

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Application #: 21-12000037
Keith & Associates, Inc. Project No. 09520.02

Dear City of Pompano Beach Reviewers:

Based on your DRC-Review comments dated November 8, 2021, KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER-O'MILLS

Status: Pending Development Order

1. Land use for this parcel is Residential (H- High Residential 25-46 DU/AC), the zoning for this property is PD-I (Ord. 2019-81). The size of this property is approximately .62 acres net acres (27,045 square feet) and .86 gross acres; resulting in approximately 39 units (permitted by the land use). The PD-I limits the number of residential units to allow 28 units 39 units per gross acre).

Response: Comment acknowledged.

2. The property was platted in 1922 (Plat of Government Lot 3 - PB: 1 Pg. 25). Provide a letter from the Broward County Planning Council indicating whether it must be platting for the proposed development.

Response: The Plat application has been submitted via Ocean Park Plat PZ21-14000021 to the City on 11-04-2021

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

Response: Comment acknowledged.

4. The property is abuts N Ocean Blvd (AKA: A1A) and NE 16 Street. The site plan indicates that there is an existing 50 feet of right-of-way dedicated for NE 16th Street & 10.6 feet will be dedicated along N Ocean Blvd. The property fronts onto N Ocean Blvd (AKA: A1A), which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 80 feet for this roadway (as proposed by the Applicant).

Response: The site plan identifies a required ROW dedication along SR-A1A as per the BC Trafficways Plan. No dedication is anticipated along 16th Street, as the survey identifies a 50-foot existing total ROW Width. A ROW easement is proposed to allow the public parking and public sidewalk on private property.

5. The city has sufficient capacity to accommodate the proposal.

Response: Comment acknowledged.



PZ21-12000037

09/06/2023

6. Applicant may submit to DRC for a formal review.

Response: Comment acknowledged.

PZ21-12000037

10/18/2023

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER-O'MILLS

Plan Reviewer: Daniel Keester-O'Mills Status: Resubmittal Required

1. A development agreement between the City & Mount Vernon Property Holdings, LLC was approved by the City Commission (Resolution 2019-247). The development agreement was recorded in the Broward County Records

(Instrument # 115991100). Provide a summary of the progress related to the terms of the development agreement (related to the park improvements).

Response: We are working with the applicant on preparing a major site plan application for the park improvements to submit to the City as a separate application.

2. The project narrative describes a 19-story mixed tower project that will include 28 residential rental condominiums, but floor plans were only provided for what appear to be the first 4 floors. Provide a complete submittal that includes architectural floor plans for every floor of the building.

Response: See Sheet A1-1.05.

3. There are two easements on the property related to FPL: (1) along the norther property line & along the eastern property line (ORB: 39979, Pg. 1033) & (2) a 10-foot-wide easement along the eastern property line (ORB: 10204 Pg 615). The building is setback 19 feet from the new property line (after a 10.6-foot dedication to N Ocean Blvd), but the FPL easement is located between 10 feet and 31 feet from the existing property line. This means that a portion of a building will be within the FPL easement. Clarify if a portion of the easement will be abandoned in order to allow the building to remain as proposed.

Response: We are in the process of coordinating the abandonment with FPL.

4. The loading zones provided would not appear to be sufficient for moving trucks, as they are only slightly larger than a typical parking space. Staff recommends to increase the minimum loading sizes to (12'x55').

Response: Based on Table 155.5102, loading zones are not required. See Sheet A1-1.01.

5. Proposed water feature is shown within the future right-of-way to the west. Revise to ensure the feature is completely within the property lines. If it is not located wholly on private property, it may require approval from the City Engineer, through a revocable license agreement.

Response: We are pursuing approvals and permits through FDOT, and we will coordinate required agreements with the City.

6. Two trash rooms with chutes are located within the building, and there is a 300 square foot trash/recycle room on the first floor, with what appears to be access to the driveway. Clarify how the trash/recycle will be collected & confirm approval from the Solid Waste/ Recycling Division.

Response: All garbage from residential tower will be collected on the 2nd floor of the parking garage, we have two dedicated trash rooms at this level. Building/maintenance staff will move trash from each point of termination from each tower to the consolidating room which connects vertically to the main trash room on the ground floor trash room garage will be moved to the service loading area for pickup as described above. Relocating the majority of the trash area to the 2nd floor will alleviate a lot of operational conflicts.



PZ21-12000037
09/06/2023

PZ21-12000037
10/18/2023

7. On-street parking spaces (east of the driveway entrance) are illustrated as 90-degree parking, however, on the approved master plan it was identified as on-street parking. Additionally, backing out onto a street is not permitted unless associated with fewer than 4 units. Redesign the on-street parking as parallel spaces, as opposed to the 90-degree parking.

Response: As part of the PDI rezoning, Ordinance No. 2019-81, and an agreement with the City's Engineering Department, the applicant has agreed to provide on-street parking (parallel and perpendicular parking) on the south side of NE 16th Street, in an effort to alleviate some of the parking issues experienced by visitors and nearby residents. *On-street parking street on the east of the driveway entrance was requested to be 90-degree parking.*

8. The site plan indicates that (based on the estimated 3,526 square feet of retail) that 12 parking spaces would be required; however, only 3 parking spaces appear to be available without entering the "Private Parking Entry."

Response: Please see Sheet G-3, for parking calculation clarification. Retail/Restaurant parking spaces are label on the ground level floor plan, please see Sheet A1-1.01.

9. The site plan indicates that the estimated 3,536 square foot commercial space is planned as "retail." There are several permitted commercial uses in the PD-I that have a higher parking demand than that of the retail calculation (i.e., bar or lounge, restaurant, specialty eating or drinking establishment, and art/dance studio). If the building is developed as proposed, these uses (while permitted under the PD-I) would not have sufficient parking to operate at this location. Staff recommends to calculate the parking based on a higher demand category, to allow for all potential commercial uses.

Response: Project will comply with all parking standards. Application is for a site plan and parking is anticipated to be as follows: Residential will be 2 spaces per unit and commercial uses based at 1/300 and restaurant at 1 per 4 occupancy. *The west portion on the ground floor plan will be retail, and the east facing the park will be restaurant/bar. Please see Sheet G-3 for parking calculations, and Sheet A1-1.01*

10. Is it the intent for the patrons of the retail uses to park inside the parking garage (at the 4 spaces), and then walk out of the parking garage driveway, around the buildings, to access the retail space? Or will patrons of the retail space be directed through the lobby/private parking entry?

Response: There are 11 retail/Restaurant parking spaces inside the parking garage on the ground level, there is direct access from the retail on the west side to the garage and to access the restaurant/bar they would have to walk out of the parking garage. There are 6 parking spaces on the second floor, they will access the elevators to get to the ground floor and access the retail/restaurant.

11. Provide detail for the vehicular entrance. Roll-up doors are prohibited.

Response: Noted, the vehicular entrance is a tracked sliding gate. Please see sheet A1-1.01.

12. Photometric plans do not provide the illumination levels throughout the Vehicular Use Area. (155.5401.I.) Vehicular Use Area must maintain a minimum of 1 foot-candle, and the light intensity reading at the property line may not exceed 3 f

Response: Lighting plans are still under development and are being coordinated. *Please see Sheet LO for revise photometric plan.*

PZ21-12000037
09/06/2023

PZ21-12000037
10/18/2023

13. Provide a copy of approval from the Florida Fish & Wildlife Conservation Commission, noting review of the proposed site plan for sensitivity of marine life, refer to 155.5402 for additional lighting requirements for Marine Turtle Protection.

Response: Noted, we'll provide a copy of approval from the Florida Fish & Wildlife Conservation Commission, once proposed site plan is approved.

14. The proposed height of the building will require the application submittal and approval of an Air Park Obstruction Permit. Section 155.2422, Section 155.3707. Comment remains in effect until the Air Park Obstruction Permit is approved.

Response: Comment acknowledged; An Air Park Obstruction Permit will be applied for.

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com <mailto:david.mcgirr@copbfl.com> Status: Resubmittal Required

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: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.

2. Plan sheet CU-101 shows a 1.5 corporation stop. NO 1.5 CORPORATION STOPS, change to 2" gate valve per the Engineering standard detail for 2" water service connections 107-2.

Response: The label on sheet CU-101 has been revised to indicate construction per City detail 107-2.

3. Note on plan sheet CU-101 that the interior of the existing sewer manhole that is going to be core drilled is to be SEWPER COATED by an approved SEWPER COAT applicator. See all sewer manhole engineering standard details.

Response: Note #2 on sheet CU-101 states that the existing manhole to be core-drilled shall be sewerper coated.

4. Landscape plan needs to have the existing Utilities overlaid onto the plan sheet. It appears like there are proposed trees going in right on top of a sewer main on the corner of NE 16 St.

