

**CITY OF POMPANO BEACH
DRC COMMENT RESPONSES**



CASE NUMBER: PZ23-12000046

DIVISION: BUILDING

Reviewer Name: Todd Stricker
todd.stricker@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. 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.

DRC

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:

STATUS: Authorized with Conditions.

(Same as Pre-App Comment)

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

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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).

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

17. FBC A208.2.3.3 Parking for guests, employees, and other nonresidents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

19. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

20. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

21. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

22. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

23. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

ARCHITECT RESPONSE: Acknowledged.

DIVISION: ENGINEERING DEPARTMENT

Reviewer Name: David McGirr

david.mcgirr@copbfl.com

954-786-5514

STATUS: Pending Resubmittal.

CASE COMMENTS:

(Same as Pre-App Comment)

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.

CIVIL RESPONSE: Civil engineering plans will be submitted as requested.

(Same as Pre-App Comment)

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

CIVIL RESPONSE: Acknowledged.

(Same as Pre-App Comment)

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

CIVIL RESPONSE: Acknowledged.

(NEW COMMENT)

4. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

CIVIL RESPONSE: The detail is located on sheet C105.

(Same as Pre-App Comment)

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

CIVIL RESPONSE: Civil engineering plans will be submitted as requested.

(Same as Pre-App Comment)

6. 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

CIVIL RESPONSE: Civil engineering plans will be submitted as requested.

(Same as Pre-App Comment but Address to Mentioned Sheet)

7. With the proposed construction please place a note on the PGD plans Sheet 039 C104 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.

CIVIL RESPONSE: Note 18 has been added to sheet C104.

(Same as Pre-App Comment)

8. 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

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

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.

LANDSCAPE: See boxed notes on sheet L-2 Landscape Plan referencing City Ordinance(s) §50.02(A) (4) and §100.35(E). Also see notes #33 & 34 to the same effect on the General Landscape Notes, sheet L-3 Details & Notes. See Engineering Standard street tree details 316-1 and 315-1 on sheet L-3 Details & Notes. All utilities are now depicted on the Landscape Plans.

(Same as Pre-App Comment but Address to Mentioned Sheet)

9. Please show on plan **Sheet 039 C104** PGD the right-of-way paving calculations. Per CO 100.38 you can only pave 50% of the city right-of-way. If paving more than 50% drainage will be required within the right of way.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.

CIVIL RESPONSE: Paving calculations are provided on the PGD plan as requested. Adequate drainage exists and can handle the proposed impervious areas.

(Same as Pre-App Comment)

10. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

CIVIL RESPONSE: The details are located on sheet C105

. Please note on civil plan sheet 006 C-2 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)

CIVIL RESPONSE: Notes 1 and 2 have been added to sheet C106.

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** 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. ****

DIVISION: BROWARD SHERIF OFFICE (BSO)

Reviewer Name: Deputy Anthony Russo

anthony_russo@sheriff.org

Development Review Committee Date Reviewed: 10/20/23

Subject: CPTED and Security Strengthening Report: PZ#:23-12000046

Address: 31 NE 22nd Avenue, Pompano Beach, FL

Type: Major Site Plan

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

anthony_russo@sheriff.org

M-(561) 917-4556 (Call, Text & Email; No Voicemail)

patrick_noble@sheriff.org

M-(954) 709-7006 (Call, Text & Email; No Voicemail)

Monday – Thursday; 8 AM – 4 PM

*** ATTENTION IMPORTANT ***

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

integrity, and to expedite processing.

*** DISCLAIMER ***

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

*** ATTENTION IMPORTANT ***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

ATTENTION IMPORTANT

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

ATTENTION IMPORTANT

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

CASE COMMENTS:

STATUS: Pending Resubmittal.

ALL THESE RESPONSES HAVE A SUPPORT RESPONSE DOCUMENT IN THE CPTED NARRATIVE.

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

Please update your existing CPTED & Security Strengthening Drawing Plan & Narrative Plan to include the below stated conditions for DRC Approval.

(ALL New Comments)

1. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

a. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc.
ARCHITECT RESPONSE: Has been added to our CPTED Narrative and drawings Sheet SP-103

b. For Residential, (Homes, Apartments, Condos, Hotel, Motel, etc.) all solid exterior doors must have either a see-through reinforced security window, a vision panel with doorknob / deadbolt hardware installed on the opposite side of the vision panel or at the minimum a 180-degree wide angle door scope / viewer (peephole).

