



January 26, 2021

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

RE: Vista BMW Service Garage
744 N. Federal Highway

DRC Comments - PZ20-12000036

ZONING - Jae Eun Kim - jaeeun.kim@copbfl.com

1. Add instrument numbers for recorded easement terminations (12' Utility and Ingress/Egress), and remove a callout "5' DEDICATION" on plans

Response: So noted. See attached revised site plan with corrected note.

2. An access agreement between the subject property and the neighboring property shall be approved by the Development Services and recorded in the recorded in the public records of Broward County.

Response: The Unity Control Document (for both Parcel A & B, BMW & VW respectively) is in the process of being developed and will be submitted to the City for review shortly.

3. All on-site facilities for the distribution of electricity, telephone and cable shall be installed underground per Plat B 178, Page 38.

Response: We will eliminate all overhead utilities to buildings that are being demolished as part of this scope of work, however, some of the existing poles & lines also service the VW dealership to the South. Those will need to remain in place until such time that the VW dealership goes under renovation.

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4. Provide at least 25 ft stacking distance per TABLE 155.5101.G.8.B: Minimum Stacking Lane Distance for Parking Lot Entrance Driveways. If gated, at least 54 ft, required between the gate and nearby lot property lines (Table 155.5101.G.8.A: Minimum Stacking Spaces for Drive-Through and Related Uses) unless it remains open during business hours.

Response: So noted. The East entrance on NE 23rd Avenue will be for emergency use only. The gate will be closed at all times and therefore will not require a stacking space. The North entrance off of NE 8th Street will meet the required stacking space, see revised site plan.

5. Provide a note "PZ 15-12000040 Site Plan" next to ORIGINAL BUILDING AREA and SHOWROOM EXPANSION for reference purposes.

Response: So noted. Refer to revised site plan.

6. PARKING DATA on the site plan is not comprehensible. Provide parking calculations based on the proposed building areas and uses excluding inventory spaces.

Response: Proposed parking calculations based on building areas are shown on AS-101.

7. A buffer shall be measured to the property line. Correct buffer dimensions on plans and the NONCONFORMING SITE FEATURES TABLE.

Response: So noted. Refer to revised site plan and corrected dimension.

8. Provide a type B perimeter buffer along south property line as required in Section 155.5203.F, Perimeter Buffers, and 155.4219. A. 1. b. Commercial: Motor Vehicle Sales and Service Uses. Or obtain relief.

Response: Based on the implementation of the Unity Control Document (refer to response for Item #2) we are not required to provide a perimeter buffer along the south property line.

9. New parking spaces shall provide double striping. Provide a type parking detail.

Response: So noted, see revised plans. All new required parking spaces will comply.

10. Illustrate mechanical equipment on the Site Plan and screened in accordance with Section 155.5301. A. 2. New Development Screening Standards.

Response: All mechanical equipment will be on the roof or parking deck with adequate screening to ensure it is not visible from the street, see sheet AS-112 for layout and exterior elevations.

11. Address following requirements (§ Section 155.5602. C. 7, Fenestration/Transparency). Or obtain relief.

a. 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. This figure may be reduced to 20 percent of the first-floor front facade of a structure housing a large retail sales establishment.

b. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. This provision does not apply to a building facade enclosing a sexually oriented business use.

c. Street-facing facades of the ground level floor for uses involving repair, servicing and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar type of doors.

d. Street-facing facades of the ground level floor shall not include roll up doors.

Response: We have requested administrative relief for items 11a & 11d from the AAC for this requirement. Pending AAC approval on February 2nd meeting.

12. Address following requirements (§Section 155.5605. C, General Parking Deck or Garage Design Standards). Or obtain relief.

a. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:

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- i. Facade articulation (i.e. wall offsets); and
- ii. Horizontal and vertical projections; and
- iii. Material and color variation; and
- iv. Varied proportions of openings.

Response: Pending AAC approval. In addition, please keep in mind that the parking deck is an integral element of the overall building design of the Service Garage Building and therefore is in full compliance with this section.

b. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and;

Response: Pending AAC approval. The parking deck parapet will be tall enough so that no vehicle will be visible from the street. There will be no openings in the parapet walls.

d. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

Response: So noted. The parking deck will meet the 60% coverage requirement. Canopies can be seen in the exterior elevations and 3d renderings. The footprint of the provided canopies are noted on AS-112.

