

September 1, 2022

**City of Pompano Beach**

100 West Atlantic Blvd  
Pompano Beach, FL 33060

**Re: Entourage in the Sun**  
**PZ22-12000011**  
**407 Riverside Drive, Pompano Beach**

The following is a response to staff comments. Below are the comments along with our responses in bold:

**File #:** LN-284

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**DEVELOPMENT REVIEW COMMITTEE****ENTOURAGE IN THE SUN SITE PLAN**

**Request:** Major Site Plan  
**P&Z#** PZ-22-120000011  
**Owner:** BG II, LLC and Riverside North Developers, LLC  
**Project Location:** 407, 419 N. Riverside Drive  
**Folio Number:** 484331130050; 4884331130060  
**Land Use Designation:** H (High 25-46 DU/AC)  
**Zoning District:** RM-45 (Multi Family Residence-45)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Paola West (954-529-9417)  
**Project Planner:** Pamela Stanton (954-786-5561 / [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com))

**Summary:**

The site plan application is for a 42-unit multifamily development with one 10-story building on a 40,752 square foot (0.93 acre) lot, with an internal parking garage and amenities.

**PLANNING**

Plan Reviewer: Daniel Keester | [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com) Status: **Authorized with Conditions.**

-Land use for this parcel is High Residential (H). The size of this property is 40,752 square feet / 0.94 acres. The zoning for the property is RM-45 (Multi-family Residential) and would restrict the maximum density to 45 units per acre (.94 acres x 45 units / acre = 42 units). The plans submitted propose 42 multi-family units on the property.

**Response: Acknowledged.**

-The property has been platted (The Amended Plat of Parcel No. 4 Surfside Villas - PB 27 Pg 35). Based on a letter from the Broward County Planning Council, a similar development proposed in 2019 did not require replatting (letter dated August 15, 2019), therefore based on policy 2.13.1 the proposal should not require a replat or amendment.

**Response: Acknowledged.**

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

**Response: Acknowledged.**

-The property is abuts N Riverside Drive. The survey indicates on North Riverside Drive that there is an existing 25 feet to the centerline of the right-of-way, and a total of 50 feet wide for this roadway. Therefore, it appears that no additional dedications are required for this property.

**Response: Acknowledged.**

-The property does NOT front on a road identified on the Broward County Trafficways Plan.

**Response: Acknowledged.**

-The City has sufficient capacity to accommodate the proposal.

**Response: Acknowledged.**

**ENGINEERING DEPARTMENT**Plan Reviewer: David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com) <<mailto:david.mcgirr@copbfl.com>>**Status: Authorized With Conditions.**

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: To be provided.**

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

**Response: To be provided.**

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

**Response: To be provided.**

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

**Response: Acknowledged.**

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

**Response: Acknowledged.**

6. Place note on all landscape plan sheets as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc.

**Response: Please see the landscape plan, sheet L-2.0 where the requested note has been added.**

7. 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 all the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

**Response: All existing city-owned water, sewer & drainage is shown on the landscape plans. The landscape clearances are being met.**

# DRC

PZ22-12000011

02/01/2023

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8. Note on site plan. Any new dock and seawall will have to be permitted and built to CO Chapter 151. It is recommended to bring the seawall up to the new minimum height of 5.00 NAVD88 and not to exceed 5.10 NAVD88.

**Response: Acknowledged. The proposed seawall height is 5.00 ft NAVD.**

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

## FIRE DEPARTMENT

Plan Reviewer: Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com) <<mailto:jim.galloway@copbfl.com>> **Status: Authorized With Conditions.**

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

**Response: Acknowledged. Per the DRC meeting, the fire hydrants have been updated to address the Utilities comments.**

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

# DRC

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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PZ22-12000011

10/5/2022

**BUILDING DIVISION**Plan Reviewer: Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com) Status: Authorized with Conditions.

## Advisory Comments

**Response: Comments Acknowledged.**

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. 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 2017 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 2017 FBC.

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.

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

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.

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.

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.

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.

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.

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.

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.

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.

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).

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.



# DRC

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02/01/2023

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## BSO

Plan Reviewer:

Status: Comments not available as of 7/13/2022.

## CRA

Plan Reviewer: Kimberly Vazquez | [kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com) Status: Authorized (6-1-2022).

## UTILITIES

Plan Reviewer:

**Status: Pending Resubmit.**

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

**Response: Comment 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 e-plan submittal.

**Response: Permit to be provided.**

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

**Response: Please see the Erosion Control Plan, Sheet C-04.**

4. Civil plan 034 C-07 Water & Sewer Plan proposes a public fire hydrant to the north of the lot. Locate the proposed hydrant to the north extremity of the lot. Eliminate the proposed hydrant to the south of the lot as an existing hydrant is located at or near the intersection of NE 4th Street and N Riverside Drive.