ARCHITECT RESPONSE: Has been added to our CPTED Narrative and drawings Sheet SP-103

2. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

a. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

ARCHITECT RESPONSE: Has been added to our CPTED Narrative and drawings Sheet SP-103

b. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops &/or bar should be designed with a clear boundary delineation &/or enclosure separating public from private areas. The purpose is to protect employees, deter the accidental or intentional trespass into a restricted area & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc.

ARCHITECT RESPONSE: Has been added to our CPTED Narrative and drawings Sheet SP-103

3. Enclosed Parking Garage / Emergency Blue Light Call System - Security Strengthening

a. Locate the Blue Light Call Assistance System or an equivalent Emergency Call System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light and surrounding area must be under video surveillance.

ARCHITECT RESPONSE: Has been added to our CPTED Narrative and drawings Sheet SP-103

b. If the parking garage is shared between the general public & private residents, an interior parking garage Access Control vehicle gate system must be incorporated to secure the designated private parking area. Ensure to utilize systems that prevent tailgating / "piggybacking" by non-legitimate users attempting to gain unauthorized access.

ARCHITECT RESPONSE: Gate has been added in the interiors of the garage to separate Residential and Public parking. Note has been added to our CPTED Narrative and drawings Sheet SP-103.

c. In order to prevent unauthorized access install a robust security rolldown gate(s) that can be operated in times of need to close & secure the parking garage, such as during a hurricane or other emergency including a serious &/or life-threatening criminal situation.

ARCHITECT RESPONSE: An emergency roll-down gate has been added by the entrance. Note has been added to our CPTED Narrative and drawings Sheet SP-103.

4. Graffiti Maintenance – CPTED

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.

ARCHITECT RESPONSE: Has been added to our CPTED Narrative and drawings Sheet SP-103

DIVISION: ZONING

Reviewer Name: Pamela Stanton

pamela.stanton@copbfl.com

STATUS: Pending Resubmittal.

CASE COMMENTS:

1. Provide written responses to all comments.

ARCHITECT RESPONSE: Please refer to this document for all comment responses.

2. Section 155.3709.E.2.d states "...In no case shall a property be permitted to exceed 150 dwelling units per acre." The project proposes 70 dwelling units on a 0.449-acre site, a density of 155 dwelling units per acre, exceeding the maximum allowable density with Density Bonuses. At 150 units per acre, a maximum of 67 units are allowed. Address this issue.

ARCHITECT RESPONSE: We have reduced the number of units from 70 to 67.

3. Section 155.9401.G: Building Height states that the height of a building is measured from average finish grade in front of the building. Because the building has been shifted so that it fronts the right-of-way line with a 0-foot setback, the average finish grade in front of the building will be the elevation of the adjacent sidewalk in the right-of-way. Depending on the final grade of the site, the height of the building may need to be reduced in order not to exceed the maximum allowable building height of 80 feet as measured from the average elevation of the sidewalk in front of the building.

ARCHITECT RESPONSE: Building will comply with 80' maximum allowable building height.

4. Pursuant to Section 155.3501.O.2.h.i.b, ground level non-residential active use must be directly accessible from a street frontage, greenway or an open space. As depicted, the 1,380 square foot commercial space appears to be accessed from the internal hallway and the area labeled "OUTDOOR SPACE" which is not a street frontage, greenway or open space. Address this issue.

ARCHITECT RESPONSE: The "Outdoor Space" has been removed from the design. Please refer to Sheet A-100 for these updates.

5. The site plan depicts an on-street parking space at the north end of the project site. A 5-foot-wide parking island is required at both ends of the parking space as well as at the south end of the on-street space labeled "LOADING".

ARCHITECT RESPONSE: Site Plan has been revised, please refer to Sheet C101

6. The Project Data table indicates that the lot coverage is 89.25% of the site. With the paver walkways shown along the north and south sides of the building, the total impervious area exceeds 90%, thereby diminishing the pervious area for landscaping below the minimum required 10% of the lot area. Address this issue.

ARCHITECT RESPONSE: Site Plan revised, please refer to Sheet C101

7. The Site Plan depicts an area at the front of the building labeled "OUTDOOR SPACE". Identify the purpose of this area and clarify how the area is treated at the ground plane.

ARCHITECT RESPONSE: Outdoor space removed, please refer to Sheet C101

8. Pursuant to Section 155.3709.D.2.a, areas intended for commercial uses on the ground floor of all nonresidential and mixed-use buildings must be a minimum of 12 feet in height. The building elevations indicate the ground level is 11 feet in height. Address this issue.

ARCHITECT RESPONSE: Please refer to Sheet A-200 showing the new Ground Level height at 12 feet high.

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

9. The plans depict an “alcove” type area on the south side of the building between the two rooms labeled pump room under ramp and BOH (fire pump under ramp). Identify the proposed use of this area and how it will be treated at the ground plane.

ARCHITECT RESPONSE: Ground Floor plan revised please see A-100 new location of BOH rooms without a alcove.

10. Identify the horizontally-hatched element shown next to the stairwell door on the north building elevation.

ARCHITECT RESPONSE: It an overhead door for trash containers please refer to Sheet A-201.

11. Verify that the proposed improvements within the NE 22 Ave right-of-way are compatible with the existing conditions.

ARCHITECT RESPONSE: Proposed improvements are compatible. The existing right-of-way is vacant. Please refer to Sheet C101 for site connection details.

12. Density Bonus Option #5 requires the use of one or more of the off-street parking alternatives in Section 155.5102.J, Off-Street Parking Alternatives. The response states “A Drop-off and Pick-up Area parking space will be assigned.” A Drop-off and Pick-up Area parking space is not one of the Off-Street Parking Alternatives described in Section 155.5102.J. The available Off-Street Parking Alternatives are: Provision over maximum allowed with a parking demand study; shared parking; off-site parking; deferred parking; valet and tandem parking; and payment into Master Parking Program in lieu of providing parking. One of the above alternatives must be utilized to qualify for the Density Bonus.

ARCHITECT RESPONSE: We are proposing option 6b Drop-Off and Pick Area as a solution. In the event that this solution is not approved, the Owner will comply with this Density Bonus Option #5 through method payment into Master Parking Program in lieu of providing parking.

13. Density Bonus Option #7 requires 25% of the units be provided as small studio or 1-bedroom units of 600 square feet or less. The site plan submittal proposes 70 dwelling units, with 25% of that number indicating that 18 units that are 600 feet or less are required to qualify for Density Bonus Option #7. The Unit Mix table on sheet A-100 indicates a total of ten units that are 600 square feet or less, a deficiency of 8 units needed for the Density Bonus. Address this issue.

ARCHITECT RESPONSE: Total overall units are 67, new requirement to comply with the 25% will need to be 17 units needing to be under 600sf. We will make adjustments to our units so we may reach this criteria. Please refer to Sheet C101 with updates Unit Mix Tables.

14 The Site Plan depicts a proposed 6-foot public utility easement along the west property line that appears to represent half of the typical 12-foot utility easement that FPL requires. The building is shown at 5.5 feet from the west property line, and cannot be located within any easement. Further, if the applicant receives approval from the Development Services Director to waive the requirement to place all utilities underground, the existing overhead utilities will be hazardously close to the west façade of the building. Address this issue.

ARCHITECT RESPONSE: Building has been modified and building is set back 6ft 6in from property line. Parking levels will be the only ones near the utility because our building setbacks from the 4th floor to the 8th floor more than 15 feet from the west property line.

15. The north building elevation is shown with the building abutting the west property line and the front of the building set back from the front property line, inconsistent with the plans and other elevations. Address this issue.

ARCHITECT RESPONSE: Graphical error on our end. North Elevation is showing the incorrect abutting property line on the west side rather than the east side. Elevation has been updated to show the east side is the building side that is abutting with the property line.

16. The Project Data table indicates racks for 20 bicycles is provided. Indicate the location of the proposed bicycle racks on the site plan.

ARCHITECT RESPONSE: A Bike Storage Room has been added to the Ground Floor Plan on Sheet A-100.

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

17. Previous comment remains: While the TO allows up to 90% impervious area, this does not indicate that the City will accept inferior or substandard landscape plans to accompany the dense urban development that is the intent of the Zoning District. The TO regulations include multiple modifications to landscape requirements of Section 155.5203, however a reduction in the quality of the landscape plan is not included in those modifications. Revise the landscape plans, details, notes and specifications and the site plan if necessary, to provide plans that are consistent with the intent of the TO Zoning District as well as the overall Zoning Code.

ARCHITECT RESPONSE: Acknowledged

LANDSCAPE: See revised Site Plan & Landscape Plans included with this resubmittal that meet the intent of the TO Zoning District in regard to landscaped and pervious area.

18. Article 9, Part 5: Terms and Uses Defined, defines Pervious Area and states “Up to 15% of the area may be covered with mulch or other types of non-living pervious materials.” The landscape plan depicts nearly all of the landscape area as gravel. Revise the landscape plan to minimize the use of gravel within the 15% maximum limit. Address this issue.

ARCHITECT RESPONSE:

LANDSCAPE: LANDSCAPE: Landscape Plan has been revised to provide less than 15% non-living pervious materials and minimize the use of gravel.

19. The previous comment pertaining to pervious pavers states that the pavers have been removed from the design. However, various sheets continue to depict pervious pavers along the north and south sides of the building. Address this issue.

ARCHITECT RESPONSE: Correct, no pervious pavers will be utilized and we will coordinate with all consultants so this information is removed from any sheets.

20. If pervious pavers have been removed from the project, revise the Sustainability Narrative to remove permeable pavers from the list and include viable options for a total of 18 points.

LANDSCAPE: Acknowledged

21. The response to this previous comment states “Stacking distance is provided on the Site Plan,” however the requested information was not found. Previous comment: If a gate will not be provided, 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.

CIVIL RESPONSE: An entrance gate is provided. The stacking requirement does not apply here.

22. The metal louver detail depicts the louvers angled so that the rain will enter the garage. If reversed to alleviate the issue, a second layer of screening will be required.

ARCHITECT RESPONSE: This design element has been redesigned and instead of louvers the façade is now treated with metal mesh panels.

23. Provide the City Engineering Standard Parking Detail.

CIVIL RESPONSE: The detail has been added to sheet C103.

24. In response to the previous comment pertaining to building frontage active use, calculations were found on the Project Data table of sheet C101 Site Plan for Building Frontage Active Use, however the calculations are incorrect. Subtract the 30.5-foot vehicular opening from the building width of 140 feet for 109.5 feet. 70% of that number is 75.65 feet that is the minimum length of building frontage required to have active use. Further, the number shown for the building frontage active use is 139 feet and 10 inches. Sheet A-100 Ground Floor Plan indicates that active use occupies the ground floor from the south edge of the vehicular opening to the south edge of the building, a length of 94 feet as measured on uploaded drawings. Revise the figures on the Project Data table to reflect the correct calculations.

ARCHITECT RESPONSE: Site Plan was modified and the provided Building Frontage Active Use is now 80'-10". Please refer to Sheet C101.

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

25. The following will be a condition of a Development Order: 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.
ARCHITECT RESPONSE: No utilities on the east side (frontage side), overhead utilities are in the west (rear side) side of building.

26. The following will be a condition of the Development Order: Building footers and/or foundation cannot diminish or reduce the landscape area to below 10% plantable area of the overall site area.
ARCHITECT RESPONSE: Acknowledged and will take into account and will coordinate with Structural Engineer to provide a footer/foundation design that will comply with this.

The following will be a condition of a Development Order: 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.

DIVISION: LANDSCAPE

Reviewer Name: Mark Brumet
mark.brumet@copbfl.com

STATUS: Pending Resubmittal.

CASE COMMENTS:

(ALL New Comments)

1. Thank you for the detailed comment response sheet.

LANDSCAPE: Acknowledged.

2. Site Plan and landscape plans do not match, specifically on the NE corner, correct.

LANDSCAPE: Site Plan & Landscape Plans now match.

3. Show sod, and irrigation in the SE ROW are and re space the trees to fill the ROW area.

LANDSCAPE: Southeast corner of ROW is being used as the dumpster pickup location, as approved by other disciplines. Comment does not apply.

4. All trees are to large / medium canopy trees. Understory trees are only allowed where overhead wire are present. Some flowering trees such as Tabebuia's on the street facing side would be preferred.

LANDSCAPE: Medium canopy trees are now provided at the street facing sides. 50% of the Lot Tree requirement is provided with Palm trees, as allowed by Code.

