

The undersigned has reviewed and evaluated the **MAJOR SITE PLAN and MAJOR BUILDING DESIGN PRE-APPLICATION** submitted to the City of Pompano Beach to determine its preliminary conformity with applicable City codes and requirements. Below are my comments and/or recommendations:

**Project Name: Pompano Live! Venue and Hotel**

**PZ: 22-12000036**

**Project Planner: Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com) | 954-786-4671**

**Zoning: PCD**

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## ZONING CODE REVIEW

1. Narrative provides that the existing condition of the site is parking and circulation. Please include reference to the existing Grandstand building that must be demolished, as well as the modifications to the lake to accommodate this scope of work. How will this site connect to the adjacent casino and recently approved deck enclosure site plan.

**RESPONSE: Limits of work include the demolition of the Existing Grandstand, which is being demolished via separate permit (BP22-4320).**

2. Site Plan shows development west of Retail Building A8 that does not appear to be within this scope of work. Please clarify the limits of the site or the purpose of this area.

**RESPONSE: The triangular shaped area west of Building #8 is not included in the scope of work for LIVE. Please refer to revised project limit line on Sheet SP-100.**

3. Site Plan shows development in area that is dedicated to a "Crystalline Lagoon". Please clarify the phasing of this required PCD amenity.

**RESPONSE: The limits of the Crystalline Lagoon shown in the PCD are approximate. A portion of the future lake will be designated for the Crystalline Lagoon. According the submitted trips generation letter, the level of development does not meet the trips threshold requiring the construction of the Crystalline Lagoon with this development.**

4. Private One-Way Roadway (Section T-4 One-Way) requires a 7' sidewalk and 7' landscape area on the west side of the travel lanes.

**RESPONSE: Comment Acknowledged. Please refer to revised Site Plan Sheet SP-100.**

5. Private Two-Way Roadway (Section T-4 Two-Way) requires a minimum sidewalk width of 7'.

**RESPONSE: Comment Acknowledged. Please refer to revised Site Plan Sheet SP-100.**

6. Provide surface treatment of medians on landscape or hardscape plans.

**RESPONSE: Shrub and sod areas are shown within the median. Please refer to sheets LP-101 & LP-102.**

7. Provide an updated Overall Master Site Plan and Calculations Sheet.

- How is parking for this site being accommodated?

**RESPONSE: Please see revised Sheet MP-101 and MP-102 for Master Plan Calculations**

- Off-site parking agreement required and Off-site parking must be within 500 feet of the primary pedestrian entrance.

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**RESPONSE: The existing surface parking to the west and the newly constructed parking garage to the east are both within 500 feet of the project impact area**

- Hotels may designate 100% of parking spaces as valet and valet may be tandem.

**RESPONSE: Comment Acknowledged. It is anticipated that the Hotel will be 100% valet, utilizing adjacent existing surface lots and/or the existing parking garage.**

- Stacking required for hotel valet: 10% of the total parking capacity of the facility up to a maximum of 8 spaces

**RESPONSE: Comment Acknowledged. (8) Vehicle Stacking spaces have been provided for the valet drop off in front of the hotel building. Please refer to Sheet SP-100.**

8. PCD provides a deviation that permits a reduction in the number of loading spaces.

**RESPONSE: Comment Acknowledged.**

- Still feels like a lot of activity with extremely limited loading areas designated. Specifically for the hotel which includes a restaurant/bar.

**RESPONSE: Hotel service and loading operations will be handled via a separate service drive from the rear of the hotel. This drive is accessible from the rear of the existing casino. It is accessed from the existing casino back of house area and ultimately is connected to the loop road through the existing parking area behind the newly constructed parking garage.**

- Provide a "Shared loading study" demonstrating acceptable operations of the site and all uses. However, loading berths are required to be 12' wide and 55' long with at least 14' clearance. Additionally, loading areas designed so vehicles using them can maneuver safely and conveniently to it from a public street and complete loading without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle. Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from off-site areas, to the maximum extent practicable.

**RESPONSE: On-street loading areas are not uncommon and have been used in downtown areas of Pompano Beach in the past. Loading operations would occur in off-peak hours and are 100% out of the travel lane of the adjacent Palm Aire Drive roadway.**

- Provide dimensions on site plan demonstrating compliance.

**RESPONSE: Please refer to Site Plan Sheet SP-100.**

- Site Plan shows modifications to roadway permits relocating public sidewalk on to private property (presumably with a public access easement?), with the addition of a "multi-purpose lane" that will largely be used for loading/staging. It is unclear how this loading activity will not obstruct or interfere with public ROW and be visible. Note that backing out on to public streets is prohibited.