**Response: Based on the coordination with the fire department, the requested changes have been made. The existing hydrant located south of the site is shown on the Water & Sewer Plan, Sheet C-07.**

5. Please note that proposed water meters 3" and larger are not stock items. These meters are subject to a 60 to 75 business day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

**Response: Comment noted.**

6. As noted prior, please attach the following City Engineering Standard details as they apply: 106-4 Meter Install Dimensions List, 107-1 Typical 1" Water Service, 107-2 Typical 2" Water Service, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 210-2 Sewer Box and Cover Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

**Response: The applicable details are provided on the Water & Sewer Details Plan, Sheet C-08.**

# DRC

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PZ22-12000011

10/5/2022

## LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com) Status: Pending Resubmit.

1. Plan has changed since last review cycle.

**Response: Noted.**

2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

**Response: Acknowledged.**

3. Submitted a tree survey and tree dispo do not match, please correct tree dispo so that tree survey and disposition coincide as to tree #'s, total count, and disposition.

**Response: A latest tree survey will be provided to show current and existing conditions of plant material on site.**

4. Staff cannot locate the mitigation breakdown information. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced. Provide a mitigation table. Mitigation must be above and beyond what is required.

**Response: An updated mitigation breakdown is now shown on sheet L-1.0 Tree disposition chart with non-specimen trees removed, palms to be removed and there are no specimen trees on site therefore this information is not shown. A detailed description of replacement trees and inches provided on site is shown on code compliance chart sheet L-2.3.**

5. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building. North side by Added parking and garage entrance East side by hammerhead.

**Response: Please see response below.**

6. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;

vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;

vii. Suspended pavements systems are provided for the adjacent vehicular use area.

**Response: The following conditions were applied to provide a superior landscape design that may grant 50% modifications: Trees and palms are provided as doubles with layering of two (2) shrub beds along Right-of-Way frontage. And a minimum of (2) Tree species are provided with a minimum of 14' height.**

7. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

**Response: Acknowledged.**

8. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

**Response: Minimum area is provided for tree planting on site.**

9. Provide 10' perimeter landscaping strip requirements as per 155.5203.D. on the NE side of the property, where it has been reduced to 5'. Relocate utilities out of this area to meet the requirements.

**Response: A 10' perimeter is provided on the NE side of property.**

10. The City does not recommend the use of large canopy, self cleaning palms in and around high target areas such as pedestrian access and vehicular use areas, propose an alternate large canopy palm such as Phoenix species.

**Response: Phoenix Sylvestris Palms are now proposed as an alternative to previously proposed Royal Palms.**

11. Long-term maintenance of coconut palms may not be done with the use of climbing spikes - clearly specify maintenance practices and note on this landscape plan.

**Response: Climbing spikes shall not be used. Maintenance, when need, shall be done via pruning saws with extenders (if necessary) using foot straps and safety harnesses to climb the tree.**

12. As per 155.5203. provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines for a total of 14 trees. Please evenly space them out along the run to meet the intent of the code as much as possible.

**Response: Proposed trees along Riverside Drive meet FP&L minimum species requirements and 14 trees (Silver Buttonwood and Crape Myrtle) are provided evenly spaced out along street with a maximum of 20' on center.**

13. Provide soil specifications and guying details for all roof top planters.

**Response: Please refer to detail on sheet L-2.1 and L-2.2**

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

**Response: A tree work permit will be issued by a registered Broward County Tree Trimmer.**

# DRC

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02/01/2023



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

**Response: Provided.**

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

**Response: Noted.**

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PZ22-12000011

10/5/2022

**ZONING**Plan Reviewer: Pamela Stanton | [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com) <<mailto:pamela.stanton@copbfl.com>>**Status: Pending Resubmittal.**

1. Please provide written responses to all comments.

**Response: Acknowledged.**

2. Previous DRC comment #4 states that the maximum building length cannot exceed 180 feet. The response states that the building length remains at 183 feet and 5-1/2 inches and that the applicant is requesting an exception. A Minor Administrative Adjustment (not an exception) is available to adjust the maximum multifamily building size by up to 5%, or 9 feet, pursuant to Section 155.2421.

**Response: The applicant is requesting a Minor administrative Adjustment**

3. Previous DRC comment #5 remains. The response states “Annotations were added on elevations” to identify the exterior façade materials and colors. However, annotations were not found on the elevation sheets.

**Response: See keynotes added to describe the material of exterior façade materials and colors.**

4. Previous DRC comment #7 remains. The required perimeter landscaping strip has not been provided between the east property line and the area labeled “Staging Area for Trash Collection & Fire Truck.” Revise plans to provide the landscape strip at the front of the property between the driveway and the front property line, in compliance with the requirements of this Section, or seek relief.

**Response: The applicant will be seeking relief.**

5. Previous DRC comment #8 remains. The required landscape area has not been provided between the building and the area labeled “Staging Area for trash Collection & Fire Truck. Revise the plans to provide the required landscape area in front of the building, between the building and the driveway, in compliance with the requirements of this Section, or seek relief.

