

City of Pompano Beach – DRC-Pre Application Comments

100 W Atlantic Blvd, Pompano Beach, FL 33060

Date: December 12, 2022

Project Name: Archi-One

Project Address: 14200 North Federal Hwy. Pompano Bch FL.

Process Number: PZ22-12000039



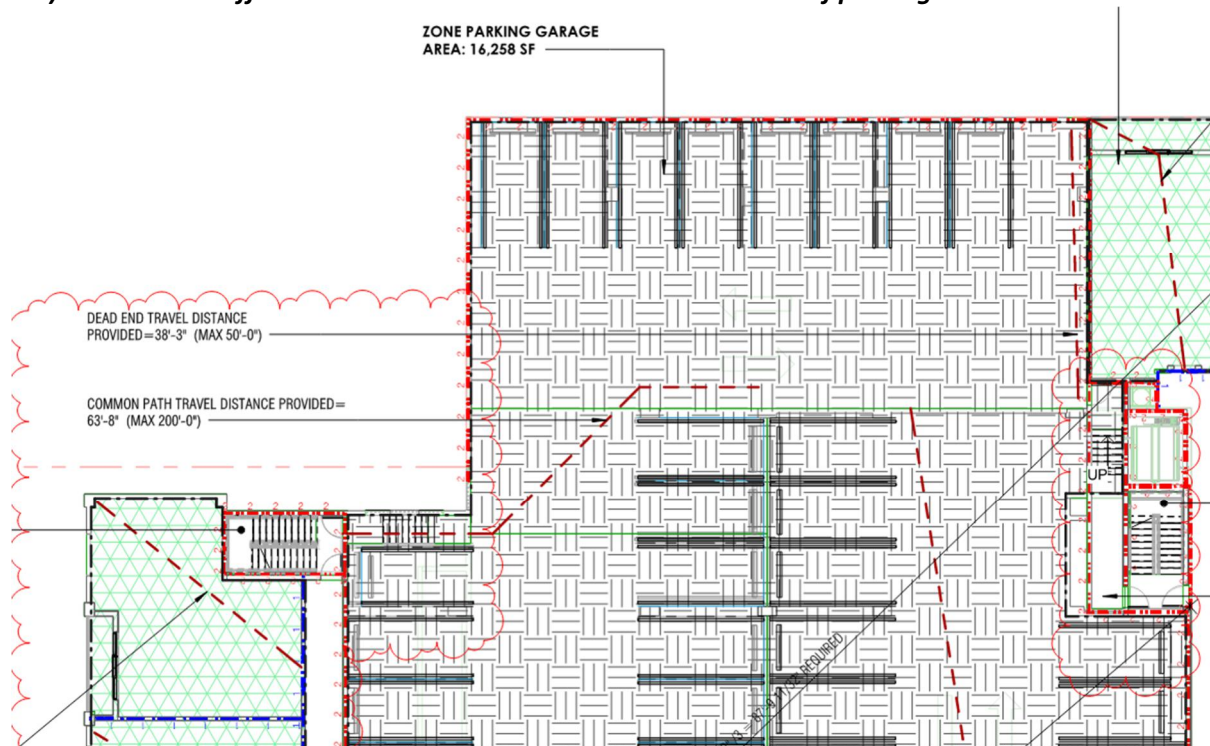
FIRE DEPARTMENT:

Jim Galloway- jim.galloway@copbfl.com

() Life Safety pages: appears that travel distances, dead end travel and common path of travel have been exceeded as per NFPA 101 2018 Edition Chapter 30 New Apartments.

Response:

Additional entrances to Stair 1 & Stair 3 have been added to the garage in order to reduce travel distance, common path and dead end conditions. An additional Life Safety plan has been added (LS-1.1) to show the different conditions in the second and third level of parking.



() Garage all levels: dead end travel exceeded.

Response:

Additional entrances to Stair 1 & Stair 3 have been added to the garage in order to reduce travel distance, common path and dead end conditions. An additional Life Safety plan has been added (LS-1.1) to show the different conditions in the second and third level of parking.