**RESPONSE: Phase 1a roadway permit BP22-0218 will be modified to construct the multi-purpose lane. A right of way / sidewalk easement will be provided for public sidewalk on private property.**

9. Floor Plans do not appear consistent in layout/dimensions with the Site Plan.

**RESPONSE: Acknowledged. Backgrounds have been coordinated between disciplines.**

- Relabel elevations so the "Side" labels are a cardinal direction (North/East/South/West).

**RESPONSE: Acknowledged.**

10. A4, A5, A8:

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At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

**RESPONSE: Will comply. See building elevations.**

11. North Façade of Venue Building: The street-facing side facades of buildings shall be articulated with the same facade details as provided on the building's front facade, or be screened from off-site views through fences, walls, or landscaping at least eight feet high.

**RESPONSE: Please see Sheet A-2100.**

- Previous design proposed a wall and gate. How will this "back of house" design be effectively screened?  
Standard PCD Comments:

**RESPONSE: The back of house area is tucked into the building. There will be some form of gate or door that will shield the opening of this area from the right-of-way. Additionally, there will be landscape screening along Palm Aire drive. See sheet A-2100 and LP-101.**

12. Traffic Impact Study Required per Exhibit S

**RESPONSE: Please see uploaded trip generation letter signed by Kimley Horn, uploaded to documents folder.**

13. Development Area A shall be installed prior to issuance of the first CO for new development, except for any casino related expansion.

**RESPONSE: Comment Acknowledged.**

14. How is this plan enhancing a community-wide network of bike paths and pedestrian walkways with the goal of connecting a network of green, open spaces?

**RESPONSE: The LIVE! Block is the center of the master planned community and completes the pedestrian and bicycle network within the development. Dedicated bicycle lanes are proposed on Main Street and on Palm Aire Dr. with 7' sidewalks surrounding the development and providing opportunities for off-street shared use pathways. Bicycle racks are proposed within street furnishing zones around the perimeter of the LIVE! Block, providing a destination for cyclists visiting the entertainment district. Pedestrian connectivity is provided throughout the development with generous 7' wide sidewalks along the streetscape, connections across the block to the central green/open spaces, and a connection to the open space proposed at the lakefront.**

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## Landscape Division

Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

1. Provide a tree disposition for trees within the scope and provide a mitigation plan.

**RESPONSE: A tree disposition plan has been provided. Please refer to sheets LD-101-104.**

2. Provide a data table showing how the proposed area is meeting the requirements of 155.5203. C Minimum Site Development Landscaping and the PCD.

**RESPONSE: A data table has been provided on sheet LP-101.**

3. Revision to Phase 1B Roadway????

**RESPONSE: Any necessary revision to phase 1b roadway will be handled via a separate application and permit revision.**

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4. Please clarify what exactly is being proposed and in what context.  
**RESPONSE: An overall key sheet has been provided to clarify the scope of work for this phase of the project. Please refer to sheet LC-100 and SP-100.**
5. Some parts of the plan are captured on previous submittals while other parts have yet to be discussed.  
**RESPONSE: References are included to the abutting projects. Refer to sheet SP-100.**
6. Provide a plant list with proposed trees/palms/ shrubs/groundcovers, etc. with all specifications.  
**RESPONSE: A plant list has been provided. Refer to sheet LP-101 for specifications.**
7. It appears that Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas may be required based on what is being proposed.  
**RESPONSE: An area for soil cells has been included. Refer to sheets LP-101 & LP-102. A detail has also been added to sheet LP-501.**
8. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.  
**RESPONSE: This note is included on sheet LP-101, note #6.**
9. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.  
**RESPONSE: This note is included on sheet LP-101, note #7.**
10. All tree work will require permitting by a registered Broward County Tree Trimmer.  
**RESPONSE: This note is included on sheet LP-101, note #8.**
11. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
**RESPONSE: COMMENT ACKNOWLEDGED**
12. Additional comments may be rendered a time of resubmittal.  
**RESPONSE: COMMENT ACKNOWLEDGED**

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**Engineering Department**

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com) | 954-786-5514

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.  
**RESPONSE: Copies of required permit will be submitted prior to issuance of a building permit.**
2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.  
**RESPONSE: TO BE ADDRESSED BY CONTRACTOR AT TIME OF BUILDING PERMITTING**
3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.  
**RESPONSE: TO BE ADDRESSED BY CONTRACTOR AT TIME OF BUILDING PERMITTING**
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.  
**RESPONSE: COMMENT ACKNOWLEDGED**

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- RESPONSE: COMMENT ACKNOWLEDGED**

- RESPONSE: MH-1 is part of this permit and the line outside of the property is a private line.**

- RESPONSE:** All proposed and existing utilities are shown on the landscape plans. Refer to sheet LP-101-104. The Engineering Standard street tree detail has been added to sheet LP-501.

