Comment:	9. Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.
Response:	WHP: Will provide with the following submission.
Comment:	10. DBH to caliper and the per foot price for palms replacements
Response:	WHP: DBH has been updated to caliper on the proposed tree schedule, see sheet L-1 and L-2. Pricing will be provided with the following submission.
Comment:	11. Provide a mitigation plan based on values for specimen trees and caliper to DBH on non-specimen trees and palms. Mitigation must be above and beyond what is required.
Response:	WHP: Noted.
Comment:	12. Provide a graphic scale on all landscape plans.
Response:	WHP: A graphic scale has been provided to all landscape plans.
Comment:	13. Please provide a staggered grouping of Washingtonia palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm. What is proposed is not adequate
Response:	WHP: A staggered grouping of Washingtonia palms have been added to all street facing corners. See sheets L-1 and L-2.
Comment:	14. Provide a separate sheet for the suspended pavement highlighting the areas for this and include on the civil plans. Cells areas are to be one unit and a complete box for all proposed trees directly abutting paved areas. Cells will be required under the sidewalk on all sides to provide soil volumes for tree and palms proposed at building face, including street trees on terminating ends and intermediate islands of parallel parking rows.
Response:	WHP: See sheets L-3 and L-4 on the landscape set and sheets C-7,C-8,C-9 and C-10 on the Civil set.
Comment:	15. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate subbase (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Please show this on the landscape plan as well as the Civil Plans. This applies to all sides and all aspects of the proposed development.
Response:	WHP: See sheets L-3 and L-4 on the landscape set.
Comment:	16. Soil volumes need to clarify and show on the plans specifically. These cells, details and requirements also need to be shown on the civil plans please note the sheet numbers when responding to comments.
Response:	WHP: See sheets L-3 and L-4 on the landscape set and see sheets C-18 within the Civil set for the Silva Cell detail.
Comment:	17. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.
Response:	WHP: Root barrier specifications have been added to the landscape set. See sheet L-6.

DRC

Comment:	18. As part of the DPOD and TO Districts NE 3 Ave Greenway Systems on the Designated Public Open Space & Greenway System Regulating, Street Trees are to be 24' tall. Oaks are probably the most accessible at this size. Fifty percent (50%) of each street needs to have 24' tall Oak trees for a minimum count of 5 on all sides of Zone B and the north and south sides of Zone D. Also, 3 large Oaks on the East and West sides of Zone D. Gumbos Limbos will not be accessible at that height and staff strongly recommends Oaks for continuity and consistency.
Response:	WHP: Street trees have been updated to be 50% 24' tall Live Oak trees. See landscape sheets L-1 and L-2.
Comment:	19. On street parking is not required in the TO District, Staff recommends removing and / or reducing the on street parking within the Greenway Systems. Street trees are required, parking is not as per previous comments
Response:	WHP: On street parking has been reduced and street trees have been added. See sheets L-1 and L-2.
Comment:	20. As per 155.3501.K.5.a.i. a minimum of 50% of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees.
Response:	WHP: Proposed landscape street trees have been updated to be 50% shade tree. See sheets L-1 and L-2.
Comment:	21. As per 155.3501.K.5.iv. If provided, tree placement shall be in planters or tree grates a minimum of five feet by five feet, with a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity as specified in Figure 155.3501.J.3.a herein.
Response:	WHP: Proposed tree grates are 5'x5' with a suspended pavement system equivalent to the soil volume appropriate for each specified tree. See note on sheets L-3 and L-4 for the soil volume calculation and sheet L-6 for the Tree Grate Detail.
Comment:	22. As per 155.3501.H.5. Street Development Applicability The Specific Street Design Standards are applicable to city initiated streetscape improvements and privately initiated streetscape improvements as specified in each TO District. Full block developments, and developments that provide improvements along an entire street frontage shall be required to provide streetscape improvements for the entire street frontage(s) abutting the development. Please show on for all sides of Zone B and Zone D.
Response:	WHP: Noted.
Comment:	23. Show street trees along both sides on the Zone D on the south side and recalculate site tree requirements.
Response:	WHP: Street trees have been added along both sides of Zone D on the south side and site tree requirements have been updated. See sheet L-2.
Comment:	24. Clarify courtyard area. Is this open to the sky. It is unclear to staff what is being proposed.
Response:	WHP: Courtyard area will be open to the sky as an outdoor amenity space.
Comment:	25. Verify the 10' width of the sidewalk as this dimension seems large for the requirement.
Response:	WHP: The sidewalk width is 5'-0", see sheets L-1 and L-2.
Comment:	26. Provide Tree Grate Details.
Response:	WHP: See detail on sheet L-6.