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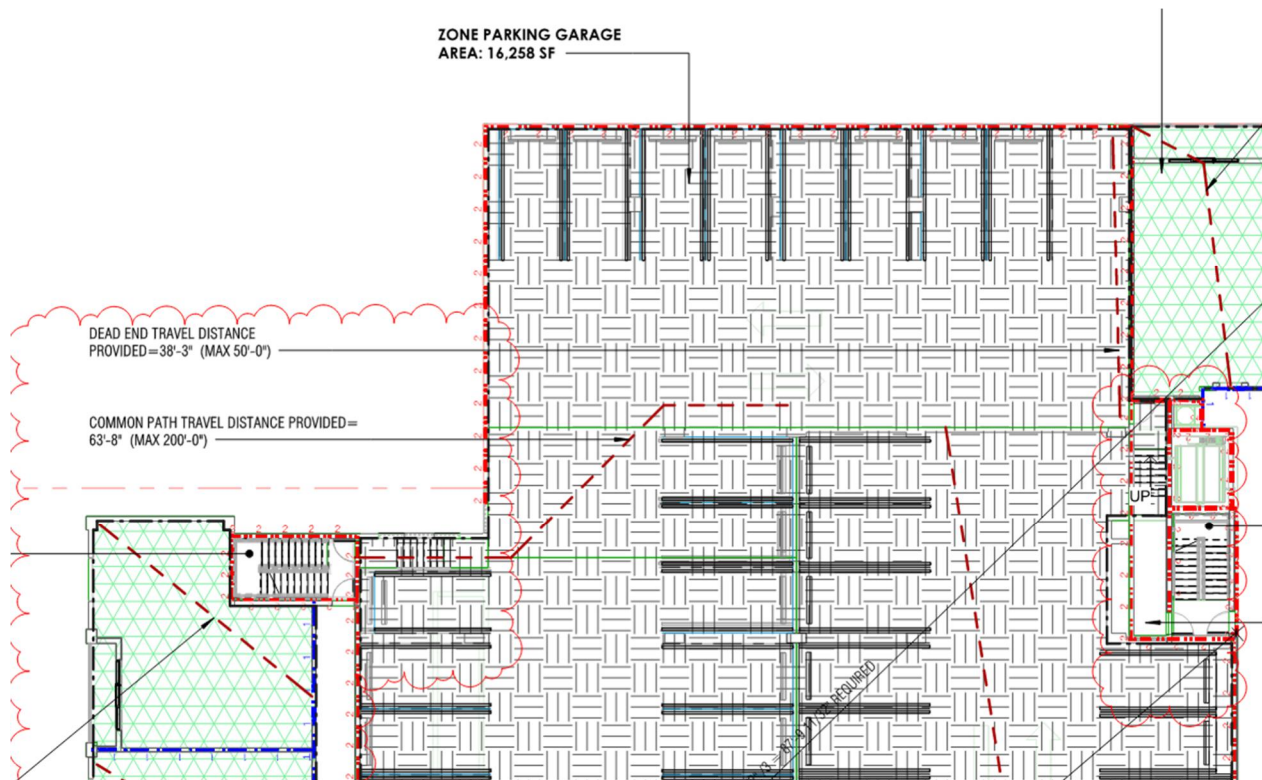
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() Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

Response:

Please refer to Civil Engineering drawings and responses.

() Provide location of FDC for fire sprinkler system.

Response:

Please refer to Civil Engineering drawings and responses.

() Plans show water supply from opposite side of building? Full size meter and backflow will be required location will need to meet engineer and utilities requirements.

Response:

Please refer to Civil Engineering drawings and responses.

() 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.

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Response:

Please refer to Civil Engineering drawings and responses.

() 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.

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files

Response:

Please refer to Civil Engineering drawings and responses.

() 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.

Response:

Noted.

Installation of assembly as per backflow/meter specifications and following standards:

NFPA 13 Standards of Installation of Fire Sprinklers,

NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Response:

Noted.

Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK)

Broward Fire Code Amendments

() 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.

() F-121.2.7 Residential occupancy:

- a. All hotels and motels.
- b. Multi-story residential/dormitory buildings five (5) floors or more

() 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.)

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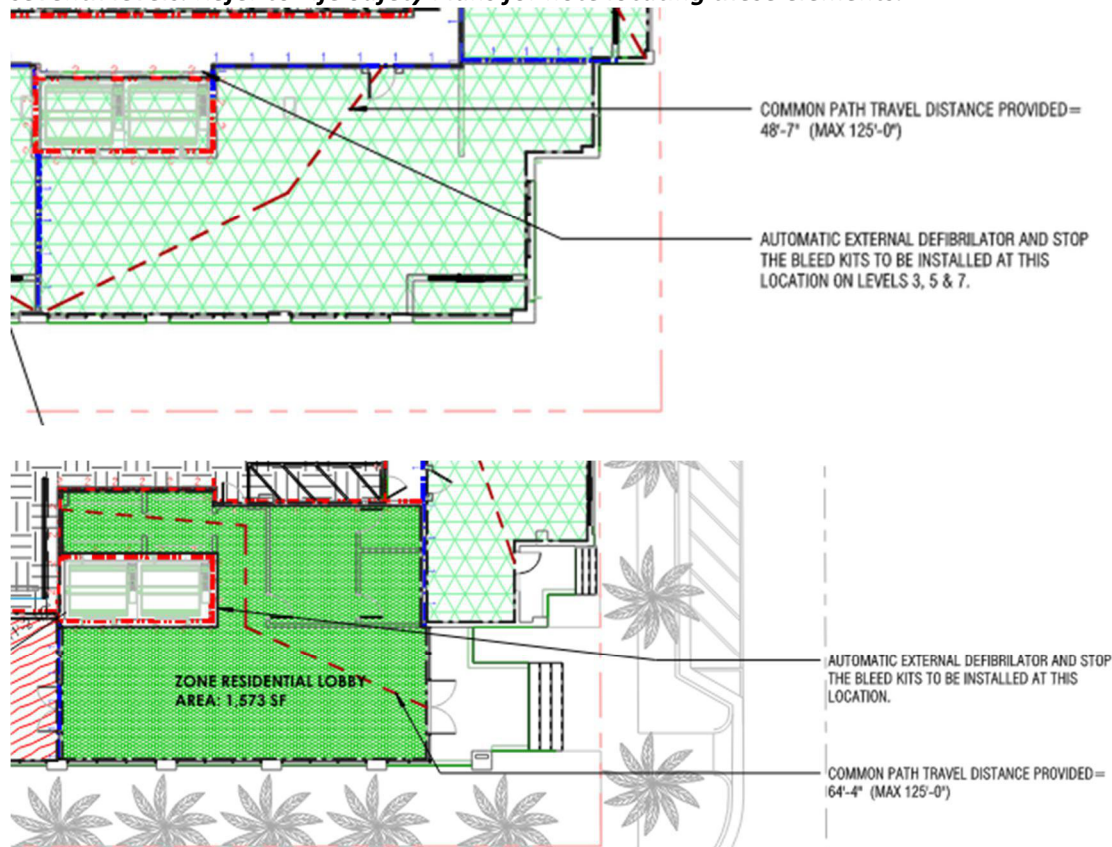
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Response:

