



City of Pompano Beach



PZ06-12000032

10/02/2024

Staff Report (Comment Responses for DRC Resubmittal 08/26/2024)

File #: LN-632

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: AUGUST 7, 2024

N OCEAN BL / OCEANSIDE POMPANO

Request: Major Site Plan (Minor Deviation)
P&Z# 06-12000032
Owner: 20 NORTH OCEANSIDE OWNER LLC
Project Location: 20 North Ocean Blvd.
Folio Number: 484331450010
Land Use Designation: C (Commercial)
Zoning District: B-3/PCD (General Business Planned Commercial Overlay)
Commission District: 1 (Andrea McGee)
Agent: Michael Amodio (mamodio@keithteam.com)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This Major Site Plan submittal is for a proposed Minor Deviation to an approved Site Plan (PZ#06-12000032) with an active Development Order. The building footprint remains as originally approved and the height remain at 24 stories. The project has 77 multi-family dwelling units and 303 Hotel/Condo-Hotel units, and various non-residential/commercial uses. A summary of the proposed deviations can be found in the submitted Project Narrative.

Staff Conditions:

PLANNING

Plan Reviewer: Max Wemyss

Comment (posted to E-Plan, 7-5-24) The Oceanside Site Plan was approved in 2006 by PZ #06-12000032 and continues to have an active Development Order, set to expire on March 9, 2026. The PD Master Plan was approved through the Rezoning of the property by Ordinance No. 2006-38. The developer is revising the approved 2006 plans to the extent that the revisions are considered a Minor Deviation from the approved Site Plan, pursuant to Section 155.2407.H, and a Minor Deviation from the approved PD Master Plan, pursuant to Section 155.2405.J. The majority of the proposed revisions are to the interior layout of the building, with minor changes to lot coverage, pervious area, and exterior building appearance. It has been determined that the proposed revisions constitute a Minor Deviation from the approved Site Plan and PD Master Plan. The application will be reviewed by the DRC to address any changes to City Ordinances since original approval and then proceed to AAC for approval to the changes to the building's appearance.

ZONING

Plan Reviewer: Pamela Stanton | pamela.stanton@copbfl.com

Status: Resubmittal required.

Additional Items per DRC Meeting:

Zoning:

- Section 2/A1000 was added to show clearance on loading dock and trash pick-up area.
- Floor plans were revised to indicate the overhead elements shown in the plans.
- Parking: General condition 14 was revised as per parking comment (Jeff Lantz)
- Additional item: Loading zone shown on NE 1st street

Comment Provide clarification why each of the General Notes 3, 4, 5, 8, and 9 on sheet A-100 were removed, and why General Note 7 was revised from the 2006 approval.

Response:

- General Notes 3, 4, and 5 do not apply and appear to be associated with Parcel B (different site), not Parcel A (our site).
- General Note 7 revised to account for current number of parking spaces. Now General Comment #4.
- General Note 8 regarding the CPTED principals will be added back in the resubmission. Now General Comment #5.
- General Note 9 regarding Marine Turtle Lighting will be added back in the resubmission. Now General Comment #6.

Comment Revise General Condition 9 on sheet A-100 to remove what appears to be a copy/paste error.

Response: Comment Acknowledged. General Condition 9 text revised.

Comment Label the black dashed line on the east side of the building on sheets A-300 and A-301.

Response: Label will be added: "porte cochere above; approx. 26ft above finish floor".

Comment Provide floor plans for each residential unit model, lobby, amenity areas, etc. NOTE: The Architectural Appearance Committee will request more advanced floor plans to better understand the elevations during their review. Full construction drawings of the floor plans are not necessary, but interior layouts of individual dwelling units, for example, will provide clarification when the AAC members are reviewing exterior building elevations and may alleviate potential questions or requests for revisions during the AAC hearing.

Response: More advanced floor plans of the amenities and floor plans will be included in the forthcoming AAC presentation.

Comment Clarify whether the public parking in the garage will be valet-parked. If not, describe how the public will access the public parking and how the public parking will function and operate.

Response: Public parking in the garage will be self-parked. The public parking design currently contemplates public vehicles entering the parking parage from the south, along East Atlantic Blvd, and exiting towards the north, along N.E. 1st street.

