

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 January 17, 2022, KEITH and the project team offer the following responses to your comments/questions:

FIRE DEPARTMENT: JIM GALLOWAY

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

01/03/2022

COMMENTS MUST BE ADDRESSED BEFORE DEVELOPMENT ORDER:

1. 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: As per NFPA 1 18.4.5.3.4 maximum fire flow is 2000 gpm, and existing fire flow test 1284 GPM @ 58PSI equivalent to 2370 gpm @ 20psi. See attached Fire Flow Test.

2. 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. EXIT ACCESS AND DISCHARGE DO NOT COMPLY WITH NFPA 101 - 2018 edition FOR EXIT ACCESS AND DISCHARGE TO PUBLIC RIGHT OF WAY.

Exit discharge for building: Exit Discharge through the interior of building not less than 50% must exit directly to the exterior. (NFPA 101 ch. 7:7.7.2(2) and (3).

Stair #1 and #3 - Ground level appear to be open stairs that discharge into lobby. High-rise buildings require all stairwells to be smoke proof and pressurized/smoke control.

Stair #2 - Is this an open stair on the 4th Level? Must be protected and require pressurization.

Stair #2 - Level 3 shows a mechanical room access from stair. Only penetration for an exit stair are for egress doors and systems supporting the egress stair. (NFPA 101 ch. 7:7.1.3.2.1(10)).

Stair #4 and Stair #5 - Both exit discharge onto 4th level of building. An exit enclosure shall provide a continuous protected path of travel to an exit discharge. (NFPA 101 ch. 7:7.1.3.2.2) Exit Discharge, that portion of a means of egress between the termination of a exit and a public way. (NFPA 101 ch. 3:3.3.88)

Response: Each tower has (2) separate stairs and elevators. All 4 stairs are in 2 hour protected enclosures from top to egress of the building at ground level. All stairs egress directly outside the building (and not through lobbies). The garage levels have access to at least 3 means of egress as well and have direct egress to the exterior of the building at ground level. Fire command is located at the ground level lobby (east side). Units and different occupancies are fire separated. Stairs are to be pressurized and smoke evac system provided as required. The building is fully sprinklered.

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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: Bi-Directional amplifier system will be provided as required and a computer-generated analysis will be prepared in order to determine the requirements of the building. We respectfully request that this be a condition of approval in order to move forward with the site plan. Timelines for the analysis allow us to complete the work prior to the completion of construction documents and commencement of construction.

4. 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: Noted and will be included in construction documents and fire alarm design prior to building permit.

CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ

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

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

Response: Comment acknowledged.

BUILDING DEPARTMENT COMMENTS: JAMES DEMARS

Plan Reviewer: James DeMars | james.demars@copbfl.com emailto:james.demars@copbfl.com> Status:

Authorized With Conditions

Advisory

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

Response: 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.



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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 screened fence complying with City Ordinance 152.06(B) through 152.06(G).

Response: Comment acknowledged.

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.



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2. 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.

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

Response: 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, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response: 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.



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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. 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.

18. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: 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.



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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

UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON

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

Status: Authorized With Conditions

1. Please note that additional comments may be forth coming 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: Comment acknowledged.

3. Please note that meters 3" and larger are not stock items and are subject to an order lead time of 60 to 75 days after the items are paid. Please order accordingly.

Response: Comment acknowledged.

URBAN FORESTRY DEPARTMENT COMMENTS: WADE COLLUM

LANDSCAPE REVIEW

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

Authorized With Conditions

1. Provide a mitigation table to account for the dollar value for specimen trees and DBH of all non-specimen trees removed vs. the dollar value and caliper of trees replaced.

Response: A summary for mitigation has been provided on sheet LD-101.



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2. 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: Silver buttonwoods were replaced with green buttonwoods to provide more canopy coverage on the south buffer. A cross section detail has been provided on sheet LP-501.

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

Response: Soil volume calculations for necessary planter areas have been provided on landscape sheets. Refer to sheets LP-101.

4. Remove fire hydrant from required parking island on the north side.

Response: The fire hydrant in the island is required to provide fire service to the proposed building. The water line is coming from the north and therefore will not be underneath the root zone of the tree.