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Comment:	27. Provide a Phasing plan as to how the construction completion process will be handled.
Response:	The construction of buildings B & D is intended to be one project.
Comment:	28. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.
Response:	WHP: See sheets IR-1 and IR-2.
Comment:	29. Bubblers will be provided for all new and relocated trees and palms.
Response:	WHP: See sheets IR-1 and IR-2.
Comment:	30. 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.
Response:	WHP: Note has been added. See sheets L-1 and L-2.
Comment:	31. Specify Oaks to be field grown or Reason7 Certified Container Grown Trees.
Response:	WHP: Oaks have been specified to be field grown. See landscape schedule on sheets L-1 and L-2.
Comment:	32. For consistency sake, trees other than the Oaks can all be Caesalpinia's to create unity and cohesiveness.
Response:	WHP: Noted. See landscape schedule on sheets L-1 and L-2.
Comment:	33. Change some of the Myrcianthes to the heterophyllas so as to create more of a sense of scale than all understory trees. Please also note that the trees are not permitted to be shaped or sheared and that they are to retain their natural form.
Response:	WHP: Noted. See landscape schedule on sheets L-1 and L-2 and notes.
Comment:	34. Provide more tree/palm plantings on the West side of Zone B building instead of two rows of shrubs and Alocasias.
Response:	WHP: Noted. More trees/palms have been added to the West side of Zone B. See sheets L-1 and L-2.
Comment:	35. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
Response:	WHP: Note has been added, see sheets L-1 and L-2.
Comment:	36. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
Response:	WHP: Noted.
Comment:	37. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.
Response:	WHP: Note has been added, see sheets L-1 and L-2.
Comment:	38. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation.

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	The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
Response:	WHP: Note has been added, see sheets L-1 and L-2.
Comment:	39. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.
Response:	WHP: Noted, will provide in the following submission.
Comment:	40. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.
Response:	WHP: Note has been added, see sheets L-1 and L-2.
Comment:	41. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
Response:	WHP: Note has been added, see sheets L-1 and L-2.
Comment:	42. All tree work will require permitting by a registered Broward County Tree Trimmer.
Response:	WHP: Note has been added, see sheets L-1 and L-2.
Comment:	43. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
Response:	WHP: Noted.

DRC

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03/15/2023

BY:	DATE:	
Pamela Stanton		COMMENTS & INFORMATIONAL NARRATIVE ON <u>ZONING</u>
CASE COMMENTS:		
Comment:	1. Provide written responses to all comments.	
Response:	Acknowledged. Please refer written responses below.	
Comment:	2. Provide a letter of determination from the FAA regarding the height of the building in Zone B.	
Response:	FAA determination letter has been requested and will be submitted to staff upon receipt and prior to building permit	
Comment:	3. Lot unification for the two parcels in Zone D is required prior to permit.	
Response:	Acknowledged. Applicant will record the required Declaration of Unity of Title prior to issuance of permit.	
Comment:	4. Previous comment remains. Provide labels and dimensions on all plans for all project elements	
Response:	Acknowledged. Please refer to the drawings for labeling and dimensioning of project elements.	
Comment:	5. Previous comment #6 pertaining to off-site parking that may be provided only for non-residential uses was addressed via an Interpretation by the Director that allows parking for Zone D to be located in Zone with a requirement that the parcels must be unified. A condition of site plan approval will require that evidence is provided demonstrating that the parcels have been unified.	
Response:	Acknowledged. Applicant will record the required Declaration of Unity of Title prior to issuance of permit.	
Comment:	6. Previous comment pertaining to the locations of the required bicycle parking needs clarification. On the Zone B site plan, the bike racks are shown in conflict with the area labeled Parcel Room.	
Response:	Required bicycle parking has been provided. In both Zones B & D, resident bike shops have been provided for residents to storage and service their bicycles. Zone B also has additional bicycle parking for commercial/retail customers and guest located next to the elevator shaft and parcel room.	
Comment:	7. Clarification provided for previous comment #12: ON THE ELEVATIONS DRAWINGS, LABEL the elements that extends 9'-6" above the 106' of the roof of Zone B building.	
Response:	The egress stairs and the elevator shafts have been identified on the elevations. These elements and the roof parapets extend above the roof of Zone B. These elements extend above the roof to provide roof access (egress stairs), house infrastructure (elevator shaft), to screen rooftop mechanical equipment (roof parapets) or to provide code required fall protection (parapets).	
Comment:	8. Clarification provided for previous comment #13. Provide dimensions ON THE SITE PLAN for the building length, not exceed 300 feet in length at any level, in compliance with Section 155.3501.O.2.a.	
Response:	Dimensions indicating the building length have been provided on sheets A-0.2 Site Plan – Zone B and A-0.3 Site Plan – Zone D. Overall building length dimensions have been provided on the floor plans, sheets A-1.1 through A-1.12, indicating that the building length does not exceed 300 feet at any level.	
Comment:	9. It is not clear on the revised drawings that previous comment #14 has been addressed on all frontages. Section 155.3501.O.2.c: Any building frontage along	