Comment Provide a description of the anticipated pedestrian experience from the public realm toward the building along all frontages.

Response: The project's design emphasizes strong engagement with the public. The east side, facing the ocean, features pedestrian-friendly spaces including a restaurant, hotel entrance and drop off, and retail with extensive glass to create an inviting atmosphere. The south side has elevated retail, public parking access, and decorative elements, while the southwest corner showcases retail and artwork for public interaction. The west side, which includes functional areas like parking and ballrooms, is softened by landscape buffers and screens to maintain visual interest and is bisected with glass for the residential and ballroom drop-off areas to enhance public engagement.

Comment Clarify how the project will affect the area of NE 1 Street, including pedestrian and vehicular movement, building treatment, etc.

Response: Consistent with the prior approvals, N.E. 1st street is being utilized as a means discharge vehicles from the parking garage and services as a point of access for various operational spaces such as the FPL Vault Room, Emergency Generator Room, etc. . N.E. 1st street currently operates as a two-lane exit only street, however the project will be adding a third lane, creating a two-way outbound lane plus a one-way inbound lane. Additionally, a dedicated loading zone was added on the south side, within the ROW.

Comment Clarify why sheet A-314 was not included in the submittal package. From a review of a preliminary meeting, the sheet appears to be a roof plan, which is required for site plan submittals.

Response: The Roof Plan is shown on sheet A-313. Sheet A-314 was redundant (same info at Site Plan) and no longer applicable.

Comment Clarify whether the parking garage be mechanically ventilated or naturally ventilated. Show the vent louver locations on the building elevations.

Response: Design intent is for a naturally ventilated garage, with the ventilation occurring at the decorative metal screening as shown on the elevations. Final ventilation requirements and calculations to be provided at time of building permit.

Comment The west building elevation depicts a roll-up type door. Street-facing facades of the ground level floor for all commercial, institutional, industrial uses in commercial zoning districts and mixed-use developments shall not include roll up doors, pursuant to Section 155.5602.C.7.d.

Response: Consistent with our current entitlements and plans from 2006, we are showing a decorative overhead coiling door at this same location to conceal the interior of the loading dock from AIA.

Comment Sheet A-1005 is a different building section than in the 2006 approved plans, and sheet A-1006 is not in the set of proposed revision drawings. Clarify why these two sheets have been changed/removed.

Response: Sections shown on A-1005 and A-1002 was duplicative in the 2006 approved plans. In the new submission, sheet A-1002 was maintained with the same section. Sheet A-1005 was replaced with a new section cut to help clarify the design.

Comment Discussion item: the Ground Floor nonresidential (commercial) area of the 2006 approved site plan is 47,837 square feet. The proposed square footage for the same uses is 39,402. A reduction of 12% of the commercial square footage.

Response: Confirmed. Commercial square footage reduced.

LANDSCAPING / URBAN FORESTRY

Plan Reviewer: Wade Collum | wade.collum@copbfl.com

Status: Resubmittal required.

Comment 1. Plan must meet the intent and design of the original approved landscape plan associated with PZ #06-12000032 as to tree and palm counts mainly on the ground level and encompassing upper-level layouts. Previously approved plan was 315 total trees and palms, (included 215 palms with 31 *Medjool* palms as part of that, and, 158 canopy trees (with 24 of those as Live Oaks.) Please revise.

Response:

The landscape plans have been revised to exclude (51) *Calophyllum brasiliense*, (29) *Conocarpus erectus*, and (10) *Clusia rosea* from the total tree count calculations. These species were used as screens/hedges in 2006 at 6'O.C. shown on schedule, and 5' represented in plans.

Additionally, please note that the condo pool deck proposed in 2006 (refer to sheet P-2 from the 2006 approvals), has been removed from the project.

Please refer to the revised landscape plans for the updated total tree count of 225. These plans include the addition of Live Oaks on the west side of the property and the replacement of street trees on Pompano Blvd. with Coconut

Comment 2. Provide a data table showing how the site is meeting the requirements of Section 155.5203.C, Minimum Site Development Landscaping.