5. Clarify clean off areas on the north side facing the public realm.

Response: Clean off areas have been removed. Refer to the architectural floor plan, sheet A1-1.01.

6. The pandanus can remain it just cannot be counted towards the overall. Make one of the Thrinax palms taller than the other two and place in the middle to of NW planter

Response: The water feature has been revised and no longer contains a planter resulting in the removal of the palms.

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.

Response: The detail provided is a schematic enlarged partial section of the likely foundation system. It illustrates the pile, pile cap, stem wall, first floor slab and wall that goes up. The building will be set on a deep pile foundation system and the first level slab will be raised above the existing grade and adjacent streets. The detail #2 on sheet A2-1.01 illustrates that the pile and pile cap will be well below the existing grade level and the interior first level slab will be raised. This will allow for proper soil depth at the or near the building. The depth shown is a maximum of 4'-2" to the edge of the foundation. We will have more specific structural detailing upon proceeding further into the construction document phase as it typical.

8. Landscape plan does not match site plan as to incorporating the park side improvements. Complete to make all sheets match and be inclusive.

Response: Landscape plan has been updated to include park side improvements and match site plan. Please refer to sheet LP-100.

9. Oaks may not be a good idea along NE 16 as there is a strong wind tunnel effect there along with aerosol salt concerns., lets discuss alternatives

Response: Comment acknowledged. The Oak near the west entrance has been changed to a Beauty Leaf. We will further discuss this in the field.



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10. Remove note eluding to separate permit. If this part of the requirements, please show it now and understand that it will be part of the conditions of approval and will be completed prior to CO issuance

Response: The note has been removed. Refer to sheet LP-100 and LP-101.

11. 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 form the Park parcel. There needs to be some separation between public and private lands. Staff understands the intent but there needs to be some level of separation.

Response: Hurricane Palms and Simpson Stoppers have been added to the east side of the site to provide separation from the private and public properties. There is also a handrail which separates these 2 areas.

12. Provide a rooftop or amenity deck planting plan and label as a landscape plan.

Response: A rooftop/amenity deck planting plan will be submitted for building permit.

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

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

14. 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

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

Response: Comment acknowledged.

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com <mailto:david.mcgirr@copbfl.com> Status: Authorized With Conditions

12-27-21

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

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 the building permit.

2. 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 existing utilities are shown on the Landscape Plans. A root barrier will be required to protect the existing sewer line. Refer to sheet LP-101.

3. 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 or laterals and storm drainage lines on the proposed



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landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard Street tree detail 316-1

Response: These notes are included on sheet LP-101. Please refer to notes #11 and #12.

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

5. 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 the building permit.

6. 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 the building permit.

7. 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 the building permit.

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

Response: Comment acknowledged.

9. 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.

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

Response: A sedimentation and erosion control plan is included with this submittal.

11. 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 requested note is included on sheet CP-101.

12. On plan sheet 301-SP-101 site plan there appears to be a water feature in the city and FDOT future right-of-way.

Response: Coordination with FDOT is on-going. We will inform the City of this approval once accepted.



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**** 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.

ZONING DEPARTMENT COMMENTS: DIEGO GUEVARA

Plan Reviewer: Diego Guevara | diego.guevara@copbfl.com

Status: Pending 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). Comment remains in effect until the park improvements are finished.

Response: Comment acknowledged. 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. Provide a site plan showing both, the building, and the proposed park improvements.

Response: Comment acknowledged. 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.

3. The building's patio seems to extend beyond the property line. The continuity may look nice in design; however, a clear demarcation between the public and private properties with a change of level, knee wall, or coordinated finishing materials may provide the properties' required joint and limit boundary.

Response: The landscaping has been reused in the joint property line along the east portion of the subject property to better differentiate the separated properties. Park + private development. The use of planters, plant material will help define this. See reused landscape plan and architectural site plan.

4. The project narrative describes a four-story podium with two 19-story towers mixed-use project, including 28 residential condominiums, commercial areas, parking, and amenities. Still, the submitted package included floor plans only for what appear to be the first five (5) floors. Provide a set of drawings, furnishing architectural plans for every building floor.

Response: Floor plans for each level of the 19-story building have been provided. The unit levels from 5-17 are similar with varying balconies and levels 18-19 are the 2-story penthouse units.

5. There are two easements on the property related to FPL: (1) along the northern 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. It means that a portion of a building will be within the FPL easement. Clarify if the easement will be partially abandoned to allow the building to remain as proposed.

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



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6. The proposed water feature is shown within the future right-of-way to the west. Revise to ensure the water feature is entirely 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: Comment acknowledged. We are pursuing approvals and permits through FDOT, and we will coordinate required agreements with the City.

7. On the ground floor, there are two trash rooms. The one to the west has direct access from the street, the Commercial Trash Room located to the east appears to have no access to the road (260-A1-1.01 Floor Plan). Clarify how the trash/recycling will be collected & confirm approval from the Solid Waste/Recycling Division.

Response: The trash handling of the building has been significantly modified in conjunction with Beth Dubow from said waste. Trash chutes in both towers terminate around the ground level in two (2) separate trash rooms (one for east tower and one for west tower). Both trash rooms have direct access to the exterior for efficient use. Both rooms are private access, the use of architectural bi-folding doors that allow for the continuity of a ground level façade treatment appropriate for typical ground level retail or other habitable spaces. The east trash room has been enlarged to accommodate commercial and residential. Trash containers will have direct and simplified access to the intended pick-up locations along the street. See revised ground level plan and plans throughout.

8. According to Drawing 261-A1-1.02 Floor Plan Level 2, the residential trash collection will take place on the three rooms located on this floor. The center trash room has a lift aligned with the trash room below (the west trash room on the ground floor). How are you moving the trash out from the other two locations?

Response: As mentioned in #7 The trash handling has been significantly modified. See sheet A1-1.01.

9. The trash lift seems to be blocking the bi-folding door on the ground floor. Clarify the design and operation of the trash room. Does the lift have walls or security railings? Provide further information.

Response: As mentioned in #7 The trash handling has been significantly modified. See sheet A1-1.01.

10. The finish grade level of the first floor is at least 36 inches above the street grade. Where are the steps or ramp to make the grade change at the interior of the building? Is the commercial trash room (east trash room) at the first-floor grade or street grade? You may need a longer ramp to roll them off the building. Explain.

Response: Both trash rooms are located at grade level to provide direct access for the trash pickup. Stop and ramps are located around the ground level to mitigate this transition around the building entry and surrounding level. See landscape and architectural ground level plan.

11. On-street parking spaces (east of the driveway entrance) illustrated as 90-degree parking; were identified as Public on-street Parking on the approved Master Plan. Add a label to drawing 301-SP-101-Site Plan, marking these spaces as Public Parking.

Response: On-Street parking has been noted to be part of public parking, refer to SP-101.

12. Revise the numbering labels of the proposed on-street parking spaces, the numbers are off, and the total does not match the number of parking stalls depicted on the plan.

Response: Parking numbers have been adjusted to match total number of stalls, refer to SP-101.

13. The applicant followed the Staff recommendation to calculate the parking based on a higher demand category, such as a restaurant/bar, to allow for all potential commercial uses. Based on the estimated



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986 Sf. of retail, the site plan indicates that three parking spaces will be provided; however, the number required should be four parking spaces (the fraction shall be rounded up, not down). Also, the 56-seat restaurant (2,058 Sf. facility) would require 14 parking spaces. A total of 74 parking spaces, including three (3) handicap-accessible stalls, shall be provided. Revise plans and tables as needed.

Response: The parking calculation has been updated to reflect the current areas and use as they were slightly changed due to the revisions during this review process. See revised parking calculation and architectural site plan. See sheet G-3.

14. Section 155.5102.F.On-Street Parking establishes that on-street parking on streets or driveways shall not be used to satisfy the off-street parking standards of the Code. Therefore, make clear that you are providing additional 13 parking spaces located on the street which, are not included in the total calculation of the parking provided (Number of parking required = 74 | Number of parking provided = 73 | Additional Public On-Street parking spaces = 13, along NE 16th Street).