13. No vehicle, truck, and trailer shall be displayed on the top of a building, per 155.4219. A. 2, Commercial: Motor Vehicle Sales and Service Uses. Illustrate vehicles on elevations to prove the proposed parapets are higher enough to conceal vehicles.

Response: So noted, will comply. There is no intent on behalf of the Owner to utilize the Parking Deck for the display of any vehicle.

14. The maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall be 20 feet in those parts of nonresidential district within 200 feet of a residential zoning district, pursuant to Section 155.5401.D.

Response: So noted. Pole heights will not exceed 20'. Fixtures around the perimeter will have back light shields to prevent any light from being seen from adjacent properties. See revised photometric plans.

15. Revise the photometric plan. Site lighting shall not exceed 3.0 foot-candles at property lines, pursuant to Section 155.5401. E.

Response: So noted. See revised photometric plans.

16. Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.

Response: So noted, will comply.

LANDSCAPE REVIEW - Wade Collum - wade.collum@copbfi.com

11.30.2020

1. No comment response sheet was submitted to help staff navigate last round of comments. Comments are based on 18% increase and complete demolition of proposed work area. Areas of complete demolition must meet minimum code standards. Comments are only based on area of proposed work.

Response: We were advised that a response sheet was not required for pre-DRC, see enclosed DRC comment responses.

2. Sheet AS.101 Nonconformities, is not completely clear and difficult for staff as to what is being proposed.

Response: This sheet has been removed and is longer necessary.

3. Data table for landscape on Site plan is inaccurate and does not appear to match the site, clarify.

Response: So noted. Refer to corrected data tables.

4. Provide a graphic scale on landscape plan and site plan, or all plans.

Response: So noted. Refer to revised plans.

5. Provide a secondary data table showing how this section of the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping on the landscape plan.

Response: Two charts provided. Overall site and proposed Service area.

6. Provide a note on the plans of the other two permit #'s as it relates to this project.

Response: Previously approved/installed permits listed on plan in same location as Architectural Site plan.

7. Clarify and note Out Of Scope notes on all plans to be consistent

Response: Out of scope removed from landscape plan. All site plan info shown is similar to the architectural site plan.

8. Provide VUA requirements as per 155.5203.D along the east and south sides to equal 10' wide. IS the south parking area being demo'd and new asphalt being installed?

Response: Per the conference call with Wade, Doug Snyder and Bryan Lutz from FSMY and Natalia Barranco from BRLA on January 20 at 10:30am, it was agreed to provide as much landscape as possible along the East and South side of the building and implement green walls on the North elevation in lieu of the space needed for VUA planting. The South parking area will be demolished, and new asphalt will be installed once the existing metal building is demolished.

9. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines. Add trees.

Response: Perimeter is spaced for the plantable area and light pole clear zone.

10. Provide an understory alternate to Geigers as they tend to not fare well in such an urban heat area. Ligustrums are a hearty choice.

Response: Ligustrums substituted for Geigers.

11. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 12' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. For example, palms can be implemented along the East side of the building.

Response: Per the conference call with Wade, Doug Snyder and Bryan Lutz from FSMY and Natalia Barranco from BRLA on January 20 at 10:30am, it was agreed to provide as much landscape as possible along the East and South side of the building and implement green walls on the North elevation in lieu of the space needed for VUA planting. Abutting building palms added, vines added and light poles have been moved to accommodate trees.

12. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and the length of the stall and contain trees, sod and irrigation. The two North islands and one East are short, please extend.

Response: So noted. The islands have been increased in length to satisfy this requirement.

13. Shift island tree locations to the middle end of the islands

Response: Trees centered as to give them the most equal planting area. When they are not centered is to stay clear of underground utility or light pole clear zone (15')..

14. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

Response: Per the conference call with Wade, Doug Snyder and Bryan Lutz from FSMY and Natalia Barranco from BRLA on January 20 at 10:30am, we agreed to provide as much landscape as possible along the East and South side of the building and implement green walls on the North elevation in lieu of the space needed for VUA planting

15. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas. This is imperative.

Response: So noted. A cross section detail has been added to sheet AS-101 for the typical planters on the East and South sides of the building.

16. Provide soil specifications.

Response: Soil specifications have been added to notes and details.

17. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C.

Response: There is no dumpster located on the BMW site. Dumpster is located on adjacent VW site to the South.

18. Provide a landscape notes sheet.

Response: Added notes L-001

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

Response: Detail added to L-400 Landscape Calculations and Details

20. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan

Response: Irrigation plan was provided. New planting area fitted into existing system.

21. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

Response: Please refer to IR sheets

22. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: Noted in detail.

23. Remove gallon size form shrub material. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note on the plans that plant spacing shall supersede plant quantity to fill the bed.

Response: Gallon removed. Note added to plant specification list.

24. Provide a Phasing Plan as to how the operations and CO Issuance will be handled.

Response: Phasing plan is shown on sheet AS-100.

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

Response: No planting is proposed in ROW. Trees are within existing boundary wall.

26. 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: Note added adjacent plant specifications L-200

27. Provide a note that all road rock, concrete, asphalt, and other non-natural material to be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

Response: Added note to City of Pompano Landscape Notes on L-200

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

Response: Added note to City of Pompano Landscape Notes on L-200

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

Response: Comment responses provided.

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

Response: Noted.



PLANNING - Daniel Keester - daniel.keester@copbfl.com

1. The majority of the property is platted (744 Plat; ORB 178 Pg 37). The area of development is limited to the platted portion (Parcel A), which is restricted to 73,000 square feet of auto dealership on Parcel A. The site plan table indicates the proposed development will not exceed 50,000 square feet.

Response: So noted.

2. Land use for this parcel is Commercial (C), and the proposed use is permitted in the land use category.

Response: So noted.

3. The site plan has noted a "5 foot Dedication," however, this 5 feet has already been dedicated along NE 23rd Avenue. Correct the site plan & add a note with the instrument number referencing this dedication.

Response: So noted. Refer to revised site plan on sheet AS-101.

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

Response: So noted.

ENGINEERING DEPARTMENT - David McGirr - david.mcgirr@copbfl.com

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

Response: A SWML will be required and will be provided to the city before Building Permit issuance.

2. 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. Show the location of all existing City owned and maintained potable water mains and services,

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sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Upload 2019 COPB Engineering Standard street tree detail 316-1.

Response: All new sewer and water is located at the NW corner and the existing cocoplum bushes will be replaced with sod.

3. Clarify on the water and sewer the reason and method for the removal of the existing 6" water line. Why?

Response: Plans revised to retain existing fire service.

4. Civil plan 026 Civil Water Sewer Plan proposes new water connection that give the impression of a main line connection off-set. For clarity, main line service connections shall be perpendicular to the main connection.

Response: We have revised the plan to remove the 45 degree fittings.

5. Civil plan 026 Civil Water Sewer Plan proposes a new irrigation service along NE 23rd Avenue. Please show the main connection with a 2" resilient seated gate valve with a 2" purple polyethylene service line. The dedicated irrigation meter must be connected to the reclaimed water main located on the west side of the street. Please show this service as a reclaimed irrigation water metered service. Please correct.

Response: The plan has been revised to include the reuse. See sheet C-4.

6. Any proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

Response: Acknowledged.

7. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: As discussed, please see the detail sheets for requested items

8. Please note on civil plan WS-1 Water & Sewer Connection, 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.

Response: See revised sheet C-4 with Existing Services Notes calling for the above and below notes:

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)

**** 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.****

WASTE MANAGEMENT - Beth Dubow - beth.dubow@copbfl.com

Meeting Date: 12/16/2020
Review complete; resubmittal required.

1. Label trash room/garbage enclosure on the site plan.

Response: Dumpster is located on adjacent property to the South and is not part of the scope of this project.

2. Ensure opening to the trash room/garbage enclosure is wide enough (minimum 8 feet) for a truck to service the dumpster HEAD ON.

Response: Dumpster is located on adjacent property to the South and is not part of the scope of this project.

3. When submitting plans for DRC, provide turning radii information for the garbage truck access and maneuverability to and from the dumpster enclosure.

Response: Dumpster is located on adjacent property to the South and is not part of the scope of this project.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

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

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 should you have any questions or concerns regarding this review.

FIRE DEPARTMENT - Jim Galloway, jim.galloway@copbfl.com

See attached documents: water supply and access.

The following comments have not been addressed. Project can proceed and developers own risk.