Response: Refer to code summary table on sheet P-10.

Comment 3. Provide a graphic scale on all plans including the landscape plans.

Response: Graphic scale included on plans. See sheets L-1, TD-1, P1, P2, P3, P4, P10, IR1, and LT-1.

Comment 4. The tree disposition and landscape plan does not match as it relates to existing Coconut palms along Pompano Beach Blvd and Atlantic Blvd. Tree dispo shows them to remain and the LP shows new *Veitchias*. The existing Coconut palms and Lagerstroemias are part of the Pompano Beach Park and Atlantic Blvd streetscapes and are to remain and be protected. Another option is to change back to *Medjools* per the original approval and design.

Response: Enea's Tree Disposition sheet does not show any existing trees to remain; all trees and palms are either to be removed or relocated. Please refer to the schedule and plan on sheet TD-1.

Refer to the revised landscape plans, where Medjool palms and Oak trees have been added to Pompano Beach Blvd.

Lagerstroemias on Pompano Blvd are shown to be removed. However, if you refer to the canopy planting plan on sheet P-1, you will see that the same species, with matching specifications as the existing trees, are being proposed in their place. Coconuts, either relocated or newly proposed, are also included in the plan, maintaining the original streetscape intent for Pompano Beach Park.

Comment 5. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.

Please refer to tree inventory by Keith, sheets LD-101 and LD-102. and to table on sheet TD-1.

As identified tree inventory, there are no Specimen trees on site; therefore, DBH for caliper for all non-specimen trees has been considered, resulting in a total of 372 required caliper inches for mitigation.

Palm tree values have been updated based on the Cost Replacement method. Please refer to the revised sheet P-10 for mitigation calculations and sheet TD-1 for mitigation requirements.

Comment 6. Provide the dollar value for specimen trees, height of palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

Response: Please refer to sheet TD-1 for the revised tree disposition schedule, which includes the dollar value for palms and DBH for trees. Height and spread have been provided for all species.

Mitigation calculations have been revised based on the Palms Cost Replacement Method. Refer to the schedule on sheet P-10. Trees have been calculated using the DBH for caliper method, while palms have been calculated using the Cost Replacement Method.

Comment 7. Pursuant to 155.5204.E.1.b.i-iv, Mitigation is to be replacement trees above and beyond required plantings.

Please refer to tree inventory by Keith, sheets LD-101 and LD-102. and to table on sheet TD-1. Per code, specimen trees are any trees with a DBH of eighteen inches or greater and a condition of 60% or greater. The site does not have any trees meeting these requirements; therefore, there are no specimen trees on the property.

Mitigation for trees has been calculated using 155.5204.E.1.b.i, and palms are using the tree replacement method. See sheet P-10 for the proposed mitigation schedule.

The proposed trees and palms both exceed the requirements for mitigation.

Comment 8. Provide evidence of availability of *Gymnanthes lucida* at 16' as staff cannot find it available at Florida Cactus Nursery as proposed.

Response: The planting plans have been updated to show alternate species in place of the *Gymnanthes lucida*. Please refer to the revised canopy planting plans and schedule on sheets P-1 and P-3.

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Comment 9. Propose an alternate tree species to *Coccoloba uvifera* x *diversifolia*.

Response: The planting plans have been updated to show alternate species in place of the *Coccoloba uvifera* x *diversifolia*. Please refer to the revised canopy planting plans and schedule on sheets P-1 and P-3.

Comment 10. Show how requirements from 155.5203.D.5, VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between vehicular use areas and the abutting building.

Response: The VUA as shown is consistent with the current entitlements from 2006 and being maintained in the new amendment. The VUA requirements of the code were amended in 2019.

Comment 11. Pursuant to 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: Kindly refer to previous response to comment #10. Both proposed planting areas have Trees, Palms, and layering understory planting. However, the VUA requirements of the code were amended in 2019 and therefore do not apply.

Comment 12. Provide Street Trees at 1:40' pursuant to 155.5203.G.2.c., more specifically along the West side due the existing City of Pompano Beach Streetscapes.

Response: Planting plans have been updated to show dimensions on proposed street trees. Please refer to revised P-1.