Response: We have noted in our parking calculations that the on-street parking is not being used to satisfy off-street requirements. See parking calculations on sheet G-3 and SP-101

15. Table 155.5102.I.1 Dimensional Standards for Parking spaces and Aisles requires a minimum of 23 feet aisle width. The eastern section of the ground floor aisle (level 01) is 6 inches shy to meet the required dimension. Revise and comply.

Response: The access isle at ground level has been modified to meet the 23'-0" min requirement. See sheet A1-1.01.

16. Is it the intention for the retail patrons to park inside the parking garage (at the 11 spaces proposed) and then walk out of the parking garage by the driveway, continue around the building to access the retail space/restaurant? Will patrons of the retail space be directed through the lobby/private parking entry? How does a person in a wheelchair circulate and get to the retail areas of the project?

Response: Access from the exterior of the building and interior of the parking garage has been provided. Each retail location has an entry internal to the garage while main entrees along the frontages are provided. Altitude stripping inside the garage has been provided to identify the accessible routes from parking to entrees. See sheet A1-1.01.

17. Is there any electric vehicle (EV) charging station proposed? Please add a label to it, if existing. Add it to tables as needed.

Response: Electric vehicles have been provided at each level of the parking garage. A total of 9 spaces, 3 per level, have been located.

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

Response: An architecturally louvered sliding door is proposed for the vehicular entrance. This sliding gate is located at the building interior to increase the queuing space and to also provide further depth in the façade. The material proposed is the same as the louvered system around the garage levels above. See ground level plan (sheet A1-1.01) and north (sheet A2-1.02).

19. Photometric plans do not provide illumination levels throughout the Vehicular Use Area (155.5401.I.). The Vehicular Use Area must maintain a minimum of 1 foot-candle, and the light intensity reading at the property line may not exceed 3 foot-candles. Revise photometric plan to comply.

Response: Photometric drawings were provided during the submittal for vehicular use areas. See sheet L0.



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20. Provide a copy of approval from the Florida Fish & Wildlife Conservation Commission, noting a review of the proposed site plan for the 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.

21. 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.

22. The Site Data Table (301-SP-101 Site Plan) and the Intensity and Dimensional Standards (126-SP-1-Architectural Site Plan) do not match. Revise and coordinate. For consistency, both tables shall list the same parameters and data. Include PD-I Standards only. RM-45 Criteria don't apply, should not be included. Ensure the parameters or standards listed match the standards incorporated in the PD-I approval (Ordinance 2019-81)

Response: The site data table in the site plan has been updated and coordinated with the architectural site plan to include the PD-I standards.

23. Revise parking table and Site Plan. The engineering site plan includes 13 on-street parking spaces, not 12 as shown on tables (2 parallel and 11 perpendiculars). Also, the Ground Level Floor Plan (A1-1.01) depicts one (1) parallel accessible parking space plus twelve (12) regular parking spaces. Revise and coordinate with the 301-SP-101 Site Plan, where two common parallel parking spaces are shown.

Response: The engineering site plan and architectural plans have been revised and coordinated for consistency. See sheet A1-1.01. and SP-101.

24. The minimum dimensions required for an accessible parking space are not provided on the proposed on-street parallel parking space, in accordance with the Florida Accessibility Code requirements. Therefore, revise the dimensions of the space to comply, or relocate the ADA space (if necessary).

Response: The ADA space has relocated from on-street parallel parking space.

25. Relocate the proposed fire Hydrant located in the parking island on the on-street parking situated at 16th street. The provided island is for the location of a tree. Review to avoid conflict with fire hydrant plumbing and other utilities.

Response: The fire hydrant in the island is required to provide fire service to the proposed building. The tree and fire hydrant can share the island as is typically constructed.

26. Provide dimensions to the bicycle rack area. It must be 7 feet wide minimum.

Response: See architectural site plan and ground level plan for dimensions of the bicycle rack areas and having compliance with minimum dimensions.

27. The elevations include a note identifying the various glazing/tint not permitted on the building. However, the plans must include the specific tint/glazing proposed on this building. Provide these details/specifications for staff review.