**Response: The applicant will be seeking relief.**

6. Previous DRC comment #9 remains unless relief is obtained for the requirements of Section 155.5601.C.3. If compliance is not achieved, relief is available via Vernacular or Superior Design Alternative that may be approved by the Architectural Appearance Committee. The project must demonstrate how the criteria have been met and which Design Alternative Option from the Supplemental Criteria of the AAC is successfully applied to qualify for Superior Design. The Supplemental Criteria of the AAC is available on the Planning and Zoning page of the City’s website.

**Response:****Criteria for building façade described as A is compliant: (façade projections), is met in a non-traditional fashion, as the facades has a projecting skin created by the exterior walkways leading to**



means of egress, located 17'-6" from the main building envelope; the recesses are created by the openings through those walkways, where the main building skin is exposed to view from the public way; adding to the dynamic of the visual effect, the gap between the walkways and the building skin is animate by the insertion of planters and tall trees on level 2 – those trees growing up within the architectural façade facing the street.

Criteria for building façade described as B (wall offsets) is compliant: The wall offsets are 17'-6" (greater than two feet).

Criteria for building façade described as C (Design features): qualifies for Superior Design under the criteria #1 of Superior Design Alternative:

**“ The proposed features or elements contribute to the overall design and helps the project achieve excellence by creating a project of distinction , and thus exceeds the deviation from the Code Requirements in terms of aesthetic quality.”**

The architectural elements described in the code under “C” design features, are all traditional in nature: covered porch, pillars, post or columns adjacent to doorway, bay windows projecting 12 inches from the façade, projecting eaves, and window trims; in our proposed project, the modern use of glass, the dynamism of the different planes of the façade and the innovative insertion of trees within the depth of the front façade are clearly distinctive and state-of-the-art features that in our view exceed the code requirement in terms of aesthetic quality for a contemporary building of this class. For example, the fine architectural treatment of the protruding slab edges are finely tapered to bring the level of detail to a higher standard (see sheet R-004).

7. Previous DRC comment #10 remains. Section 155.5601, Multifamily Residential Design Standards, does not provide an option to conceal flat roofs and requires that a parapet wall with a three-dimensional cornice treatment is used. The project must comply or seek relief.

**Response: Parapet wall has been added to the flat roof, see drawing A-601, R003**

8. The response to previous DRC comment #11 pertaining to the appearance or visibility of the parking garage states “the portion of the building that contains the parking garage is below finish grade, and none can be seen from the street.” However, the ground floor plan depicts several interior parking spaces adjacent to the exterior wall of the building and may be visible from the public right-of-way, which includes North Riverside Dr and the Intracoastal Waterway. The portions of the building that contains the parking garage must appear to be consistent with the appearance of the habitable\occupiable portion of the building. Provide evidence of compliance with Section 155.5605.C.1.

**Response: No vehicle parked on level XX or on the ground floor will be visible, as the floor will not be open air – will be mechanically ventilated. See updated sheets R-001, R-002, R-006, A-501, R-502, R-503, R-504 for compatibility of parking level elevations with the rest of the habitable\occupiable portion of the building.**

9. The Parking Program (sheet A-014) indicates that a 15% parking reduction has been applied to the minimum number of parking spaces for proximity to a bus or rapid transit stop. It has been determined that this particular parking reduction is applicable to nonresidential development such as employers that can demonstrate that employees who can utilize public transportation warrant such a reduction.

**Response: See revised sheets A-012 ("D" parking data) & A-201, A-202 parking configuration has been changed to accommodate 77 parking stalls as required.**

10. The current submittal depicts parking spaces abutting the exterior of the building. The required landscape area must be provided between any vehicular use area and building, pursuant to Section 155.5203.D.5.

**Response: The parking space abutting the garage has been removed.**

11. Provide a 2<sup>nd</sup> level floor plan. DRC review cannot be completed until a 2<sup>nd</sup> level floor plan is provided and reviewed.

**Response: Second level floor plan is provided.**

12. Previous DRC comment #2 will be a condition of a Development Order. Lot unification (Unity of Title) is required prior to building permit.

**Response: Acknowledged.**

13. Previous DRC comment #3 will be a condition of a Development Order. The 10-foot FPL easement shown on the survey must be abandoned prior to building permit

**Response: Acknowledged.**

**SOLID WASTE**

Plan Reviewer: Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) <<mailto:beth.dubow@copbfl.com>> Status:  
**Authorized with Conditions.**

1. On the site plan or circulation plan, provide the following information:

a. Turning radii measured in feet (instead of or in addition to the auto-turn radii);

**Response: The turning radii has been added to the Circulation Plan, Sheet C-10.**

b. Label the garbage container staging area

**Response: The garbage contained staging area has been labeled on the Circulation Plan, Sheet C-10.**

c. Note the slope of the inclined area leading to the staging area.

**Response: The bins will no longer be rolled on the sidewalk outside the building. The trash chute will discharge to the lowest level, then will be carted to the lift and up a level to the staging area.**

d. NOTE: Recycling collection is not required, but it is encouraged.

**Response: 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 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.

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).

Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regards to this matter.

Sincerely,

Thomas Engineering Group  
Kristin DiPierro, P.E.  
Project Manager

IDEA Architect LLC  
Jean Francois Gervais  
Partner