Response: The Civil utilities are incorporated into the Landscape Plan to avoid conflicts.

5. Place note on landscape plans 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. 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 and service lines on the proposed landscape plans. Contact the Engineering Division for Utility Information. Engineering Standard Street tree detail 316-1

Response: This note has been placed on the Landscape Plan

PZ21-12000037
09/06/2022

PZ21-12000037
10/18/2023

6. Upload the 2019 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 2019 City Engineering standard details are included in the Civil plans.

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of state road A1A.

Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.

8. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of state road A1A.

Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.

9. Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of state road A1A.

Response: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.

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

Response: Comment acknowledged.

11. The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.

Response: Comment acknowledged.

12. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

Response: An Erosion and Sedimentation Control Plan was included with our submittal. Please see sheet CG-101.

13. On the PGD plan there are two existing catch basins on NE 16 St. Clearly show of the rain runoff is going to continue to flow into these two basins.

Response: The existing catch basins shall remain in place and active. Existing street grading is to remain.

14. With the proposed on-street parking please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public Works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

Response: The above referenced note can be found as note no. 5 on sheet CP-101.

15. Please note on civil plan WS-1 Water & Sewer Connections that all existing water and sewer connection to the subject lots not utilized must be cut and capped with water main or water service and cut and sleeved

PZ21-12000037

09/06/2022

if a sewer lateral.

to retire old laterals

- 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)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- 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)
- 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)

Response: The above referenced notes can be found on sheet CU-101.

**** 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. ****

Response: Comment acknowledged.

FIRE DEPARTMENT: JIM GALLOWAY

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com <mailto:jim.galloway@copbfl.com> Status: Resubmittal
Required Comments are Conditional of Development:

() Proposed Fire Dept Connections required to be spaced opposite sides/ends of buildings. Fire hydrant located within 100ft maximum distance.

Response: The proposed fire department connections have been spaced to be near the northwest and northeast building corners. A proposed fire hydrant has been added near the center of the building along NE 16th Street.

() Provide Required Fire Flow Data for each proposed structure: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. 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: Please see sheet Fire Hydrant Flow Test with the required Fire flow calculations.

() Depending on location of existing or proposed fire hydrants, one of the proposed FDC may be a benefit to be located at the Northeast corner of building.

Response: The proposed fire department connections have been spaced to be near the northwest and northeast building corners. A proposed fire hydrant has been added near the center of the building along NE 16th Street.

() Provide location of all required life safety systems and access from the exterior of the building. This could include: fire pumps, emergency stand by generators, command centers (access from main lobby/entrance). PLANS DO NOT SHOW LOCATION OF PROPOSED FIRE PUMP. LOCATED ALONG EXTERIOR OF BUIDING FOR FIRE DEPT ACCESS.

Response: We have located the fire pump room on the ground level along the South exterior wall of the building. Please see Sheet A1-1.01.

() Provide life safety page for most demanding occupant load floor level. Plans 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 exit discharge provides information

PZ21-12000037

3/16/2022

PZ21-12000037

1/19/2022

Engineering Inspired Design.

PZ21-12000037

09/06/2022

PZ21-12000037

10/18/2022

showing sufficient egress capacity and discharge. PLANS PROPOSE 3 STAIR WELLS, HOW WILL MINIMUM 2 TWO MEANS OF EGRESS BE PROVIDED FOR EACH OF THE HIGH RISE TOWERS.

Response: We are providing two means of egress on each high-rise tower. Please see Life Safety Plans-Sheets LS-1, LS-2, LS-3, LS-4.

() Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

Response: Noted.

BUILDING DEPARTMENT COMMENTS: JAMES DEMARS

Plan Reviewer: James DeMars | james.demars@copbfl.com <mailto:james.demars@copbfl.com>
Status: Review Complete

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Response: Comment acknowledged.

Buildings shall comply with all local, state, and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

PZ21-12000037
09/06/2022

PZ21-12000037
10/18/2023

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: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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: Comment acknowledged.

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

Response: Comment acknowledged.

PZ21-12000037

PZ21-12000037

09/06/2023

10/18/2023

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, 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: Comment acknowledged.

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

Response: Comment acknowledged.

9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, i.e., components attached to building structure, trusses/joists, windows, railings, awnings, chimes...etc., necessary to

PZ21-12000037
09/06/2023

PZ21-12000037
10/18/2023

show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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: Comment acknowledged.

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

Response: Comment acknowledged.

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: Comment acknowledged.