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Response: The proposed glazing type has been labeled on the elevations. See sheet A2-1.01, A2-1.02, A2-1.03 and A2-1.04. The proposed glazing is to be a laminated hurricane impact low "E" low reflectivity light grey glass.

28. The architectural ground floor and the Site Plan do not match. The proposed clean area west of the garage driveway is not shown on the site plan. Provide details and information regarding the "clean-off areas" furnished on the frontage of the building.

Response: Clean off areas have been removed from the front of the building. The site plan and the ground floor plans here seem coordinated. See sheet A1-1.01.

29. The clean-off features at the front of the building and close to the street may not be convenient from the Crime Prevention point of view. Also, considering the aesthetics and high-end concept of the project, the cleaning-off features could be relocated to the interior of the building, where tenants/owners may have a more private and secure experience.

Response: As mentioned, the clean off areas have been removed. See sheet A1-1.01.

30. Revise the location of the wall-mounted FDC. It seems to be located in the middle of the proposed bifold door.

Response: The location of the FDC and bi-field door has been coordinated to eliminate conflict and the proposed FDC has been relocated. Please see sheet CU-101.

31. The Code requests buildings to have a clearly recognizable base, middle, and top. Review Code's Section 155.5602.C.4. Base, Middle, and Top; provide a narrative and illustrations demonstrating compliance with this provision.

Response: The building has a well architecture façade and clearly organized base, middle and top:

The base is defined by the ground level plaza and the continued stare front, the glazing for the retail and the residential entries that clearly identify the building's entry. Above the ground level and at the garage level the use of an architectural louver system is utilized to provide natural ventilation, also screen cars and build internal elements from public view. The scanning also helps define the horizontal and natural forms of the facade treatment. Soft curving concrete overhangs that provide shade along the sidewalk are also part of the defined elements of the base.

The middle of the building is clearly defined by the residential tower portion. The amenities deck which houses the pool and other indoor/outdoor common use facilities services as the transition from the base and the middle of the building.

The top of the building is defined by the 2-story penthouse units of the residential tower. The upper two levels starting at level 18 provide the horizontal slab line which is emphasized by its wider profile around 12" as opposed to the thinner slab lines below and as well as the 4'0" horizontal lines created by the parapet at the roof level.

32. The Code requires buildings to be articulated with wall offsets. Review Code's section 155.5602.C.5. Façade Articulation; provide a narrative explaining how the proposed podium of the project meets the requirements of this provision.

Response: Offsets in the façade occur in 2 distinct ways; at the base of the building, the use of the two primary materials (glass and the high-quality decorative metal screening) creates a change in the building plane. In addition to this, the concrete overhangs that are along the façade provide an almost continuous offset that is unique. Also, provides shade and shadow to the building permit to articulate the façade.



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33. Revise Section 155.5602.C.6. Façade Materials. The use of aluminum siding is prohibited. Provide further details, specifications, and physical samples regarding the proposed materials, particularly the aluminum screen.

Response: No aluminum siding is proposed on any part of the structure. Please see sheet A2-101 for material samples for the façade. High quality metal louvers are proposed at the garage levels and impact laminated glass is used throughout.

34. Section 155.5602.C.8.b. requires Flat Roofs to be concealed by a parapet wall that extends at least three feet above the roof level and have three-dimensional cornice treatments that project at least 8 inches outward from the parapet façade plane. Provide detail and a narrative demonstrating compliance with this provision.

Response: The flat roof at the top of the building is concreted by 4'0" parapets and projects 8" forward of the glass below. This also creates part of the treatment of the top in both buildings.

35. The north elevation shows what seems to be a roll-up door for the west trash room. There is no access door from the street to the east trash room. Revise and coordinate floor plans and elevations as required.

Response: No rollup doors are proposed in this project. Architectural bi-fold doors with glazing are proposed at the façade and metal screening door is proposed at the vehicular entry.

36. Section 155.5102.L.1: Bicycle Racks/Locker Required: The Code requires a minimum of 20 bicycle parking spaces for the project. Provide the total number included in the project.

