

STEVEN L COHEN + ASSOCIATES P.A., AIA
ARCHITECTS • INTERIOR DESIGNERS



CITY OF POMPANO BEACH
PRE-APP COMMENT REPORT

Division: PLANNING
Member: Daniel Keester-O'Mills
daniel.keester@copbfl.com
(954) 786-5541

Case Number: PZ23-12000043

CASE COMMENTS:

1. Land use for this parcel is ETOC. An application requesting to construct 81-unit mixed-use development (Live Work Units & Apartments), 8,212 square feet of retail/commercial and amenities for residents. The ETOC land use requires affordable housing a minimum of 15% of the proposed units must be affordable housing, and in accordance with Resolution 2022-185, the applicant must utilize Broward County Policy 2.16.3 or 2.16.4 for the residential entitlements. The property is 1.297 acres in size, but requires a dedication along Atlantic Blvd. The site plan calculations are based off the net acreage of the site prior to the dedication & must be recalculated post-dedication, and may result in a couple units less. The property is split between Mixed Use Main Street Optional Residential (0-60) [MM (0-60)] and Mixed-Use Main Street Optional Residential (0-24) [MM (0-24)]. Additionally, the applicant is seeking density bonuses, to increase the number of units by 26 (additional 40 units per acre).

Response: Refer to revised post-dedication calculations on sheet A1.0 for a total of seventy-eight (78) units allowable and seventy-eight (78) units now provided.

2. The property is platted (First Addition to Pine Crest) recorded in the Broward County Records (PB 7, Pg 34). There do not appear to be any amendments to the original plat, and no plat notes restrict the use of the property.

Response: Acknowledged; the official Plat Determination Letter has been requested from the County and will be provided upon receipt.

3. Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.

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Response: Acknowledged; the SCAD Letter has been requested from the Broward County School Board and will be provided upon receipt.

4. The City has sufficient resource capacity to accommodate the proposal.

Response: Acknowledged.

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

Response: Acknowledged.



CITY OF POMPANO BEACH
PRE-APP COMMENT REPORT

Division: ENGINEERING
Member: David McGirr
david.mcgirr@copbfl.com
(954) 786-5514

Case Number: PZ23-12000043

CASE COMMENTS:

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: Comment Acknowledged. It will be provided at time of building permitting.

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

Response: Acknowledged.

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Response: Acknowledged.

4. On NE 1 St. and NE 10 Ave. you are paving more than 50% of the city right of way. Please provide drainage plans for these streets. Per CO 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.

- (B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.

Response: The streetscape required for this project along Atlantic Ave., NE 10th Ave., and NE 1st St. entails providing on-street parking, a landscape strip, and a sidewalk (Atlantic additionally requires the bike lane). To comply with these required streetscape sections, it is not possible to meet the 50% pervious requirement. To resolve this issue, KEITH is proposing structures and exfiltration trench in the R/W to ensure the post-development conditions of the City R/W shedding towards our site are an improvement on the pre-development conditions. Pre-Post Calculations supporting this approach and proving that the post-development conditions are an improvement on the pre-development conditions are included in this DRC Submittal.

5. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Response: Comment acknowledged. Note has been added to sheet LP-101.

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

Response: Contractor to obtain NPDES at time of building permitting.

7. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

Response: Contractor to obtain NOI at time of building permitting.

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

Response: Permit approval will be provided at time of building permitting.

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

Response: Permit approval will be provided at time of building permitting.

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

Response: Permit approval will be provided at time of building permitting.

11. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities

Response: Permit approval will be provided at time of building permitting.

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

Response: No SFWMD water use individual permit is anticipated to be required. If it is required, the contractor will provide it at time of building permitting.

13. 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 S. Ocean Blvd.

Response: The project does not abut any FDOT ROWs, therefore no FDOT permits are required.

14. 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 S. Ocean Blvd.

Response: The project does not abut any FDOT ROWs, therefore no FDOT permits are required.

15. 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 S. Ocean Blvd.

Response: The project does not abut any FDOT ROWs, therefore no FDOT permits are required.

16. Please note on Civil plan sheet 046 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as- built standards. How to retire old laterals:

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

Response: Comment Acknowledged. Please refer to Sheet CU-101.

17. Upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawings may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: Comment Acknowledged. Please refer to the CU-500 sheets.

18. With the proposed construction 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: Note has been added to plans as requested. See revised sheet CP-101.

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

Response: Truncated warning dome mats have been added to the plans as requested. See CM-101.



CITY OF POMPANO BEACH
PRE-APP COMMENT REPORT

Division: FIRE DEPARTMENT

Member: Jim Galloway

jim.galloway@copbfl.com

(954) 786-4060

Case Number: PZ23-12000043

CASE COMMENTS:

1. Provide location of FDC must maintain proper clearances with all obstructions including landscaping. 3ft side and rear, 6ft to front to public right of way. show on both civil and landscape pages the locations of FDC and fire hydrants.

Response: FDC locations have been shown on the plans as requested. See sheet CU-101.

2. 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 may be required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

Response: Required fire flow calculations and results have been provided as requested. Please refer to Sheet CU-101

3. 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: Required fire flow calculations and results have been provided as requested.

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: Comment Acknowledged.

5. Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standard: NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This would include systems such as fire alarm, fire sprinkler, standpipes, smoke control systems, fire doors, fire walls, fire extinguishers, emergency lights/exit signs, etc. This is not a complete list of life safety and fire protection systems; each building may vary with complexity. Buildings emergency plan must be updated and provided to all residence on an annual basis.

Response: Acknowledged, required documentation will be provided through the building permit process.

6. 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: Acknowledged; the “color heat map” test and report has been solicited third-party company and will be provided upon receipt.

7. BFCF F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

F-121.2.1 Assembly occupancy:

- a. Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.
- b. Theaters, restaurants, drinking establishments, with a capacity of one hundred (100) or greater.
- c. Places of worship with a capacity of one hundred (100) or greater.

F-121.2.7 Residential occupancy:

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

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

Response: See Automatic External Defibrillators (AEDs) and Stop the Beel Kits (SBKs) in building lobbies on Ground, Third, and Fifth levels, as well as in Fitness Center on Third Level.

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DRC

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CITY OF POMPANO BEACH
PRE-APP COMMENT REPORT

Division: LANDSCAPE
Member: Wade Collum
wade.collum@copbfl.com
(954) 545-7766

Case Number: PZ23-12000043

CASE COMMENTS:

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

Response: Overhead utilities will be buried and a note has been added to sheet LP-101.

2. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.

Response: Overhead utilities will be buried and a note has been added to sheet LP-101.

3. Provide callouts.

Response: Callouts have been added to the plan on LP-101.

4. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203

Response: A landscape plan is included with this submittal. Refer to sheet LP-101 for signed and sealed plan.

5. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

Response: Refer to sheet LD-101 for requested tree survey.

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

Response: Refer to the tree disposition table on sheet LD-101 for requested information.

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

Response: Refer to the tree disposition table on sheet LD-101 for requested information.

8. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

Response: Mitigation requirements are noted on the chart on sheet LD-101.

9. Provide a graphic scale on landscape plan.

Response: Graphic scale is now provided on the landscape plan on sheet LP-101.

10. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

Response: Refer to the tree disposition table on sheet LD-101 for requested information.

11. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

Response: Plans have been adjusted, refer to sheet LP-101.

12. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: Refer to Landscape Data Table on sheet LP-101 for requirements.

13. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

Response: Light poles have been removed as requested.

14. 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 / eccentric footings as it relates to these areas.

Response: Refer to architecture plans for cross section detail.

15. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System

Response: Refer to Suspended Pavement Plan on sheet LP-201 for requested information.

16. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.

Response: Root barrier specifications have been added to sheet LP-501.

17. As per 155.3501.J.3.d. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged. There are a good amount of large existing trees which may be able to be preserved and incorporated into the design, specifically along the Atlantic Blvd corridor.

Response: Per meeting onsite with Urban Forestry, existing trees will be kept where feasible. The plans have been adjusted accordingly.

18. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Response: Underground utilities and existing tree locations have been coordinated during the design process.

19. As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials.

Response: The pervious area calculation has been updated as noted.

20. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: A note has been added to sheet LP-101.

21. 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: A note has been added to sheet LP-101.

22. 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: A note has been added to sheet LP-101.

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

Response: Comment acknowledged. A note has been added to sheet LP-101.

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

Response: Please refer to this document for all comment responses.

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

Response: Acknowledged.



CITY OF POMPANO BEACH
PRE-APP COMMENT REPORT

Division: ZONING

Member: Pamela Stanton

pamela.stanton@copbfl.com

(954) 786-5561

Case Number: PZ23-12000043

CASE COMMENTS:

1. Provide written responses to all comments.

Response: Please refer to this document for all comment responses.

2. The proposed project will be a Major Site Plan/Building Design application.

Response: Acknowledged.

3. Calculations must be based on the post-dedication of right-of-way square footage. It appears that calculations for items such as density, lot coverage, setback from East Atlantic Blvd, etc. are based on the pre-dedication area. Revise the Site Data table, drawings and documents to address the post- dedication parcel size.

Response: Refer to revised density, lot coverage, and setback calculations based on the post-dedication area on sheet A1.0.

4. Address the possibility of a 30-foot corner chord dedication that may be required by Broward County at East Atlantic Blvd and N.E. 10 Ave. If a corner chord is required, the proposed Public Plaza as Density Bonus will not meet the minimum size requirement of 4,800 square feet.

Response: Not applicable. East Atlantic Boulevard is not a County-owned or maintained road and the site has been determined to be platted, so no additional County dedications are required.

5. Provide a Plat Determination Letter from the Broward County Planning Council.

Response: Acknowledged; the official Plat Determination Letter has been requested from the County and will be provided upon receipt.

6. Section 155.3501.O.2.c: Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid. Providing building access does not pertain to vehicular access. The east frontage does not appear to have the required building break.

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Response: Refer to revised Site/Ground Level plans (A1.0 & A2.0) showing the new building break on the east frontage at the entrance to the Management/Leasing Office space.

7. Table 155.9402.C allows open balconies and stairways to encroach up to 5 feet into the required rear yard setbacks only. Address this issue at the N.E. 1 St. front yard setback and verify encroachments along the other frontages.

Response: This comment was discussed with Pamela Staton on September 28th, 2023. For the T.O. zoning, the applicable Table 155.301.O.5 indicates that balconies can encroach into the front, street side, and rear setbacks up to 6 feet, and stairs can encroach 6 feet in setbacks equal to 10 feet or less and 8 feet in setbacks greater than 10 feet. See revised architectural plans showing the encroachment notes and dimensions complying with the T.O. zoning requirements.

8. Revise the Site Data table to indicate the minimum required and maximum allowed setbacks for the Street Side Setback along N.E. 10 Ave, pursuant to Table 155.3709.I.2.a for the Center and Edge Sub-Areas.

Response: Refer to revised *Site Data Table* on sheet A-1.0 showing the minimum and maximum required setbacks along N.E. 10th Ave.

9. Provide a dimension for the height of all rooftop elements including but not limited to pergolas, all parapet walls, etc.

Response: Refer to dimensions for the height of all rooftop elements on revised elevation sheets A3.0 and A3.1

10. Identify the intended use for the 252 square foot room and the 355 square foot room that appear on the roof plan. Occupiable/habitable space is not permitted above the maximum allowable height.

Response: The rooms located at the Roof Level are going to be used for Mechanical space. Refer to the new room labels on revised sheet A2.6.

11. Label all elements on all drawings. For example, the exterior building elevations include a rooftop railing that is not labeled and is not shown on the roof plan.

Response: Refer to all elements labeled on revised architectural sheets.

12. The project narrative states “mechanical exhaust fan and associated louvers will be provided at construction permit.” However, this information will be needed for the Architectural Appearance Committee hearing.

Response: As discussed with Pamela Staton on September 28th, 2023, the note has been removed from the project narrative.

13. The requirements of Section 155.3501.M. TO Exterior Lighting Standards are applicable to this project. For DRC submittal, provide an exterior lighting/photometric plan in accordance with the requirements of that Section.

Response: Refer to the Photometric Plan(s) submitted as part of the DRC package.

14. Demonstrate how the live-work units comply with the standards of Section 155.3501.O.2.k:

- i. The non-residential use's space shall be located on the first floor and shall be directly accessible from the primary street frontage, greenway, or an open space;
- ii. The non-residential use's facade shall have a transparent clear glazed area of not less than 70%;
- iii. If the entrance of the residential component of a live-work unit is separate from the non-residential use's portion of the unit then the primary entrance of the residential component shall directly lead to a street frontage, greenway or an open space.
- iv. The ground floor shall be restricted to those non-residential uses permitted within the TO districts. The full conversion of the unit or lease space into all residential use or all non-residential uses shall be prohibited.

Response: The Live/Work unit designation has been changed to Townhouse-style apartment units. Refer to revised unit labels on sheets A1.0, A2.0, and A2.1 as well as the revised parking calculation on the *Site Data Table* on sheet A1.0.

15. East Atlantic Blvd and N.E. 1 Street are New Publicly Accessible Greenway Systems, pursuant to the EOD Diagram 155.3709.H Designated Publicly Accessible Open Space and Urban Greenway System, and must be in compliance with the requirements of Section 155.3501.K.5, including designated street trees.

Response: Acknowledged.

16. Show the minimum required stacking distance of 50 feet, pursuant to Table 155.5101.G.8.b, where the stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking space.

Response: Refer to the 72'-4" stacking distance dimension provided on revised sheet A1.0.

17. Section 155.9401.G: Building Height is measured from average finish grade in front of the building, and is measured as N.A.V.D. The building elevation sheet indicates that the building height is measured from finish floor, not finish grade.

Response: Building height measurements are from average finish grade as required, refer to revised sheets A3.0 and A3.1 for clarification.

18. Provide labels and dimensions on all drawings for all project elements.

Response: Refer to dimensions and labels for all project elements on revised architectural sheets.

19. Provide a plan that shows the locations of the building footers/foundation and how far they extend outward from the building. The intent is to minimize the impact of the footers to the green areas that are intended for landscape material.

Response: Refer to potential footer location and extension on revised ground level plan on sheet A2.1

20. Evaluate the existing mature street trees for preservation and adjust the site layout accordingly.

Response: Per meeting onsite with Urban Forestry, existing trees will be kept where feasible. The plans have been adjusted accordingly.

21. Pursuant to Section 155.3709.K, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees of at least \$10,000 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County's mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with 7 or more units. Payment of the in-lieu-of fees is not an option when applying policy 2.16.3.

Response: Acknowledged.

22. A traffic study will be required if the proposed development is expected to generate at least 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street.

Response: Traffic study shall be provided if required. Trip generation evaluation is currently ongoing.

23. Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

Response: Acknowledged.

24. A Unity of Title is required to unify the two parcels.

Response: Acknowledged; the Unity of Title process has been initiated and will be provided upon receipt.



CITY OF POMPANO BEACH
PRE-APP COMMENT REPORT

Division: ENVIRONMENTAL SERVICES

Member: Beth Dubow

beth.dubow@copbfl.com

(954) 545-7047

Case Number: PZ23-12000043

CASE COMMENTS:

1. Provide a narrative explaining how the garbage will be handled for this site.
 - a. There does not appear to be any trash chutes or garbage rooms on each floor. How will the garbage get to the trash room?
 - b. The 304 square foot trash room seems too small to hold enough containers for 81 apartment units and 8,200+ square feet of commercial use.

Response: Please refer to the *Solid Waste Management Plan* narrative explaining how the garbage will be handled. Additionally, refer to the revised plans showing the trash chute locations in the Trash Rooms on all floors.

2. Provide a circulation plan showing all turning radii measured in feet (not auto turn) along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.

Response: Garbage truck turning radio has been provided. Please refer to site plan on sheet A1.0.

3. The plans show the area above the service area as "open." Please specify the exact height clearance (in feet). A minimum height clearance of 15 feet is required for driving and a minimum of 21 feet for servicing containers.

Response: The service area has a height clearance of 22'-10". Refer to new clearance dimension on revised sheet A3.0.

NOTE: Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed by the loading/staging areas.

Response: Acknowledged.

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

Response: Acknowledged.

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022). Rental properties are considered commercial for garbage collection purposes.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.



CITY OF POMPANO BEACH
PRE-APP COMMENT REPORT

Division: BROWARD SHERIFF OFFICE

Member: Patrick Noble

patrick_noble@sheriff.org.com

(954) 709-7006

Case Number: PZ23-12000043

CASE COMMENTS:

Comments not available (no comments from Deputy Noble in Pre-App meeting).

5295 TOWN CENTER ROAD, SUITE 202, BOCA RATON, FL 33486
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REGISTRATION: AR006819 | CORPORATION: AA26001642

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PZ23-12000043
02/21/2024

DRC

PZ23-12000043
11/15/2023



CITY OF POMPANO BEACH
PRE-APP COMMENT REPORT

Division: BUILDING

Member: James DeMars

james.demars@copbfl.com

Case Number: PZ23-12000043

ADVISORY COMMENTS:

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

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

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

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

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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

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

Residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

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

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

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

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

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

CASE COMMENTS:

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: 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: Acknowledged.

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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: 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: 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: 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: 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: 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: 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: 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: Acknowledged.

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

Response: 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: 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: 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: 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: 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: 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: 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: Acknowledged.

19. 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: Acknowledged.

20. 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: Acknowledged.

21. 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: Acknowledged.

22. 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: Acknowledged.

23. 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: Acknowledged.

24. 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: Acknowledged.

25. The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.

Response: Acknowledged.

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Steven L
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