Comment 13. Please propose some flowering trees visible from the public realm that are aerosol salt tolerant or maybe only on the west side.

Response: Refer to canopy plan P-1. (6) *Bulnesia arborea*, (6) *Lagerstromia indica*, and (3) *tabebuia caraiba* are proposed on ground floor on A1-A and East Atlantic Blvd.

Comment 14. Pursuant to 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

Response: Irrigation plans provided. Refer to IR-1 and IR-2. Additional notes to be added to ensure min. code requirements are met as per above at the time of building permit.

Comment 15. Bubblers will be provided for all new and relocated trees and palms.

Response: Irrigation plans provided. Refer to IR-1 and IR-2. Additional note to be added that bubblers shall be provided to all new and relocated trees and palms at the time of building permit.

Comment 16. Provide notes in accordance with 155.5402 Lighting Requirements for Marine Turtle Protection at the time of site plan submittal on the landscape plan.

Response: Refer to general notes on sheet LT-1. Additional notes have been added to the sheet to ensure code requirements are met. Full engineering and lighting plans and specifications to be provided at the time of building permit.

Comment 17. Verify availability of proposed plant species as many of them are outside the range of what is currently available.

Response: Availability has been verified; small adjustments have been made to ensure species are readily available. The following note has been added to planting plans: The landscape architect must ensure the availability of plants at the time of the building permit and planting. Approved equal substitutions may be required and will be coordinated and approved at the time of permitting.

Comment 18. Remove gallon sizes from the plant list.

Response: Gallon Size removed from planting schedules.

Comment 19. Clarify tree grates and proposed approach.

Response: Tree grate detail has been added to sheet LD-1. Addapave Tree Pit System from Chamelco approved equal can be used in place of tree grates if preferred but the Urban Forestry Department. Final coordinated details and specifications to be submitted at the time of building permit.

Comment 20. Provide a maintenance agreement for the ongoing upkeep of proposed tree grates on site.

Response: Maintenance agreement to be provided at the time of building permit.

Comment 21. Provide a rooftop planter detail with soil composition, soil profile, material, waterproofing, drainage specs, soil specs, top dressing, etc.

Response: Refer to detail 11 on sheet LD-1 and general notes for soil specifications.

Comment 22. Provide details for planters on Amenity Deck.

Response: Refer to details 7, 11, 12, and 13 at sheet LD-1. Additional details if required to be provided at the time of building permit.

Comment 23. Provide details for tree and palm guying systems for all planter areas on Amenity Deck.

Response: Refer to detail 7 at sheet LD-1. Additional details if required to be provided at the time of building permit.

Comment 24. Provide a note that a Notarized Certificate of Variety for the *Medjool* species for this site. This will be required at time of inspection.

Response: Per discussions with Urban Forestry Department, Medjool pals on Pompano Beach Blvd. have been replaced with Coconut palms to meet city street scape plans.

Comment 25. Adjust planting details to show only sisal or other biodegradable material attached to trunks of trees.

Response: Refer to details on sheet LD-1. Only burlap or approved equal material is shown attached to trunk of trees and palms. Note added to sheet LD-1.

Comment 26. Adjust details and notes to show the root flare above or equal to surrounding grade and a note that mulch not be placed against the trunk.

Response: Refer to details on sheet LD-1. Notes added to the sheet.

Comment 27. Correct the planting detail to reflect the planting hole to be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices

Response: Refer to details on sheet LD-1. Details updated to show dimensions.

Comment 28. If trees are to be containerized, specify that the root ball will be shaved at the periphery to remove all circling roots.

Response: Notes added to sheet LD-1.

Comment 29. Provide a note on the plans specifying that all shrubs abutting City rights-of-way are maintained at a height no greater than 24". It is staff's recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway.

Response: Notes added to sheets P-1 and P-10

Comment 30. All tree work will require permitting by a registered Broward County Tree Trimmer.

Response: Note is included in all planting plans. Refer to Landscape sheets.

Comment 31. Provide a comment response sheet as to specifically how each comment has been addressed at time of resubmittal.

Response: Comments response letter provided herein.