PZ21-12000037

PZ21-12000037

09/06/2023

10/18/2023

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: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

BSO DEPARTMENT COMMENTS: PATRICK NOBLE

Plan Reviewer: Patrick Noble (Patrick_Noble@sheriff.org |mailto:patrick_noble@sheriff.org)

Status: Review Complete

No Comments

PZ21-12000037

CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ

09/06/2023

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

<mailto:kimberly.vazquez@copbfl.com> Status: No Comments - the property is not within the CRA district.

PZ21-12000037

10/18/2023

UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Resubmittal Required

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: Copies of all Civil Engineering permits shall be submitted prior to issuance of a building permit.

3. Please note of civil plan 410-CU-101-WS that any existing unutilized water and/or sewer service to the lot must be retired at the main as per City specification.

Response: The above note can be found as note no. 1 on sheet CU-101.

4. Please indicate the total gallons per day projected for the site for water consumption on civil plan 410-CU-101-WS Plan.

Response: The projected water consumption calculation has been added to sheet CU-101.

5. Please indicate the total gallons per day projected for the site for wastewater discharge on civil plan 410-CU-101-WS Plan.

Response: The projected water consumption calculation has been added to sheet CU-101.

6. Please note that proposed City 1½" water services must utilize a 2" resilient seated gate valve and 2" typical blue polyethylene tubing for the service line and not a curb stop as shown in City Engineering Standard detail 107-2 Typical 2" Water Service. Please correct as shown on civil plan 410-CU-101-WS Plan. Please correct.

Response: The label on sheet CU-101 has been revised to indicate construction per City detail 107-2.

7. Civil plan 410-CU-101-WS proposes to core into a City wastewater manhole. Please indicate that the manhole must be sewer coated with the bench reworked to accommodate the new flow. Please correct.

Response: Note #2 on sheet CU-101 states that the existing manhole to be core-drilled shall be sewer coated.

8. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 90 day delivery lead time once the meter(s) has been purchased. Please order according to your construction schedule to ensure timely delivery and installation. Please contact Customer Service at 954-766-4637 to arrange for meter procurement and installation.

Response: Comment acknowledged.

PZ21-12000037
09/06/2023

PZ21-12000037
10/18/2023

9. Please attach the following City Engineering Standard details as they apply: 106-2 Master Meter and Backflow Device, 107-2 Typical 2" Water Service.

Response: Applicable details have been added to sheets CU-501 through CU-505.

URBAN FORESTRY DEPARTMENT COMMENTS: WADE COLLUM

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | wade.collum@copbfl.com <mailto:wade.collum@copbfl.com> Status: Resubmittal Required

1. Provide a copy of the Developers Agreement for this parcel and adjust plan(s) accordingly. Discuss with staff any required and or proposed work to the trees or landscaping in the park to the East.

Response: A copy of the Developers Agreement has been submitted in DRC package.

2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

Response: The applicant is actively negotiating with FPL to relocate and bury the lines.

3. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced.

Response: Mitigation requirements and mitigation provided has been added to the Tree Disposition Table on sheet LD-101

4. Provide required Type B Perimeter Buffers on South side as per 155.5203.F.3. and provide a cross section detail. Confirm there is not adequate room for required large canopy to offset the use of understory trees.

Response: A type B buffer including a 6' opaque fence and required trees and shrubs is provided on the south side of the property.

5. Provide Soil volume calculations for all planter areas to meet the sustainability minimums for large canopy trees.

Response: The planter areas exceed the typical minimum dimensions for tree planting. Soil volume calculations will be forwarded to Urban Forestry for review and discussion.

6. The Pandanus may not be used towards the tree count, add, and adjust. Might this be an area to use an aerosol salt tolerant specimen tree to highlight the corner?

Response: Thatch Palms have replaced the Pandanus

7. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas. Detail provided seems to that of only the wall. Please provide the below as it relates to the building. Staff recommends post and panel for the south wall to allow maximum soil space for the required landscaping.

Response: Refer to Architectural structural plans and sections for foundation layout and depth.

8. If trees are to be containerized specify that the root ball will be enclosed at the periphery to remove all circling roots. Based on current supply chain and availability issues, lets provide this note just in case we have to go to container grown trees.

Response: This note has been added to the Landscape Plan

PZ21-12000037

PZ21-12000037

09/06/2023

10/18/2023

Clarify the use of drip irrigation in the sandy environment and how will it be installed in the areas of existing trees and root systems.