1. 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: See attached Fire Flow Test.

2. Provide Fire Flow Data: 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 2015ed chapter 18) 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"

Response: See included form. Per Utilities' reviewer Nathaniel Watson the hydrant being added for NFPA compliance is being required to be private / metered.

3. Standpipes will be required for fire operations: COPB Ord. 95.10(B)

Response: Acknowledged.

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: 954357-8570 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) 11-28-2020

Response: So noted. The client will contract with a BDA designer to run the required tests and generate heat maps to develop a system.



BUILDING DIVISION - Carpelo Jeoboam - Carpelo.Jeoboam@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.

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

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

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facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 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 2017 FBC.

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: So noted. Will comply.

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: So noted. An asbestos survey will be performed prior to demolition.

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: So noted. Will comply.

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: So noted. Will comply.

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: So noted. Will comply.

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: So noted. Will comply.

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: So noted. Will comply.

12.02.2020

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

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

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 2017 FBC.

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: So noted. Will comply.

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: So noted. An asbestos survey will be performed prior to demolition.

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: So noted. Will comply.

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: So noted. Will comply.

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: So noted. Will comply.

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: So noted. Will comply.

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: So noted. Will comply.

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: So noted. Will comply.

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 ...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: So noted. Will comply.

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: So noted. Will comply.

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: So noted. Will comply.

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: So noted. Will comply.

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: So noted.

14. 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: So noted. Will comply.

15. 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: So noted. Refer to parking calculations on sheet AS-101.

16. 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: So noted. Will comply.

17. 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: So noted. Will comply.

18. 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: So noted. Refer to grading plan on civil drawings.

19. 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: So noted. Will comply.

20. 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: So noted. Will comply.

21. 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: So noted. Will comply.

UTILITIES - Nathaniel Watson, nathaniel.watson@copbfl.com

11-28-2020

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

Response: Noted

2. As noted prior, civil plan 026 Civil Water Sewer Plan proposes a new public fire hydrant along

NE 8th Street. An existing public fire hydrant is located roughly 263 feet west at the intersection of N federal Hwy and NE 8th Street of this proposal. Another public fire hydrant is located 221 feet east at the intersection of NE 23rd Avenue and Ne 8th Street of this proposal. Please remove the fire hydrant as a public option or show the hydrant as a private asset metered w/ a backflow assembly or related to the new fire metered connection along NE 8th street. Please correct.

Response: Per NFPA 14 6.4.5.4, we are required to have a hydrant within 100' of a required standpipe F.D.C. unless specifically directed otherwise by the AHJ. The existing hydrants are not compliant distances to the site to provide adequate coverage. At your request we have made the required hydrant private and metered with a backflow device

3. Civil plan 026 Civil Water Sewer Plan proposes new water connection that give the impression of a main line connection off-set. For clarity, main line service connections shall be perpendicular to the main connection.

Response: Plan revised, see sheet C-4.

4. Civil plan 026 Civil Water Sewer Plan proposes a new irrigation service along NE 23rd Avenue. Please show the main connection with a 2" resilient seated gate valve with a 2" purple polyethylene service line. The dedicated irrigation meter must be connected to the reclaimed water main located on the west side of the street. Please show this service as a reclaimed irrigation water metered service. Please correct.

Response: See revised C-4 which now includes this.

5. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. During official Bldg. permit submittal.

Response: A SWML will be required and will be provided to the city before Building Permit issuance.

6. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

Response: Noted. See sheet C-6 for details and requirements of the contractor.

7. As noted prior, please attach the following 2019 City Engineering Standard Details as they apply: #315-1 Typical Screen For Utilities, #316-1 Required Tree Locations, #500-1 Valve Box

Settings, #501-1 Valve Box Settings with Out Gear Operation, #502-1 Underground Valve Identification Marker, #506-1 Typical 1 inch Reuse Water Service, #506-2 Typical 2 inch Reuse Water Service, #521-1 Reuse Water Sign.

Response: Refer to sheet C-4.1 for details.

BSO REVIEW - Patrick Noble, Patrick.Noble@sheriff.org

11.30.2020

Due to the length of the comment response letter, the BSO responses are in a separate document. See attached.

Should you require any further information or clarification please do not hesitate to contact our office. Thank you very much.



W. Douglas Snyder, NCARB
AR 9127
President