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	<p>a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the existing City street grid.</p>
Response:	<p>Building breaks have been provided on the ground floors of both Zones B & D. Please refer the Ground Floor Plans of both Zones B & D. A breakdown of the building breaks is provided below:</p> <p><u>Zone B</u></p> <p>NE 3rd Street: Walk up Unit Terraces – 140'-0" wide by 10'-0" deep Building Access- 15'-0" wide</p> <p>NE 3rd Avenue: Landscape Area – 29'-3" wide by 44'-2" deep Building Access – 23'-0" wide</p> <p>NE 2nd Street: Landscape Area- 44'-2" wide by 29'-3" deep Building Access – 12'-4" wide Open Space – 47'-5" wide by 10'-1" deep</p> <p>NE 2nd Avenue: Open Space – 46'-10" wide by 10'-0" deep Open Space – 45'-4" wide by 10'-0" deep</p> <p><u>Zone D</u></p> <p>NE 2nd Street: Landscape Area- 30'-4" wide by 10'-0" deep Terrace - 14'-7" wide by 3'-0" deep</p> <p>Alley: Open Space – 13'-5" wide by 15'-1" deep Open Space – 130'-0" wide by 48'-9" deep</p>
Comment:	<p>10. Response to previous comment requires clarification while calculations do not indicate overall compliance. Provide the calculations in a manner that depicts an overall glazing area for the ground level walls broken down only by nonresidential and residential categories, not be separate uses. Previous comment: Provide calculations indicating compliance with Section 155.3501.O.2.h where nonresidential active use and residential lobbies are required to include at least 70% of the façade area as transparent clear glazed area, and residential active uses are required to have at least 30% of ground floor street walls to be fenestrated with windows that permit views of human activities and spaces within the structure.</p>
Response:	<p>Please refer to active use diagrams on sheets A-2.4 through A-2.7. These diagrams provide a breakdown of the transparent clear glazed area for both non-residential and residential active use areas.</p>