Response: The project proposes a total of 60 bicycle parking spaces between the exterior ground level and interior parking spaces. This is achieved by the 30 racks shown on the 3 different levels. The total number of parking spaces for bicycles at the ground level is 16. Within the building around levels 2 and 3 we are proposing a total of 44 parking spaces for bikes. We are calculating that each rack will park 2 bicycles. As such there are a total of 22 racks on the interior and 8 on the exterior. This exceeds the required minimum.

37. Section 155.5102.L.2: Bicycle Racks/Locker Location Bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic. The proposed bicycle rooms at the northeast corner of the second and third floors may not have enough room for the number of units proposed. How are the tenants bringing up or down the bicycles to the ground floor? Are they using the elevators or the vehicular ramp?

Response: The bicycle storage room have been relocated to the southwest corner of the building in the garage around levels 2 and 3. The room is adequate to size. It is anticipated that bicycles will be more vertically through the building via elevators and not vehicular ramps.

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER-O'MILLS

Plan Reviewer: Daniel Keester-O'Mills Status: Authorized With Conditions

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



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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) . The Applicant has submitted a new plat application to the City (P&Z: 21-14000021): Ocean Park Plat.

Response: Comment acknowledged.

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

Response: A copy of the School Capacity Availability Determination Letter have been submitted in DRC package.

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. No additional ROW is required along NE 16 Street. 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: Comment acknowledged.

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

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

WASTE MANAGEMENT

Solid Waste and Recycling Comments

Project Name: Ocean Park

Address: 1508 N Ocean Blvd.

P&Z#: 21-12000037

Review Date: 12/28/2021

DRC Meeting: 01/19/2022

PREVIOUS COMMENTS HAVE NOT BEEN ADEQUATELY ADDRESSED. APPLICANT IS URGED TO MEET WITH CITY OF POMPANO BEACH SOLID WASTE SERVICES DEPARTMENT STAFF PRIOR TO RESUBMITTING PLANS FOR DRC AS RELOCATION OF TRASH COLLECTION AREAS WILL IMPACT THE DESIGN OF THE SITE. RESUBMITTAL IS 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.

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: Trucks will not be required to enter in the property for maneuvering and will be utilizing parallel parking space along NE 16th Street for access.

b. Maneuverability of a garbage truck within the garage (as designed) will be nearly impossible and



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difficult on NE 16th Street. Specifications for collection truck turning radii have been uploaded to EPlan for your reference.

Response: The trash handling of the building has been significantly modified. Trash chutes in both towers terminate around the ground level in two (2) separate trash rooms (one for east tower and one for west tower). Both trash rooms have direct access to the exterior for efficient use. Both rooms are private access, the use of architectural bi-folding doors that allow for the continuity of a ground level façade treatment appropriate for typical ground level retail or other habitable spaces. The east trash room has been enlarged to accommodate commercial and residential. Trash containers will have direct and simplified access to the intended pick-up locations along the street. See revised ground level plan and plans throughout.

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.

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

Response: Both trash rooms 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: The trash handling of the building has been significantly modified. Trash chutes in both towers terminate around the ground level in two (2) separate trash rooms (one for east tower and one for west tower). Both trash rooms have direct access to the exterior for efficient use. Both rooms are private access, the use of architectural bi-folding doors that allow for the continuity of a ground level façade treatment appropriate for typical ground level retail or other habitable spaces. The east trash room has been enlarged to accommodate commercial and residential. Trash containers will have direct and simplified access to the intended pick-up locations along the street. See revised ground level plan and plans throughout.

5. The trash rooms may not be adequate in size to accommodate 28 units plus the commercial use.

Response: We increased the size of both trash rooms to accommodate the 28 units and commercial trash room.

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

Response: We increased the size of both trash rooms to accommodate the 28 units and commercial trash room.

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

Response: At the ground level we have two (2) separate trash rooms (one for east tower and one for west tower). Both trash rooms have direct access to the exterior for efficient use.



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8. There is no safe path for the commercial trash container to be moved along where it can be accessed by a garbage collection truck.

Response: The commercial trash room is located at the east of plan and has direct access to the outside of the building. Parking spaces 08 and 09 are designated to be loading areas for the garbage collection trucks.

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

Response: Comment acknowledged. OWNER

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: Comment acknowledged. OWNER

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