- RESPONSE:** All standard details have been revised to the 2022 standards as requested. Please see sheets CU-501 – CU-506.

- RESPONSE:** Copies of required permit will be submitted prior to issuance of a building permit.

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- RESPONSE:** Buildings will be maintained by landlord and/or tenant. Drainage, streetlights, sidewalks will be maintained by a declarant (affiliate of the Applicant) as part of an overall master declaration (i.e. property owners association). This will be submitted prior to building occupancy.

- RESPONSE:** The permit numbers have been referenced as requested. Please see sheets CP-101 – CP-102.

\*\*\*\* 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. \*\*\*

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**BSO/CPTED**

BSO Deputy Patrick Noble #9436 | [Patrick.Noble@sheriff.org](mailto:Patrick.Noble@sheriff.org)

M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday – Thursday; 8 AM – 4 PM

**\*\*\* ATTENTION IMPORTANT \*\*\***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

**Disclaimer:**

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

**1. Parking Garage, Lots and Perimeters:**

Initials \_\_\_\_\_

- a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

Initials \_\_\_\_\_

**RESPONSE: A PARKING GARAGE IS NOT BEING PROPOSED WITH THIS APPLICATION FOR DEVELOPMENT**

- b. Explain how this development will securely operate and secure the parking lot/ garage (if any), &/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and potentially dangerous trespassers from breaching inside private property to commit thefts, burglaries, vehicle thefts, violent robberies, sexual assaults & batteries, active killers, etc.

Initials \_\_\_\_\_

**RESPONSE: A PARKING GARAGE IS NOT BEING PROPOSED WITH THIS APPLICATION FOR DEVELOPMENT**

- c. Vehicles are frequently burglarized in parking lots often leading to significant property loss and the theft of personal identification items including electronic access cards. These burglaries have often resulted in identity theft fraud and dangerous access breaches; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials \_\_\_\_\_

**RESPONSE: Existing parking lots are not included within the project impact area. Security cameras will be implemented focusing on building entrances and building corners, providing surveillance to adjacent sidewalks and on-street parking areas.**

- d. Violent Robbery incidents, which occur frequently in parking lots, have resulted in serious personal injuries including death to visitors, customers and employees; therefore no security surveillance camera coverage gaps can exist.

Initials \_\_\_\_\_

**RESPONSE: Existing parking lots are not included within the project impact area. Security cameras will be implemented focusing on building entrances and building corners, providing surveillance to adjacent sidewalks and on-street parking areas. Please refer to Sheet SP-105.**

- e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".

Initials \_\_\_\_\_

**RESPONSE: Existing parking lots are not included within the project impact area. Security cameras will be implemented focusing on building entrances and building corners, providing surveillance to adjacent sidewalks and on-street parking areas. Please refer to Sheet SP-105**

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- f. An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities so it is highly recommended. These entrances must be under video surveillance.  
Initials \_\_\_\_\_

**RESPONSE: A PARKING GARAGE IS NOT BEING PROPOSED WITH THIS APPLICATION FOR DEVELOPMENT**

- g. Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. Post appropriate usage signage prominently. Use a covert private identification marking system for employees spaces that does not identify the vehicle's owner to the public.)  
Initials \_\_\_\_\_

**RESPONSE: ALL SURFACE PARKING SPACES ARE OPEN TO THE PUBLIC.**

- h. Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.  
Initials \_\_\_\_\_

**RESPONSE: ALL SURFACE PARKING SPACES ARE OPEN TO THE PUBLIC.**

- i. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.  
Initials \_\_\_\_\_

**RESPONSE: COMMENT ACKNOWLEDGED.**

2. Electronic Surveillance – Security Strengthening  
Initials \_\_\_\_\_

- a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."  
Initials \_\_\_\_\_

**RESPONSE: Existing parking lots are not included within the project impact area. Security cameras will be implemented focusing on building entrances and building corners, providing surveillance to adjacent sidewalks and on-street parking areas. Please refer to Sheet SP-105**

- b. Install comprehensive video surveillance of all commercial and industrial buildings and parking lots/ garages.  
Initials \_\_\_\_\_

**RESPONSE: Existing parking lots are not included within the project impact area. Security cameras will be implemented focusing on building entrances and building corners, providing surveillance to adjacent sidewalks and on-street parking areas. Please refer to Sheet SP-105**

- c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.  
Initials \_\_\_\_\_

**RESPONSE: Existing parking lots are not included within the project impact area. Security cameras will be implemented focusing on building entrances and building corners, providing surveillance to adjacent sidewalks and on-street parking areas. Please refer to Sheet SP-105**

- d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.  
Initials \_\_\_\_\_

**RESPONSE: Please Refer to notes on Sheet SP-105.**

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- e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials \_\_\_\_\_

**RESPONSE: Please Refer to notes on Sheet SP-105.**

- f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel up to and along the building perimeters.

Initials \_\_\_\_\_

**RESPONSE: Please Refer to Sheet SP-105 for general camera placement and coverage.**

- g. Ensure video surveillance at any exterior building entrance to any restricted entry area, such as an employee only office door, includes an audible/ video intercom and call system which can be a simple audio/ visual call box at the access door for example.

Initials \_\_\_\_\_

**RESPONSE: Please Refer to Sheet SP-105 for general camera placement and coverage.**

- h. Install motion activated security cameras up to and at the business perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, active killer, etc.

Initials \_\_\_\_\_

**RESPONSE: Please Refer to Sheet SP-105 for general camera placement and coverage.**

- i. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries.

Initials \_\_\_\_\_

**RESPONSE: RESPONSE: Please Refer to Sheet SP-105 for general camera placement and coverage.**

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### Utilities

Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

Comments not received as of 9/13/2022.

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### Fire Department

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Requirements for Development:

Please Provide written responses to comments:

( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

**RESPONSE: Please refer to Fire Access Plan (Sheet FA-100)**

1 - As per discussions with design team ALL proposed buildings for the LIVE development are required to be protected by supervised fire sprinkler systems. Provide locations of water supply connection, FDC locations and fire hydrants for each proposed buildings.

**RESPONSE: Acknowledged. Please see sheets CP-101 – CP-104.**

2 - Have calculations been completed for proposed buildings and fire flow requirements. Proposed water supply for fire protection systems may not require 8 inch backflows and meters for all buildings.

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**RESPONSE: Acknowledged. Calculations for the buildings will be provided once received.**

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

**RESPONSE: Please see sheets CP-101 – CP-104.**

4 - ( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

**RESPONSE: A fire flow test is attached with the submittal as requested.**

5 - ( ) Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

**RESPONSE: Fire flow data for each building will be provided once received as requested.**

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

**RESPONSE: Acknowledged. Please see sheets CP-101 – CP-104.**

6 - ( ) Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

**RESPONSE: TO BE ADDRESSED BY CONTRACTOR AT TIME OF BUILDING PERMITTING**

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: Acknowledged.**

7 - Hotel building: provide detailed plan for fire apparatus response to this building.

( ) Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6 in. (NFPA 1 2018ed chapter 18 section 18.2.3.5.1.2)

**RESPONSE: Please refer to Fire Access Plan (Sheet FA-100)**

( ) Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 2018ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)

**RESPONSE: Please refer to Fire Access Plan (Sheet FA-100)**

Comments:

1 - During special events or at times will main street be shut down for vehicle access and used as a pedestrian walk/use only? As discussed previously removable vehicle crash barriers should be designed into the streets at intersections.

**RESPONSE: Yes, the main street may be shut down for events and used for pedestrian access only. If the streets are private, the applicant (or its affiliate in charge of managing the property) will work with**

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**the Fire Dept and other City agencies as needed for the special events to coordinate emergency access based on the unique event requirements which cannot be predicted at this time.**

2 - Provide location of proposed EMS room for the LIVE site. Include location within what building, access, and proposed location of emergency vehicles responding and staging for this proposed room.

**RESPONSE: Please refer to FA-100 for EMS room location and EMS access.**

3 - Emergency Life Safety Plan for Complex will be required as per NFPA 101 ch12 section 12.4

**RESPONSE: Please refer to Life Safety plan uploaded for Drawings Folder.**

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

**RESPONSE: Applicant acknowledges the possible requirement for a BDA system. Applicant will comply based on results of a designer's review.**

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#### Environmental Services

Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)

1. Provide a narrative explaining how the trash will be handled for this site.

**RESPONSE: Building A1 has a trash compactor in the service area that will accommodate trash for buildings A1, A6 & A7. Trash from buildings A6 and A7 will be transferred to Building A1 for collection. Buildings A2, A3 and A4 have a dedicated trash room that will have dumpsters to be rolled out for pickup. Building A5 will transfer trash to the trash room of Building A3. Building A8 has a dedicated dumpster.**

2. It does not appear that trash and/or recycling collection service has been planned for this site. Applicant needs to amend the site plan and floor plans to demonstrate that adequate service will be provided.