Requested AED and SBK elements will be located adjacent to elevator landings at first, third, fifth and seventh levels. Refer to Life Safety Plans for note locating these elements.



() Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

Response:

Noted.

() 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.

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() Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standards: NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This documentation will be required to start now at the design phase and continue throughout the plan review and inspection process. Complete Report will be required before CO of Building.

Response:

Noted.

ZONING DEPARTMENT:

Pamela Stanton - pamela.stanton@copbfl.com

1. Provide written responses to all comments.

Response:

Noted.

2. Previous comment pertaining to the required photometric plan remains. A compliant photometric plan is a requirement for site plan approval. The requirements of Section 155.3501.M. TO Exterior Lighting Standards are applicable to this project. Revise the photometric plan to show the illumination levels in foot candles at all property lines and all exterior vehicular use areas in accordance with Table 155.5401.E.

Response:

Refer to updated Photometric Plan.

3. Previous comment pertaining the to designated tree species along the greenway remains. Diagram 155.3709.H: the established Greenways Flowering Trees are the Golden Shower Tree (Cassia fistula) for NE 22 Av, Golden Trumpet (Tabebuia chrysotricha) for NE 2 St. Further, the street trees are required to be 24 feet in height at installation.

Response:

Refer to Landscape plans and narrative for response.

4. Previous comment pertaining to parking calculations requires further clarification. Section 155.3709.I.5.a.i(A): a minimum of 1 parking space per unit or one per 1000 square feet of gross floor area or fraction thereof is required, whichever is greater. Unit Area square footage was found on the Project Data sheet, but it is not clear if the square footage is the net area or the gross area. The area is determined as the sum of the gross horizontal areas of each floor of the principal building and any accessory buildings or structures, measured from the exterior walls or from the centerline of party walls, and does not include any area used exclusively for the surface parking of motor vehicles (e.g., garage) or

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for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space. Provide the gross floor area by which the parking calculations are derived.

Response:

Project data has been revised to show the corrected Gross Area as required above. Gross Area comes out to 114,596 SF and 1 space per 1,000 results in 115 parking space requirement which is lower than the requirement for 1 space per residential unit. The Project data chart has been updated to show this alternate parking calculation.

BUILDING AREA

	TOTAL GROSS
GROUND FL AREA	13,749 SF
2ND FL AREA	13,652 SF
3RD FL AREA	13,652 SF
4TH FL GROSS AREA	17,425 SF
5TH FL GROSS AREA	18,706 SF
6TH FL GROSS AREA	18,706 SF
7TH FL GROSS AREA	18,706 SF
TOTAL	114,596 SF

PARKING SUMMARY

USE	AREA / UNITS	PARKING SPACES REQUIRED	
RETAIL AREA (SF)	6,987	1 SPACE /300 SF	24 SPACES
RESIDENTIAL UNITS	97	1 SPACE /UNIT	97 SPACES
TOTAL PARKING REQUIRED		121	SPACES
ALTERNATE PARKING CALCULATION			
PARKING SPACES PER AREA	114,596	1 SPACES PER 1,000 GROSS SF	115 SPACES

5. The previous comment pertaining to the discrepancy between the square footage of retail area on the Project Data sheet and the commercial square footage shown on the site plan has not been correctly addressed. The new figures on the site plan total 7,134 square feet of commercial space, which remains on conflict with the 7,658 square feet on the Project Data sheet.

Response:

Project Data has been updated to correct commercial area discrepancy.

PARKING SUMMARY

USE	AREA / UNITS	PARKING SPACES REQUIRED	
RETAIL AREA (SF)	6,987	1 SPACE /300 SF	24 SPACES
RESIDENTIAL UNITS	97	1 SPACE /UNIT	97 SPACES
TOTAL PARKING REQUIRED		121	SPACES
ALTERNATE PARKING CALCULATION			
PARKING SPACES PER AREA	114,596	1 SPACES PER 1,000 GROSS SF	115 SPACES