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Comment:	11. (Previous comment #17 remains and is pending adoption of the proposed Text Amendment.) The proposed building height of 106 feet exceeds the maximum allowable building height with Height Bonus Option #1 of Table 155.3708.E.1. Clarify how the requirements of this Table will be addressed.
Response:	The applicant will be applying for text amendment to the code. Changing Height Bonus Option #1 to 32 feet.
Comment:	12. Table 155.3708.G.2.a requires that at least 80% of street sides have building frontage (active use). The Project Data table indicates various frontages do not meet the minimum percentage. Address this issue.
Response:	The ground floor plans of both Zones B & D have been revised to comply with the active use requirement of at least 80% on at least two sides (with priority given to frontages on a greenway, an open space and the highest-ranking street) for properties with two or more frontages. A breakdown of the active use has been provided on sheets A-2.4 through A-2.7 Active Use Diagrams.
Comment:	13. Previous comment #19 remains. Section 155.3708.G.4 requires that 1 bedroom units are a minimum 575 square feet of floor area. Article 9 of the Zoning Code states that Floor Area per Dwelling Unit is determined by measuring the sum of the gross horizontal area (in square feet) of each floor of a dwelling unit, measured from the exterior walls or the centerline of party walls. It appears that various 1-bedroom units are less than the minimum required square footage and may have been calculated by including a portion of a proposed inset balcony for those units.
Response:	The dwelling unit size have been corrected to meet the minimum square feet floor area required. Those units where the inset balcony was included have been enlarged and revised to meet or exceed the minimum floor area required. Please refer to revised sheets A-1.1 through A-1.10.
Comment:	14. (Previous comment #20 remains and is pending adoption of the proposed Text Amendment.) Zone B is located in a RM (Multi-Family Residential) Use Area which does not allow non-residential uses on the ground floor, pursuant to Table 155.3708.H.1.a. Clarify whether the area shown on the ground floor and site plan that is labeled "LOUNGE" will be open to the public or if it is a residential amenity.
Response:	The applicant will be applying for text amendment to the code. Changing Zone B's use area to MUR (Mixed Use Residential). The former "LOUNGE" space has been renamed "RESIDENT LOUNGE" and is intended for Residents and their guests only.
Comment:	15. (Previous comment #21 remains and is pending adoption of the proposed Text Amendment.) Section 155.3708.K.3.a requires that the height of the building podium does not exceed 60 feet and that the portion of the buildings that are located above 60 feet in height do not exceed 80% of the podium area, and are setback a minimum of 20 feet from the front building line. Clarify how the requirements of this Section will be addressed.
Response:	Acknowledged and provided. Pedestal/podium height does not exceed 60 feet in height (elevations) Pedestal/podium area is less than 90% of lot area (project data table) Building fronts align with edge of sidewalk. Intermittent landscape areas are provided to meet the minimum pervious area requirement (site plan) Architectural character is consistent with requirements (elevations): Ground floor is designed to be pedestrian orientated. Ground floor at least 12 foot tall. Tower area is less than 80% of pedestal (project data table). The buildings are primarily colored stucco on concrete masonry block (elevations)

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Intermittent canopies have been provided (plans & elevations)	
Comment:	16. THE FOLLOWING WILL BE A CONDITION OF SITE PLAN APPROVAL: Prior to permit approval, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees per Chapter 154.
Response:	The applicant will be contributing the payment in lieu of providing affordable housing.
Comment:	17. (Previous comment #24 remains and is pending adoption of the proposed Text Amendment.) The proposed density exceeds the 60 units per acre, the maximum allowable density, pursuant to the Regulating Diagrams for the DPOD.
Response:	The applicant will be proposing a text amendment to this section of code.
Comment:	18. The previous comment pertaining to the applicability of the Street Development Regulating Diagrams remains and will continue to be a topic of discussion in light of the recent roadway improvements by the City along NE 2 Av and NE 3 Av adjacent to the project.
Response:	Acknowledged. NE 2 nd Avenue, NE 2 nd Street and NE 3 rd Street comply with MS-60-39. NE 3 rd Avenue complies with MS-68-47. The alley at the south of Zone D complies A-30-15
Comment:	19. THE FOLLOWING WILL BE A CONDITION OF SITE PLAN APPROVAL: Prior to permit approval, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
Response:	Acknowledged.
Comment:	20. It appears that the building height shown on the elevations is measured from finish floor, not from finish grade as required. Section 155.9401.G: Building Height is measured from average finish grade in front of the building.
Response:	Dimensions indicating building height have been revised to measure from average finished grade. Please refer to sheets A-2.1 through A-2.3.
Comment:	21. Section 155.3501.O.h.ii. The east side of Zone B faces an open space (Founders Park) which must be given priority in terms of providing ground floor active use. The plans continue to show only non-active use along the length of the frontage on NE 3 Av, where all other building frontages contain active use regardless of the required priority. The response to the previous comment pertaining to this issue states that the façade of the mechanical spaces along the east side will be designed with strategically placed fenestration to resemble dwelling units. The requirement and the expectation for this building frontage goes beyond what is represented in the submitted drawings and will remain an issue until it is demonstrated that it has been addressed in a manner that meets the expectations.
Response:	The ground floor plan of Zone B has been revised to comply with the active use requirement of at least 80% on a side that fronts a greenway. Breakdowns of the active use and the transparent clear glazed area for non-residential and residential active use areas have been provided on sheet A-2.5 Active Use Diagrams – Zone B. The exposed parking garage façade that fronts the greenway and Founders Park will include architectural features to resemble liner units. These features will include faux balconies, metal balcony guardrails and openings that will be infilled with a light blue screen. The material spec of the light blue screen will be provided to staff for review and approval.