5. 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. Please provide a separate Silva Cell sheet showing exact soil volume calculations per cubic yard per the tables, and also show on the civil plans. This includes anything proposed in the side yard setbacks.

LANDSCAPE: See Silva Cell and AddaPave details, and exact Soil Volume Calculations on the 'Reference Schedule' provided on sheet L-2 Landscape Plan. Proposed areas meet soil volume requirements for Medium trees with a canopy of 21 feet diameter and 8 inch trunk caliper at maturity, per the City's Soil Volume chart.

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

6. Remove pervious pavers that do not apply towards pervious area calculations and provide soil space for trees and palms in these areas.

LANDSCAPE: Pervious pavers are no longer proposed for this project. Soil space is provided where trees and palms are proposed. See sheet L-2 Landscape Plan.

7. Relocate proposed trees and palms jammed in the rear side yard to be evenly distributed to both sides of the site towards the front to be visible to the public realm.

LANDSCAPE: Proposed Trees and Palms are now shown towards the front of the site and are visible to the public realm.

8. While the TO allows up to 90% impervious area, this does not indicate that the City will accept inferior or substandard landscape plans to accompany the dense urban development that is the intent of the Zoning District. The TO regulations include multiple modifications to landscape requirements of Section 155.5203, however a reduction in the quality of the landscape plan is not included in those modifications. Examples of the inferior quality of the landscape plan include but are not limited to:

LANDSCAPE: See revised Site Plan & Landscape Plans included with this resubmittal that meet the intent of the TO Zoning District in regard to landscaped and pervious area.

9. • Trees must be located in areas that will accommodate mature canopies and root systems, whether the trees have an upright growth habit or spreading canopy;

LANDSCAPE: Proposed Trees and Palms are now shown towards the front of the site where their growth habits will be accommodated.

10. • The use of a suspended pavement system is a requirement of the TO in lieu of a root barrier for landscape areas that abut paved areas, with a suitable soil volume.

LANDSCAPE: See Suspended Pavement details & specifications on sheet L-2 Landscape Plan

11. • The plan depicts canopy trees located in close proximity to the loading zone/fire lane where nearly 50% of the canopy will be in conflict with those vehicular use areas.

LANDSCAPE: Proposed 24 ft height of trees and 10 ft clearance will not interfere with loading zone or the fire lane. Street trees are shown where required according to the TO - East Overlay District cross section

12. Revise the landscape plans, details, notes and specifications and the site plan if necessary, to provide plans that are consistent with the intent of the TO Zoning District as well as the overall Zoning Code.

LANDSCAPE: See revised Site Plan & Landscape Plans included with this resubmittal that meet the intent of the TO Zoning District in regard to landscaped and pervious area.

13. 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.

LANDSCAPE: See Root Barrier detail as well as Root Barrier specification in the General Landscape Notes, note #9, on sheet L-3 Details & Notes.

14. Suspended pavement appears to be shown in the drive aisle and may not be required this far from proposed trees. Please review.

LANDSCAPE: Suspended pavement is proposed as required to meet soil volume requirements for the proposed trees, and laid out in a manner as to connect impervious to pervious areas. See sheet L-2 Landscape Plan.

15. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

bays, and landscaping between vehicular use areas and buildings). Show light poles on the landscape plan with 15' radii.

LANDSCAPE: Exterior site & street lighting are coordinated to avoid conflicts & obstructions with proposed landscaping.

16. 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. Comment response is inaccurate.

LANDSCAPE: Monolithic footings that will not encroach into the Landscape Areas are proposed. See note added to sheet L-2 Landscape Plan.

17. Provide bumpouts in the ROW for proper locations of street tree placement.

LANDSCAPE: Bumpouts are provided in the ROW. See sheet L-2 Landscape Plan.

18. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk. Trees species shall be changed to a more readily available tree species to meet the requirements, staff recommends Oak trees, either Reason 7 or RPG certified trees.

LANDSCAPE: Hi-rise Live Oak trees are now provided as Street Trees at the required 24 foot height specification. See sheet L-2 Landscape Plan and Plant Schedule

19. As per 155.3501.H.6. vi. Except as modified through the Street Development Regulating Diagrams for each TO District, all streets and alleys/service roads shall adhere to the following standards: b. For streets only, tree grates a minimum of five feet by five feet may be utilized in place of the required landscape strip. The use of tree grates is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred. Specify tree grates or the like and provide details.