LOADING SUMMARY

USE	AREA / UNITS	REQUIRED	PROVIDED
RETAIL AREA (SF)	6,987	N/A UNDER 20,000SF	0
RESIDENTIAL	97	N/A	0

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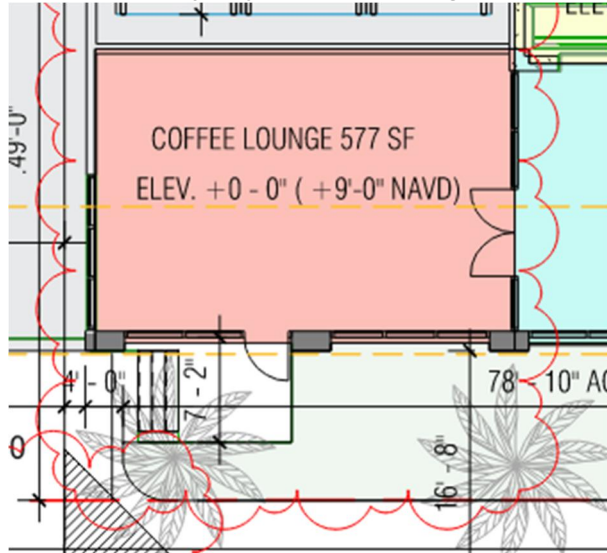
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6. The previous comment pertaining to the “Coffee Lounge” doors needs further clarification. The response stated that the Coffee Lounge is proposed to be accessed from the building lobby... Please show the doorway/access between the Coffee House and the lobby.

Response:

A set of double doors have been added connecting the resident Coffee Lounge to the building lobby. An additional door has been added at the storefront providing direct egress from the space to the outside. A set of steps connect this egress door to the sidewalk.



7. Comment remains: Provide evidence that FDOT will permit the required suspended pavement system within the Federal Hwy right-of-way.

Response:

FDOT approval of this element will be pursued as part of the Building Permit process.

8. The minimum required Building Frontage for North Federal Hwy is 90% of the length of the property along that right-of-way, or 126 feet minimum. The proposed outdoor courtyard area is not considered building frontage and cannot be counted toward the requirement.

Response:

Building frontage along N Federal Highway has been widened in order for the building to comply with the 126'-0" minimum requirement. This façade had to be pushed back further into the setback in order to maintain compliance with the minimum permeable area requirement. Regardless of this change, the frontage remains within the maximum setback requirement.

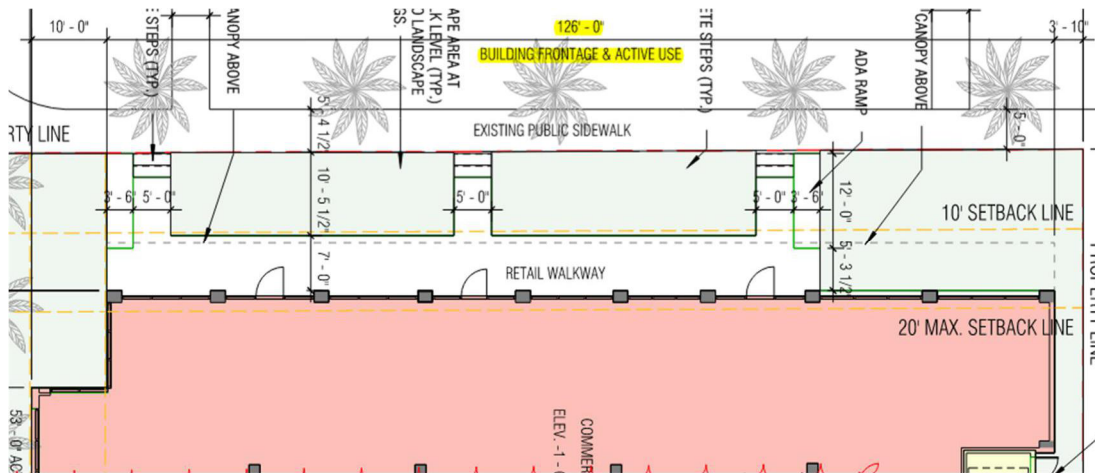
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9. Pursuant to Table 155.3501.L.2.a, fences, walls and hedges in the TO are not permitted to exceed the maximum height of 36 inches for a wall and 48 inches for a fence or hedge. The perforated metal screen at the proposed outdoor courtyard cannot exceed the maximum allowable height.

Response:

Perforated Metal Screen has been eliminated from the project.

10. Coordinate with the City's Urban Forestry Division regarding placement, location and size of the site visibility triangles. Specifically, clarify where the 25-foot site triangle requirement that is shown on the plan is from. The site triangle that the Zoning Code requires at street and/or driveway intersections is the 10-foot triangle in Section 155.5101.G.9: At roadway intersections other than those involving a State road or a designated alley, and where a driveway intersects with a local street, collector street, minor arterial street, or principal arterial street, a sight triangle shall be established at each corner of the intersection. Each sight triangle shall be measured from the intersection of the extended curb or edge-of-pavement lines for the intersecting roadways (or intersection roadway and driveway), to a point located ten feet along the curb or edge-of-pavement line for one roadway/driveway, to a point along the curb or edge-of-pavement line for the other roadway/driveway located ten feet from the original point

Response:

25' Visibility Triangle has been removed from the project. 10' Visibility triangles have been added to all corners of driveways and intersections for the project.

11. Provide a dimension for the width of the existing sidewalk within the North Federal Hwy right-of-way.

Response:

New dimension for existing sidewalk at N. Federal Hwy has been added to siteplan.

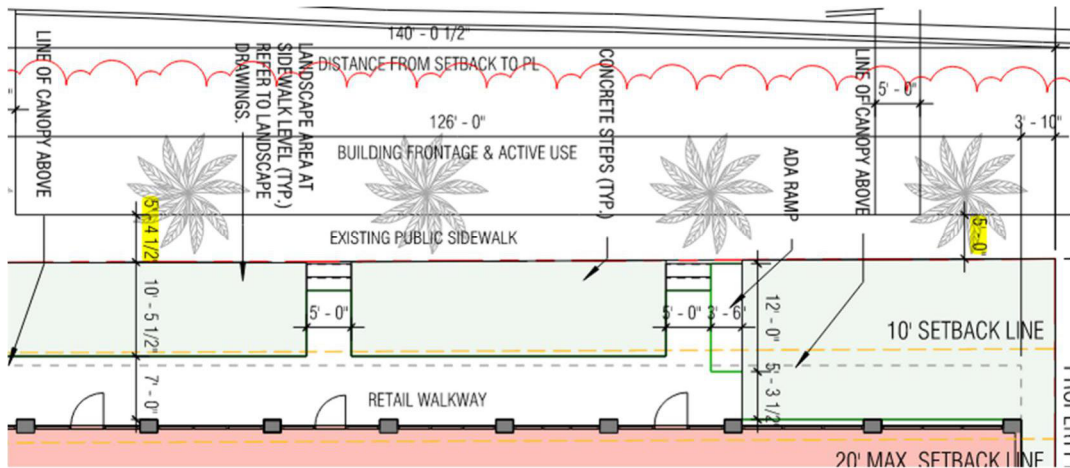
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12. The black-and-white elevations depict all sides of the building different when compared to the colored elevations, and do not match. Revise the elevations to alleviate the inconsistencies and to correctly reflect the proposed building.

Response:

Color and Black and White elevations have been updated and coordinated to match.

13. The comment responses indicate that Density Bonus options #1 and #6 will be applied to the project. On the Lot Occupation table on the Project Data sheet, identify which Density Bonuses are proposed to be applied and the number of bonus units for each of those Density Bonuses.

Response:

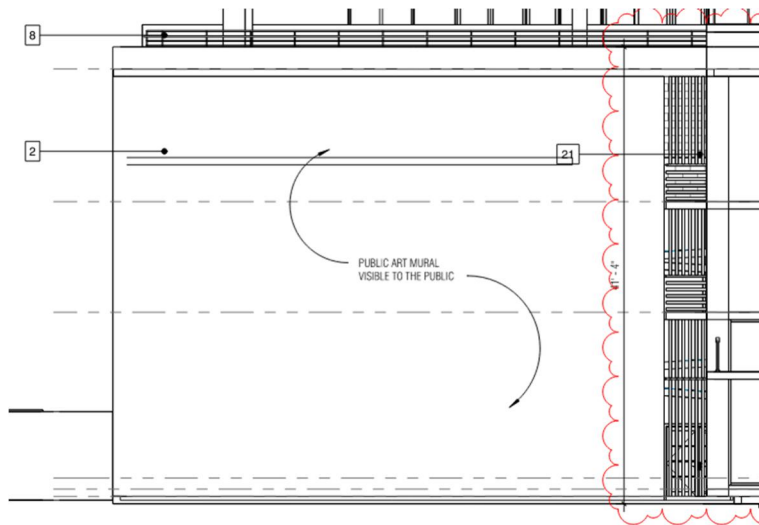
Lot Occupation table on the Project Data has been updated to show Density Bonus options that are being proposed along with the numbers of units used per bonus.

DENSITY	90 Du/Ac = 76.77 Units	76 Units
BONUS DENSITY	40 Du/Ac = 34.12 Units	21 Units
BONUS #1: A piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000 will be added to the project displayed on exterior walls facing N Federal highway.	20 Du/Ac = 17.06 Units	4 Units
BONUS #6: Project provides structured parking for 100% of the required parking needs for the development.	20 Du/Ac = 17.06 Units	17 Units
TOTAL DENSITY	130 Du/Ac = 110.89 Units	97 Units

14. For Density Bonus option #1, identify whether a piece of artwork or a fee will be provided to satisfy the requirement of the Bonus.

Response:

A piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000 will be added to the project displayed on exterior walls facing N Federal highway. A note showing location of artwork has been added to West elevation. Lot Occupation table includes this statement as well.



15. Identify the line that appears on the site plan along the south side, between the building and the south right-of-way line that extends from approximately 18 feet east of the west right-of-way line to the edge of pavement at NE 22 Ave.

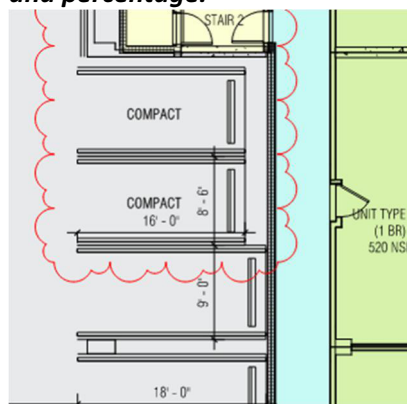
Response:

Line has been deleted from plans.

16. Various parking spaces measure less than the standard parking space of 9 feet wide and 18 feet long. Provide the number and percentage of compact parking spaces. Section 155.5102.I.2 allows up to 20% of spaces in a parking garage to be 8.5 feet by 16 feet.

Response:

Compact parking spaces have been identified on the plans with a "COMPACT" label, all other (non-ADA) parking spaces comply with the minimum 9'x 18' requirement. Compact parking space total 11 spaces representing 8.94% of the total parking spaces provided in the parking structure. Parking and Loading Table on the Project Data chart has been revised to show the compact parking space numbers and percentage.



TOTAL PARKING PROVIDED ON STREET		5	SPACES
TOTAL COMPACT PARKING SPACES PROVIDED IN GARAGE	8.94%	11	SPACES
TOTAL STANDARD PARKING PROVIDED IN GARAGE		112	SPACES

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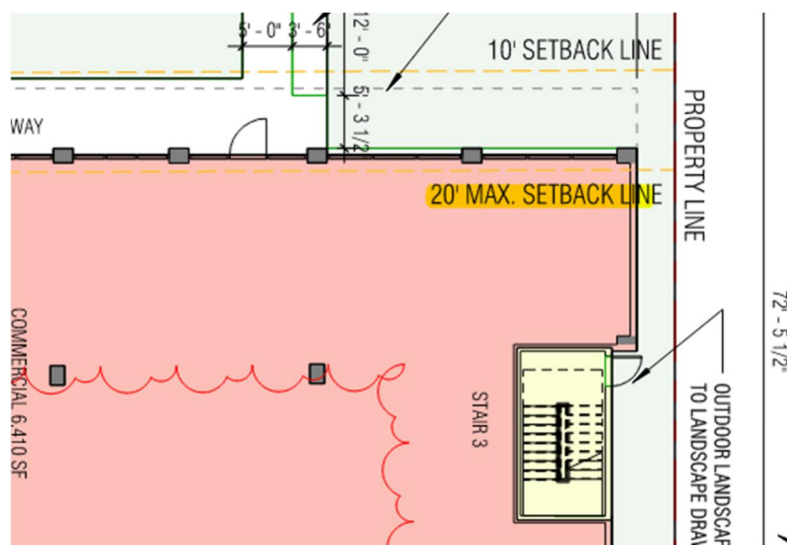
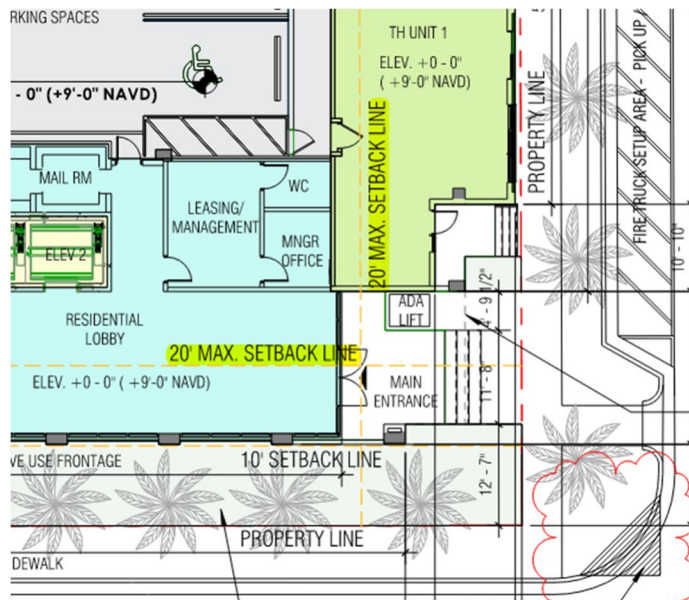
17. The site plan shows a 10-foot setback line on the three street fronts. The maximum front and street side setbacks in the Core Sub-Area is 20 feet. Revise the site plan to provide the correct setback.

Response:

Maximum 20' setback line has been added to the three sides of the property facing a street on the siteplan. Building Setback table on Project data chart has been updated to show the maximum setback as well.

BUILDING SETBACK

PRINCIPAL FRONT (N. FEDERAL HIGHWAY)	0' MIN/20' MAX - 20' ABOVE 5TH FL	17'-3"
STREET SIDE (N.E. 2ND STREET)	0' MIN/20' MAX	10'-2"
REAR (N.E. 22ND AVE)	0' MIN/20' MAX	0'-1"
INTERIOR SIDE	0' MIN/ 10' ABOVE 5TH FL.	0'-1" / 14'-8"



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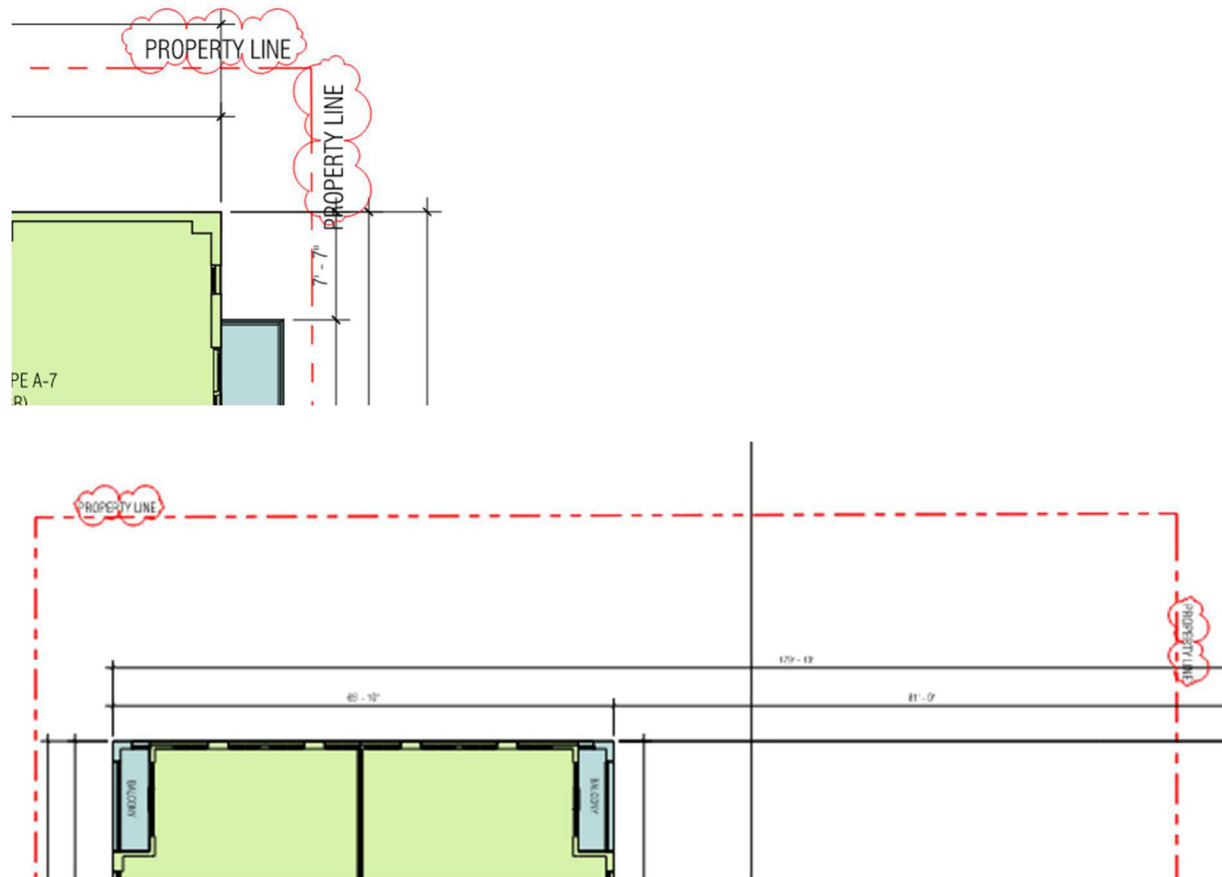
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18. Show the property lines on all floor level plans, with proposed building setbacks to property lines for each level.

Response:

Property lines and notes labeling all property lines have been added to plans at all levels.



19. Revise the Building Frontage table and the Building Frontage Active Use table on the Project Data sheet as follows: N Federal Hwy (Primary Street); NE 22 Ave (Secondary Street); NE 2 St (Secondary Street). This information corresponds to the associated percentages for each type of street in the hierarchy of the EOD Street Regulating Diagram.

Response:

Building Frontage and Building Frontage Active Use have been revised accordingly.

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BUILDING FRONTAGE

PRIMARY STREET (N. FEDERAL HIGHWAY)	90% MIN / 126'-0"	90% / 126'-0"
SECONDARY STREET (N.E. 2ND STREET)	80% MIN / 163'-2"	84.41% / 172'-2"
SECONDARY STREET (N.E. 22ND AVE)	80% MIN / 152'-0"	89.90% / 170'-10"

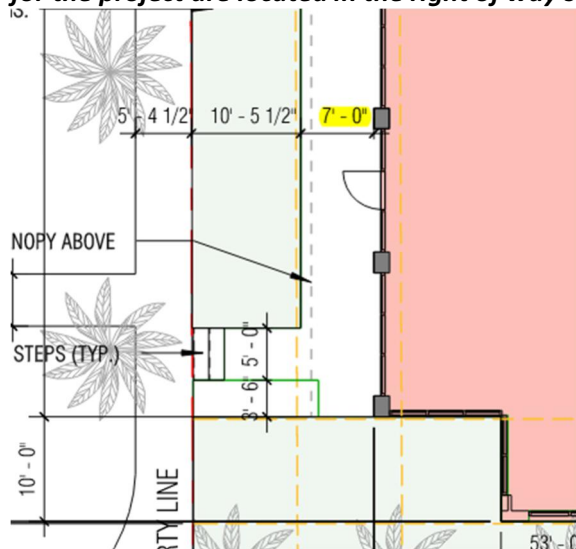
BUILDING FRONTAGE ACTIVE USE

PRIMARY STREET (N. FEDERAL HIGHWAY)	90% MIN / 113.4'	100% / 126'
SECONDARY STREET (N.E. 2ND STREET)	80% MIN / 130.56'	84.55% / 138'
SECONDARY STREET (N.E. 22ND AVE)	80% MIN / 121.6'	91.11% / 138.5'

20. In the TO/EOD, sidewalks in the right-of-way are permitted to be 5 feet wide. Walkways/sidewalks on private property must be a minimum 7 feet wide in commercial and mixed-use Zoning districts, pursuant to Section 155.5101.1.3.a.i. Revise the plans to provide the minimum required width for all sidewalks and walkways.

Response:

Walkway at N. Federal Hwy has been increased in width to 7'-0" at it's narrowest. All other sidewalk for the project are located in the right of way so they are a minimum of 5'-0".



21. On the Site Plan, sheet A-01, the "Retail Walkway" at the west side of the building has a dimension of 5 feet 8 inches from the edge of the walkway at the planters to the face of the building. It appears that the building columns protrude into the walkway. Revise the dimension for the walkway width from the outer edge of the walkway at planters to the face of the columns, which appears to be the narrowest width of the walkway.

Response:

Dimension has been revised to show the condition at the narrowest width for the walkway. Width is now 7'-0".

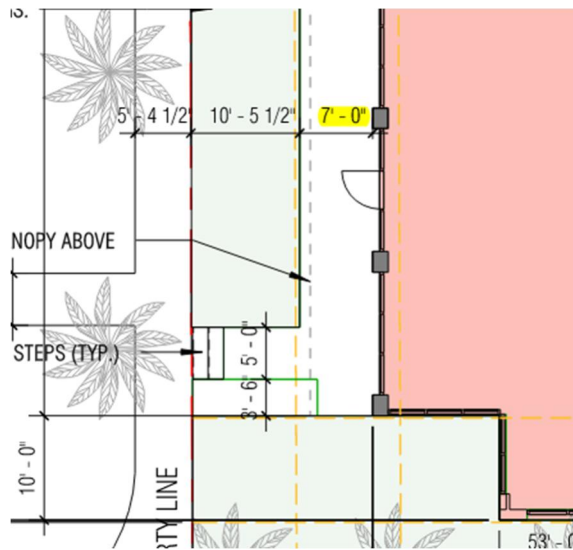
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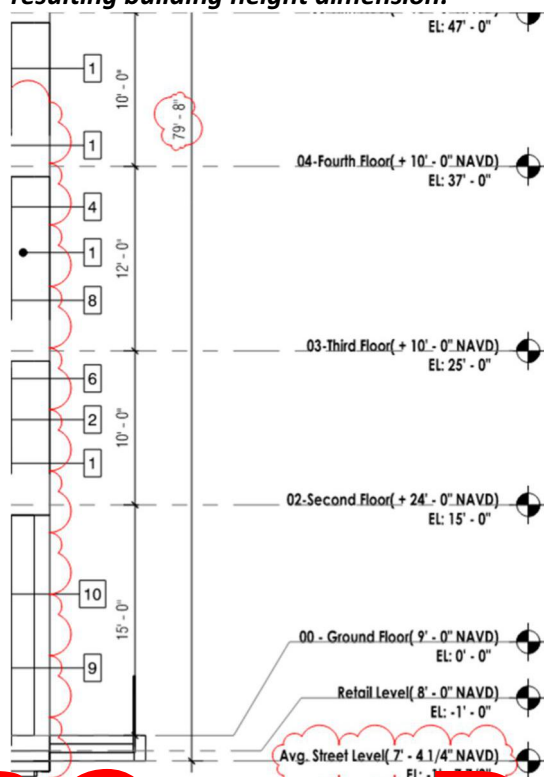
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22. Verify that the dashed line that denotes average street level is consistent with the average elevation of the finished grade at the front of the proposed structure. If not, revise elevations to show the average elevation of the finish grade at the front of the structure. Section 155.9401.G identifies the measurement of building height as the measurement of the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof.

Response:

Average street level has been recalculated to average out the elevation at the front of the structure as per the elevation points shown on the civil plans. Average street level went from 7'-0" NAVD to 7'-4 1/2" NAVD. Elevations have been updated accordingly showing the updated street level as well as the resulting building height dimension.



23. Comment remains: For future submittal for the Architectural Appearance Committee hearing, provide 3-dimensional / perspective renderings that more closely resemble the proposed development.

Response:

3D Renderings have been updated to show latest version of the design for the project.

24. The following will be a condition of the Development Order: Provide evidence of approval of the Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

Response:

Noted.

25. The following will be a condition of the Development Order: A cross-access agreement between the property owners of the adjoining properties at 200 and 208 N Federal defining maintenance responsibilities is required and must be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development.

Response:

Noted.

26. The following will be a condition of the Development Order: 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 prior to Zoning Compliance Permit approval.

Response:

Noted.

Narrative conclusion:

This ends our written narrative. Please know we are standing by to provide further clarifications as needed. We appreciate your assistance during this process.

***Sincerely,
DEFORMA STUDIO, INC
Javier R Barrera.
Principal***

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