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Comment:	22. The project narrative states “Exposed parking garage facades will include architectural features to resemble liner units” for Zone B. Although the building elevation that overlooks Founders Park includes openings that resemble the shape and size of windows and sliding glass doors of apartment units, the openings are proposed to be treated with “...PERFORATED SCREEN PANEL” as called out on the exterior elevation key notes/material schedule. The proposed perforated screen treatment renders the building with an appearance of a parking garage, not liner units. Staff acknowledges that a liner building is not required, however staff believes that the elevation can be designed and treated in a manner that is consistent with the intent of Section 155.5605 Parking Garage Design Standards, to limit the visual impact of auto-oriented development, particularly in the TO/DPOD.
Response:	The exposed parking garage façades will include architectural features to resemble liner units. These features will include faux balconies, metal balcony guardrails and openings that will be infilled with a light blue screen. The material spec of the light blue screen will be provided to staff for review and approval.
Comment:	23. Revise the plans to show the alley right-of-way dedication for the Old Town project side of the alley, not for the adjacent property to the south.
Response:	The plans have been revised to show the alley right-of way dedication and improvements on the Old Town project side only. The adjacent property will not be impacted. Please refer to sheet A-0.3 Site Plan – Zone D.
Comment:	24. On the plans, label the existing and post-dedication property lines/right-of-way lines and provide labels and dimensions for the dedication widths.
Response:	Acknowledged. Existing and post-dedication property lines/right-of-way lines and dimensions for the dedication widths have been provided. Please refer to sheets A-0.2 Site Plan – Zone B and A-0.3 Site Plan Zone D.
Comment:	25. THE FOLLOWING WILL BE A CONDITION OF SITE PLAN APPROVAL: Prior to permit approval, the required right-of-way dedications for all roadways and alley must be completed.
Response:	Acknowledged.
Comment:	26. THE FOLLOWING WILL BE A CONDITION OF SITE PLAN APPROVAL: Prior to permit approval, a Revocable License Agreement must be approved by the City Commission.
Response:	Acknowledged.

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BY:	DATE:	
Beth Dubow		<i>COMMENTS & INFORMATIONAL NARRATIVE ON <u>ENVIRONMENTAL SERVICES/SOLID WASTE</u></i>
CASE COMMENTS:		
Comment:	1. Garbage and recycling collection must be done out of the right-of-way.	
Response:	Acknowledged. Garbage collection and staging have been designed to occur out of the right-of way. Please refer to sheets A-0.4 and A-0.5.	
Comment:	2. Show the staging area for the containers to be serviced on the site plan. Keep in mind these are front-loading trucks. Containers should be placed closest to the area where the front of the truck can access and service the containers.	
Response:	Staging areas have been identified on the Refuse Circulation Plans. Please refer to sheets A-0.4 and A-0.5.	
Comment:	3. A garbage truck requires 15 feet of height clearance for driving/maneuvering into place and 21 feet of height clearance for servicing containers. There is not adequate clearance for a garbage truck to enter Zone B; only 9'- 6" is shown on the elevation.	
Response:	Garbage truck access will have a minimum clear height 17' -6" throughout the access of Zone B. The staging and pick-up areas will be open to sky. Please refer to sheets A-0.4, A-0.5, A-2.1, A-2.2, and A-2.3.	
Comment:	4. Explain how the Zone D trash containers will be toted to the trash pick-up area.	
Response:	Zone D's trash containers will be pushed out of the resident trash room through the loading berth to the trash staging area by building management.	
Comment:	5. Ensure the width of the driveways leading to the trash rooms can accommodate a garbage truck. a. The garbage trucks are a minimum of 35 feet in length. Drivers need adequate room to maneuver into and back out of the staging area. b. Show the turning radii (measured in feet) in and out of the loading areas on the site plan. Garbage trucks require an inside radius of 35' and an outside radius of 50'. c. Garbage trucks must have 40 feet of straight and unobstructed access to the immediate service area.	
Response:	Driveway width is a minimum of 23 feet wide for a two-way drive and 15 feet wide for a one-way drive. Adequate room to maneuver into and out of staging areas has been provided. Turning radii are shown on the Refuse Circulation Plans on sheets A-0.4 and A-0.5.	
Note:	Owners of this commercial property (if these are rental units) are responsible for securing garbage collection service directly from Coastal Waste & Recycling. Acknowledged.	
Note:	Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler. Acknowledged.	
Note:	All demolition materials must be removed from the site by Coastal Waste and Recycling, the City's franchise collector. Acknowledged.	
Note:	As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated	

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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.

Acknowledged.

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