**RESPONSE: Please refer to Refuse Circulation Plan (Sheet SP-106)**

3. Plans should include the following when resubmitted for further review:

a. Label the floor plans to note location of a trash chute (if applicable).

**RESPONSE: There will not be a trash chute implemented with the Hotel.**

b. Specify what type and size containers will be used to accommodate the garbage generated on this site.

**RESPONSE: Building A1 will utilize a 20 cu yd dumpster with compactor. Buildings A2, A3 and A4 will use (2) 2 cu yd dumpsters each. Building A5 will use a 1 cu yd tilt truck to transfer trash to the Building A3 trash holding room. Buildings A6 and A7 will utilize 1 cu yd tilt trucks to be transferred to the A1 dumpster. Building A8 will utilize 1 cu yd tilt trucks to be transferred to the A8 dumpsters, which consist of (2) 2 cu. yd. dumpsters.**

c. On the floor plan, show the trash storage area for the above-mentioned containers.

**RESPONSE: See building floor plans A-1100 to A-1107.**

d. Demonstrate a path to a ground floor service area used for collection and storage of trash and recycling.

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**RESPONSE: Please refer to Refuse Circulation Plan (Sheet SP-106)**

- e. Demonstrate the service area is adequate in size and design to accommodate trash and recycling collection.

**RESPONSE: See building floor plans A-1100 to A-1107.**

- f. Demonstrate there is adequate access to the service area for garbage/recycling trucks. Trucks must be able to pull fully off the road when servicing the garbage and recycling.

**RESPONSE: Please refer to Refuse Circulation Plan (Sheet SP-106)**

- g. Show all needed turning radii for the garbage/recycling trucks (if applicable).

**RESPONSE: Please refer to Refuse Circulation Plan (Sheet SP-106)**

NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. (as of this writing) or Coastal Waste & Recycling (starting October 1, 2022).

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

## Building Division

James Demars | [james.demars@copbfl.com](mailto:james.demars@copbfl.com)

### 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.

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

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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: Appropriate permit application will be submitted at time of building permitting.**

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: Any construction safeguard plan shall be provided by the contractor at time of building permitting.**

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: Acknowledged. To be incorporated into the site and building design. Will be submitted at time of building permitting.**

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 2020 FBC Accessibility.

**RESPONSE: Acknowledged. To be incorporated into the building design. Will be submitted at time of building permitting.**

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: Acknowledged. To be incorporated into the building design. Will be submitted at time of building permitting.**

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.

**RESPONSE: Acknowledged. To be incorporated into the building design. Will be submitted at time of building permitting.**

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

**RESPONSE: Appropriate permit application will be submitted at time of building permitting.**

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.

**RESPONSE: Appropriate permit application will be submitted at time of building permitting.**

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.

**RESPONSE: Acknowledged. To be incorporated into the building design. Will be submitted at time of building permitting.**

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.

**RESPONSE: Acknowledged. Will be submitted at time of building permitting.**

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.

**RESPONSE: Acknowledged. Will be submitted at time of building permitting.**

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.

**RESPONSE: Acknowledged. Will be submitted at time of building permitting.**

7. 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: Acknowledged. Will be submitted at time of building permitting.**

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.

**RESPONSE: Acknowledged. Will be submitted at time of building permitting.**

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.

**RESPONSE: Appropriate permit application will be submitted at time of building permitting.**

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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.

**RESPONSE: Appropriate permit application will be submitted at time of building permitting.**

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).

**RESPONSE: Comment Acknowledged.**

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.

**RESPONSE: Comment Acknowledged.**

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.

**RESPONSE: Appropriate permit application will be submitted at time of building permitting.**

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.

**RESPONSE: Appropriate permit application will be submitted at time of building permitting.**

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.

**RESPONSE: Appropriate permit application will be submitted at time of building permitting.**

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.

**RESPONSE: Appropriate permit application will be submitted at time of building permitting.**

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.

**RESPONSE: Parking for the Hotel is 100% valet? Use of existing parking facilities on-site (surface lot and garage).**

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.

**RESPONSE: Comment Acknowledged.**

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

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parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

**RESPONSE: Comment Acknowledged.**

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.

**RESPONSE: Comment Acknowledged.**

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.

**RESPONSE: Comment Acknowledged.**

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.

**RESPONSE: Comment Acknowledged.**

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.

**RESPONSE: To be coordinated by the contractor at time of building permitting / construction.**

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.

**RESPONSE: To be coordinated by the contractor at time of building permitting.**

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.

**RESPONSE: Comment Acknowledged.**