LANDSCAPE: AddaPave and structural soils combined with Silva Cell suspended pavement systems are now proposed for the Street Trees in the ROW area. See sheet L-2 Landscape Plan.

20. Provide a tree grate or pervious aggregate detail for palms and trees proposed in paver or walkway areas. Staff is unable to determine how the landscape strip and sidewalk clearance is being met,

LANDSCAPE: AddaPave and structural soils combined with Silva Cell suspended pavement systems are now proposed for the Street Trees in the ROW area. See sheet L-2 Landscape Plan. 5 feet Sidewalk clearance in accordance with the TO – East Overlay District typical cross sections is being met.

21. As per 155.5204.F.3.d; All 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. Please note on the plans.

LANDSCAPE: Note added to sheet L-2 Landscape Plan.

22. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

LANDSCAPE: See Palms at street facing corners on sheet L-2 Landscape Plan.

23. Show sod on the plan and in the plant list. Remove all areas proposed as gravel. Provide the combined square footage of proposed non-living groundcover, aka artificial turf in relation to the pervious area shown. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials only.

LANDSCAPE: Gravel areas are no longer provided.

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

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

LANDSCAPE: Acknowledged

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

LANDSCAPE: Acknowledged.

DIVISION: PLANNING

Reviewer Name: Max Wemyss

max.wemyss@copbfl.com

STATUS: Authorized with Conditions.

Planning | Max Wemyss | max.wemyss@copbfl.com | 954-786-4671

Summary:

Land use for this parcel is ETOC. An application requesting to construct 70-unit mixed-use development (Studio, 1-bedroom, 2-bedroom), 1,776 square feet of retail/commercial use. 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 0.45 acres in size, and does not appear to require right-of-way dedication. The property is within the Mixed Use Main Street Optional Residential (0-90) [MM (0-90)]. Additionally, the applicant is seeking density bonuses, to increase the number of units by 30.

CASE COMMENTS:

(Same as Pre-App Comment)

1. The City will use County Policy 2.16.4 (see below) to generate the residential entitlements for this project. Because it's located within an Activity Center and is not on a County "Qualified Road", no specified amount of mixed use is required to allow the use of this policy which generates the units by right as long as 15% is set aside for affordable housing. Policy 2.16.4 does allow for a buy-out of the affordable requirement at a cost of \$10,000 for every unit in the project. This amount will escalate 3% on January 1st of every year.

ARCHITECT RESPONSE: Will comply.

(Same as Pre-App Comment)

2. Please specify unit sizes in tabular data and distribute the affordable units in the same proportions as the project as a whole per 2.16.4.

ARCHITECT RESPONSE: Project will provide 15% of units has affordable units to comply. Noted as well on Sheet A-100 under the Unit Mix Table.

(Same as Pre-App Comment)

3. The property is Platted and legally described as Lots 5, 8 and 9, Block 14, "Pinehurst," according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida. Platting Determination Letter confirms that replatting of the subject property is not required.

ARCHITECT RESPONSE: Acknowledge.

(Same as Pre-App Comment)

4. 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.

PLANNER EXPEDITOR: As been requested.

(Same as Pre-App Comment)

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

ARCHITECT RESPONSE: Noted.

For reference:

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

POLICY 2.16.4 Within parcels located west of and including US 1*, and designated "Commerce" on the Broward County Land Use Plan and fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners, herein after referred to as a "Qualified Road," or within a parcel designated "Activity Center," multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

(Same as Pre-App Comment)

(1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following "bonus" units to "affordable" unit formula(s) described below:

(a) Moderate income: six (6) bonus units for every (1) one moderate income unit.

(b) Low income: nine (9) bonus units for every (1) one low income unit.

(c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.

ARCHITECT RESPONSE: Project will consist of category "a".

(Same as Pre-App Comment)

(2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or

ARCHITECT RESPONSE: Noted and will comply.

(Same as Pre-App Comment)

(b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).

ARCHITECT RESPONSE: Noted and will comply.

(Same as Pre-App Comment)

(3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.

ARCHITECT RESPONSE: Will comply, project does not proposing any units at ground level.