Comment 32. Additional comments may be rendered at the time of resubmittal.

Response: Acknowledged.

FIRE PREVENTION

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

Status: Resubmittal required.

Inquiry Fire apparatus vertical clearance for main entrances: () Approved signs required on vehicle access canopies indicating the established vertical clearance. Minimum vertical clearance for fire apparatus access is 13ft 6in. (Florida Fire Prevention Code 8 ed, NFPA 1 2021ed Chapter 18 section 18.2.3.4.1.2)

Response: Comment Acknowledged. Proposed design meets these requirements.

Comment On plan sheet C-5, the proposed entrance to the site off of Atl. Blvd will take up five of the existing seven parking spaces. Please get in touch with City Engineer John Sfiropoulos and Parking Manager Jeff Lantz regarding this reduction in city parking.

Response: Comment Acknowledged. Proposed design following prior approvals from 2006 which is showing our parking garage entrance along East Atlantic Blvd.

Comment () 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. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) 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)

Response: Comment Acknowledged. Fire Flow Data and Calcs will be provided a time of building permit.

Inquiry () 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. 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: Comment Acknowledged.

Comment BDA Systems () 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: Comment Acknowledged.

Inquiry Parking Garage: Will require fire protection using the latest versions of NFPA 13 and NFPA 88A. Minimum fire sprinkler design using Ordinary Hazard Group 2 throughout. Any areas using with tandem car parking or stackers will require high hazard. Areas used for electric vehicle charging will require special consideration for fire protection design for the structure.

Response: Comment Acknowledged.

Comment Fire sprinkler FDC locations: FDC located on Northeast corner of building, locate along main road and near fire hydrant.

Response: Comment Acknowledged. FDC has been relocated as requested. Please see revised sheet C-4.1

Comment Are these two separate high rise buildings? Plans show one generator and one fire pump for complex? However, plans show two separate fire command centers? Please explain functions of two Fire Command rooms. Are you proposing duplicate control/monitoring of all life safety and fire protection systems, including elevators, smoke control and fire alarm system?

Response: Per DRC meeting and discussion with Mr. Galloway, the revised plans were updated to show a single FC room, adjacent to AIA.

Comment If proposing diesel generator and/or fire pump, provide location of remote fueling form exterior of building. Must be clear and accessible. Fuel truck must be out of right of way during transfer. If proposing natural gas as a fuel supply must have a letter from supplier that they are a reliable fuel supply to meet your demand requirements.

Response: Fuel port anticipated on north wall of emergency generator.

Comment () Florida Fire Prevention Code 8th Edition NFPA 1 (2021 Edition) has adopted the following Standard: 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 would include systems such as Fire alarm, fire sprinkler, standpipes, smoke control systems, fire doors, fire walls, fire extinguishers, emergency lights/exit signs, etc. This is not a complete list of life safety and fire protection systems; each building may vary with complexity. Building's emergency plan must be updated and provided to all residence on an annual basis.

Response: Acknowledged. Will be provided at time of permit.

Comment () Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.

Response: Refer to sheet LS206.

ENGINEERING

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Status: Resubmittal required.

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

RESPONSE: Comment Acknowledged. Will be provided at time of Building Permit.

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

RESPONSE: Comment Acknowledged. Will be provided at time of Building Permit.

Comment 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 N. Ocean

RESPONSE: Comment Acknowledged. Will be provided at time of Building Permit.

Comment Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.

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RESPONSE: Comment Acknowledged. Will be provided at time of Building Permit.

Comment / 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: Comment Acknowledged. Will be provided at time of Building Permit.

Comment Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.

RESPONSE: Comment Acknowledged. Will be provided by contractor at time of Building Permit.

Comment Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities

RESPONSE: Comment Acknowledged. Will be provided by contractor at time of Building Permit.

Comment Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

RESPONSE: Comment Acknowledged. Will be provided at time of Building Permit.

Comment Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

RESPONSE: Comment Acknowledged. Will be provided at time of Building Permit.

Comment Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

RESPONSE: Comment Acknowledged. Will be provided at time of Building Permit.

Comment Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed site work.

RESPONSE: Comment Acknowledged. Will be provided by contractor at time of Building Permit.