Response: the drip system will consist of drip lines with emitters at 12" intervals with a high output, and the tubing will be spaced at a maximum of 12". In addition to the drip tubing, bubblers will be provided for all trees and palms.

10. Provide trees on the East side bordering the park. Consider flipping the planters to create a landscape buffer along the East side to offer some separation from the Park parcel.

Response: The landscape concept is to blend the residential project with the existing park vegetation. The emphasis is to preserve the trees on the park site and to enhance the understory with oceanside compatible shrubs and groundcovers. The park improvements will be submitted under a separate application.

11. Is there any rooftop or amenity deck planting areas proposed? Sheet A1.1.04 4th Floor plans shows planters and palms in the detail, clarify.

Response: Level 04 is the amenity deck, which will have planting areas propose. Please see sheet A1-1.04 and landscape drawings.

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

Response: This note is included on sheet LP-101, note #8.

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

Response: A comment response sheet has been provided.

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

Response: Comment acknowledged.

SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com <<mailto:beth.dubow@copbfl.com>> Status: Resubmittal Required

1. Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.

Response: As discussed in previous meetings collection will be from the exterior of the building. We have provided a dedicated area for feasible access. It will be building/staff responsibility to locate containers in the designated areas from the enclosed trash room.

a. Height clearance for collection vehicles is 15 feet for driving and 22 feet for servicing dumpsters. There does not appear to be enough clearance in the garage for a garbage truck to access and service the trash rooms in their current locations.

Response: As discussed in previous meetings collection will be from the exterior of the building. We have provided a dedicated area for feasible access. It will be building/staff responsibility to locate containers in the designated areas from the enclosed trash room.

PZ21-12000037

09/06/2023

PZ21-12000037

10/18/2023

6. Maneuverability of a garbage truck within the garage (as designed) will be nearly impossible and difficult on NE 16th Street. Specifications for collection truck turning radii have been uploaded to 2D Plan for your reference.

Response: Trucks will not be required to enter in the property for maneuvering and will be utilizing parallel parking spaces along NE 16th Street for access See Sheet A-1.01.

2. It is highly suggested for the trash and recycling to be relocated so as to be accessible from outside of the garage along NE 16th Street. A service/loading area is suggested.

Response: Service/loading area has been provided along NE 16th Street, adjacent to pick up location as indicated above.

3. Toting the garbage through the garage and out onto NE 16th Street is not permitted.

Response: The garbage room have been located and design to have direct access to the service loading and pick up area and minimizing the toting required especially at the exterior of the building.

4. Demonstrate how the garbage will be brought to the collection area from the remote trash rooms. Toting the garbage through the garage is not advisable.

Response: All garbage from residential tower will be collected on the 2nd floor of the parking garage, we have two dedicated trash rooms at this level. Building/maintenance staff will move trash from each point of termination from each tower to the consolidating room which connects vertically to the main trash room on the ground floor trash room garbage will be moved to the service loading area for pickup as described above. Relocating the majority of the trash and handling to the 2nd floor will alleviate a lot of operational conflicts.

5. The trash rooms may not be adequate in size to accommodate 28 units plus the commercial use. The trash room on the west side of the garage is too small; there needs to be enough room to store two containers so that the full one can be switched with an empty one immediately (below the chute).

Response: Each trash room has been sized for 3 4x6 containers which can accommodate up to 4 yards each. Two 4-yard container should suffice for 14 residential units with appropriate collection schedule.

6. Separate garbage and recycling collection for the commercial/office and residential uses is recommended.

Response: Noted, we will seek to accommodate separate garbage and recycling collection from proposed garbage recycle rooms.

7. Show location and accessibility of trash and recycling (if needed) collection area for the commercial/office uses planned for this site.

Response: Separate trash/recycling room has been provided adjacent to the primary commercial unit located adjacent to Ocean Park.

8. There is no safe path for the commercial containers and along the exterior wall can be accessed by a garbage collection truck.

Response: We have located the trash room along the exterior wall of the building with direct access available to pick up location. Either thorough mechanical or hand the maintenance staff will tote the containers to the pickup location.

PZ21-12000037

09/06/2023

NOTE: Applicant is urged to meet with City of Pompano Beach Solid Waste Services Department staff prior to submitting plans for DRC as relocation of trash collection areas will impact the design of the site.

BZ21-12000037

10/18/2023

Response: Acknowledged

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

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.

Response: Acknowledged

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 should you have any questions or concerns regarding this review.

Response: Acknowledged

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).

Response: Acknowledged