(Same as Pre-App Comment)

(4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.

OWNER RESPOSNE: Acknowledged.

(Same as Pre-App Comment)

(5) Within a development containing residential units, the following shall apply:

(a) Office and commercial use may either be vertically or horizontally integrated providing the following:

(Same as Pre-App Comment)

1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;

2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

(b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

(6) "Affordable unit" requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund** equal to \$10,000 per unit for the total number of units within the development which sum shall increase by 3% annually.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

(7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

(8) Local government utilization of the additional permitted residential density provisions described in this Policy is subject to the following, as enforced by the applicable local government: (a) One hundred percent (100%) of the "affordable" units shall be available for occupancy before the final twenty-five percent (25%) of bonus units are available for occupancy.

ARCHITECT RESPONSE: Acknowledged.

(Same as Pre-App Comment)

(9) In addition to the provisions of this Policy, parcels designated "Commerce" and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners ("Board"), the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:

(a) Local government adoption of this Policy into the municipal Comprehensive Plan;

(b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);

(c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:

1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre;

2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories;

and

3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.

(d) The Urban Planning Division, in consultation with the Office of the

County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.

PLANNER EXPEDITOR: Acknowledged.

(Same as Pre-App Comment)

(10) Units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.

PLANNER EXPEDITOR: Acknowledged.

* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1 and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.

** Fifty percent (50%) of in lieu fees may be paid into an Affordable Housing Trust Fund of the applicable municipality, provided the municipality requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permit

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

DIVISION: FIRE DEPARTMENT

Reviewer Name: Jim Galloway

jim.galloway@copbfl.com

STATUS: Pending Resubmittal.

CASE COMMENTS:

(Same as Pre-App Comment)

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

- Fire hydrants must be on the accessible side of building (East).
- Provide location and size of proposed water supply tap, backflow and meter for building fire protection system.
- Provide location of proposed fire protection systems fire dept connection. Must be within 100ft of an existing fire hydrant.
- Provide location of proposed buildings fire pump. Fire pump room must be accessible from the exterior of the building.

CIVIL RESPONSE: The requested items are shown on the Utility Plan, sheet C106.

(Same as Pre-App Comment)

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

CIVIL RESPONSE: Fire Flow Data has been requested and will be provided once issued.

(Same as Pre-App Comment)

() 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.

CIVIL RESPONSE: A fire flow test was performed on 01/17/2024. The results will be forwarded once received.

(New Comment)

() Please check your exit remoteness between stair access for each of the floor levels.

ARCHITECT RESPONSE: Need to add to our Life Safety plan sheets.

DIVISION: CRA

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

STATUS: Authorized with Conditions.

Land use for this parcel is ETOC. The applicant is requesting to construct a 70-unit mixed-use development with Studio, 1-bedroom and 2-bedroom units and 1,981 square feet of ground floor retail/commercial uses.

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

The CRA would encourage a set aside of 15% affordable/ workforce housing units in this area.

ARCHITECT RESPONSE:

DIVISION: : ENVIRONMENTAL SERVICES/WASTE MANAGEMENT

Reviewer Name: Beth Dubow

Beth.dubow@copbfl.com

954-545-7047

Reviewer Name: Nathaniel Watson

nathaniel.watson@copbfl.com

STATUS: Authorized with Conditions.

CASE COMMENTS:

(New Comment)

1. Ensure mountable curbing is provided around the loading/staging area. Please note this on the site plan.

CIVIL RESPONSE: Curbing is provided.

(New Comment)

2. Make sure the site plan and the ground floor plan both show the poured concrete pad for the staging area. Currently, only the ground floor plan shows it.

CIVIL RESPONSE: The concrete pad is shown as requested.

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

NOTE: 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 and 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.

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.

End of Responses

If you have any questions during your review do not hesitate in contacting me directly at our offices at 954-314-9242. We appreciate your assistance during this process.

Very truly yours,

Austin Fox, RA,AIA,NCARB

Principal

Austin Fox Architecture

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024

DRC

1754 E Commercial Blvd., Fort Lauderdale, FL 33334

T:954-314-9242

E: Austin@AF-Architect.com

DRC

Austin Fox Architecture | 1754 E Commercial Blvd | Fort Lauderdale, FL 33334 | 954-314-9242

PZ23-12000046

02/21/2024