Comment Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed site work.

RESPONSE: Comment Acknowledged. Will be provided by contractor at time of Building Permit.

Comment Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and COPB public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

RESPONSE: Comment Acknowledged. Truncated warning dome mats have been added throughout as requested.

Please see detail added on sheet C-5.2.

Comment Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G), 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 or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

RESPONSE: Comment acknowledged. A note as been added to sheets P-1, P-2, P-3, and P-4.

Refer to sheets P-1 and P-2 for location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines.

Comment Please note on the civil plan sheets C-4 and C-4.1 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service is cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards. How to retire old laterals If the existing main is clay pipe and a CIPP liner is currently installed, (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings) If the existing main is clay pipe, 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 four ft. below grade)

Response: Comment Acknowledged. Please see notes added to sheet C-4 and sheet C-4.1.

Comment On civil plan sheet C-4.1, our GIS shows an existing 8" watermain line going down NE 1 St. to feed the existing fire Hyd. Please utilize this line instead of making multiple taps on Pompano Beach Blvd. Field verify if it is an 8" main.

Response: Comment Acknowledged. Please see revised sheet C-4.1.

Comment On plan sheet C-4.1, add a note to the plans for SEWPER coating the manhole that is to be core-drill into and to the one set just inside the property line.

Response: Comment Acknowledged. Note added to sheet C-4 and sheet C-4.1.

Comment On plan sheet C-4.1, note the type and size of the sewer line on Pompano Beach Blvd., leaving from the existing manhole to the manhole just set inside the property line.

Response: Comment Acknowledged. Sheet revised sheet C-4.1.

Comment On plan sheet C-4, note on the plans that the existing manhole to be cored into on N. Ocean is to be SEWPER coated

Response: Comment Acknowledged. Note added to sheet C-4 and sheet C-4.1 as requested.

Comment On plan sheet C-4, both proposed fire hydrants are in very close proximity to the existing fire hydrants. The proposed

Response: We are not proposing a new hydrant next to the existing hydrant . The intent is to relocate.

Comment Plan sheet C-5, needs to show a continuous sidewalk going straight on Pompano Beach Blvd. at the car loop drop-off

Response: Continuous sidewalk to be provided.

Comment On plan sheets C-5 and C-5.1, note the sidewalk material or submit details.

Response: Sheet C-5 and C-5.1 will be revised accordingly.

Comment Plan sheets C-5 and C-5.1 show a full mill and overlay for westbound Atl. Blvd., NE 1 St., and Pompano Beach Blvd.

Response: See revised sheet C-5 and sheets C-5.1 showing full mill and overlay.

UTILITIES

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

Status: Resubmittal required.

Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

Response: Comment Acknowledged.

Comment 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

Response: Comment Acknowledged. Will be provided a time of building permit.

Comment 3. Please note that any proposed metered service 3 or larger are not stock items. These meters are subject to an eight-month order lead time. Please order these items promptly to ensure the meters are available for installation.

Response: Comment Acknowledged.

Comment 4. Please submit a sedimentation and erosion control plan.

Response: Not required for DRC. Will be provided a time of building permit.

Comment 5. Civil plan C-4.1 Utility Plan notes that Water Consumption and Sewer Wastewater Discharge are estimated at 108,995 gallons per day (GPD) for the subject development. Per City Ordinance 50.02 (B), the development must undergo and coordinate a system capacity study with the City's consultant. The study will assess the water system and project impacts under average daily and maximum daily demand conditions, including system pressure, fire flow, water age, and quality. All associated costs of the impact study will be the responsibility of the owner/developer. All required improvements to the system due to the project will be at the cost of the developer. The City will own the data and coordinate the process with its consultant.

RESPONSE: Comment Acknowledged. The flow has been revised to 111,285 GPD as a worst-case scenario condition. Per discussion at the in person DRC meeting, revised plans and kick off email has been sent to Nathaniel Watson, Randolph Brown and David McGirr to begin this process. Please proceed with the third-party consultant review.

Comment 6. The estimated wastewater discharge for the development may adversely impact the City's area pump station and transmission system servicing the project. Improvements to the infrastructure to accommodate the additional wastewater discharge may be required. The proposed wastewater discharge design for the subject development will require a capacity study by the owner of the area lift station and system by the City's consultant to ensure the increased service demand can be accommodated. The property owner will bear the cost of the study. Provided the study shows that the station cannot adequately receive the increased demand and/or system infrastructure improvements are required, the cost of such improvement shall be borne by the owner. The City will own the data and coordinate the process with its consultant.

RESPONSE: Comment Acknowledged. The flow has been revised to 111,285 GPD as a worst-case scenario condition. Per discussion at the in person DRC meeting, revised plans and kick off email has been sent to Nathaniel Watson, Randolph Brown and David McGirr to begin this process. Please proceed with the third-party consultant review.

Comment 7. Civil plan C-4.1 Utility Plan proposes a dedicated fire connection without a required fire meter. Please show the required 8 fire meter for the assembly. Please correct.

RESPONSE: Comment Acknowledged. Please see revised C-4.1 as requested. Plan is proposing combined master meter and backflow device per city detail 106-2.

Comment 8. Civil plan C-4.1 Utility Plan proposes an 8 fire, 6 domestic water, and 2 irrigation services that are not perpendicular or inline connections from the water main to the meter. Please correct.

RESPONSE: Comment Acknowledged. Please see revised C-4.1 as requested.

Comment 9. Civil plan C-4.1 Utility Plan proposes a 2 irrigation service connected with a corporation stop. As per City Engineering Standard detail, please show the connection with a 2 resilient seated gate valve. Please correct.

RESPONSE: Comment acknowledged. Please see revised callout on C-4.1 as requested.

Comment 10. Civil plan C-4.1 Utility Plan proposes an 8 fire and 6 domestic water service noted as private. The services shall be public from the water main up to the City meter. Infrastructure proceeding the meter shall be private. Please correct.

RESPONSE: Comment acknowledged. Please see revisions on C-4 and C-4.1 as requested. All utilities are now shown with the proper callouts and distinguished between public and private ownership.

Comment 11. Please note on Landscape plan 015 L-12 that as per City Ordinance(s) 50.02(A) (4) and 100.35(E), street trees shall not be placed on top of or 50' of either side of any City-owned utility infrastructure. 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(verbatim).

Response: Comment Acknowledged.

Comment 12. Civil plan C-4 Utility Plan proposes a public fire hydrant north of East Atlantic Blvd. Please show the hydrant further south, close to the intersection of E Atlantic Blvd. and Pompano Beach Blvd., as an existing hydrant is in proximity to the proposed location of the proposed hydrant, east of Pompano Beach Blvd.

RESPONSE: Comment Acknowledged. Please see relocated hydrant on C-4 as requested.

Comment 13. Please note on Civil Plan C-4 and C-4.1 Utility Plan that any existing water or sewer connection to the lot unutilized by the development must be terminated at the respective main by the owner according to City specifications.

RESPONSE: Comment Acknowledged. Please see added notes on C-4 and C-4.1 as requested.

Comment 14. Please attach the 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification Marker, 121-1 Min. Horizontal Separation for Potable water, 122-1 Utility Crossing, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

RESPONSE: Comment Acknowledged. All latest details are located on sheets C-4.2 to C-4.5 as requested.

BSO

Plan

Reviewer: Deputy Anthony Russo | Anthony_Russo@sheriff.org <mailto:Anthony_Russo@sheriff.org> Status: Comments not available as of July 24, 2024.

BUILDING DIVISION

Plan Reviewer: Todd Stricker | todd.stricker@copbfl.com

Status: Authorized with Conditions.

Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1) (B). FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

Comment

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. 2. 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. 3. 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. 4. 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. 5. 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. 6. 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. 7. FBC 1029.1 In addition to the means of egress required by this code, 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. 8. 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. 9. 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. 10. 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. 11. 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). 12. 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. 13. 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. 14. 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. 15. 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. 16. 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. 17. 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. 18. 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. 19. 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. 20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. 21. 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. 22. 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. 23. 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. 24. 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. 25. 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.

END OF STAFF COMMENTS.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered