

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

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and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

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

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

CASE COMMENTS:

STATUS: Authorized with Conditions.

NO NEW COMMENTS

(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)

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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)

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

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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)

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)

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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)

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:

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

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

CIVIL RESPONSE: Acknowledged. The permit will be forwarded once received.

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

CIVIL RESPONSE: Acknowledged.

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

CIVIL RESPONSE: Acknowledged.

4. Comment #4 was not included

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: Acknowledged. The permit will be forwarded once received.

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: Acknowledged. The permit will be forwarded once received.

7. Comment #7 was not included

8. Per. the comment response sheet for comment #9 please demonstrate how the existing drainage can handle the proposed pervious areas.

CIVIL RESPONSE: New drainage structures are being proposed to handle the right-of-way runoff.

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9. Please show on plan sheet 039 C104PGD 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.

CIVIL RESPONSE: The requested calculations are provided on C104. New drainage structures are being proposed to handle the right-of-way runoff.

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.

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. ****

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

CASE COMMENTS:

STATUS: Authorized with Conditions.

NO NEW COMMENTS

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

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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)

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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.

DIVISION: ZONING

Reviewer Name: Pamela Stanton

pamela.stanton@copbfl.com

STATUS: Pending Resubmittal.

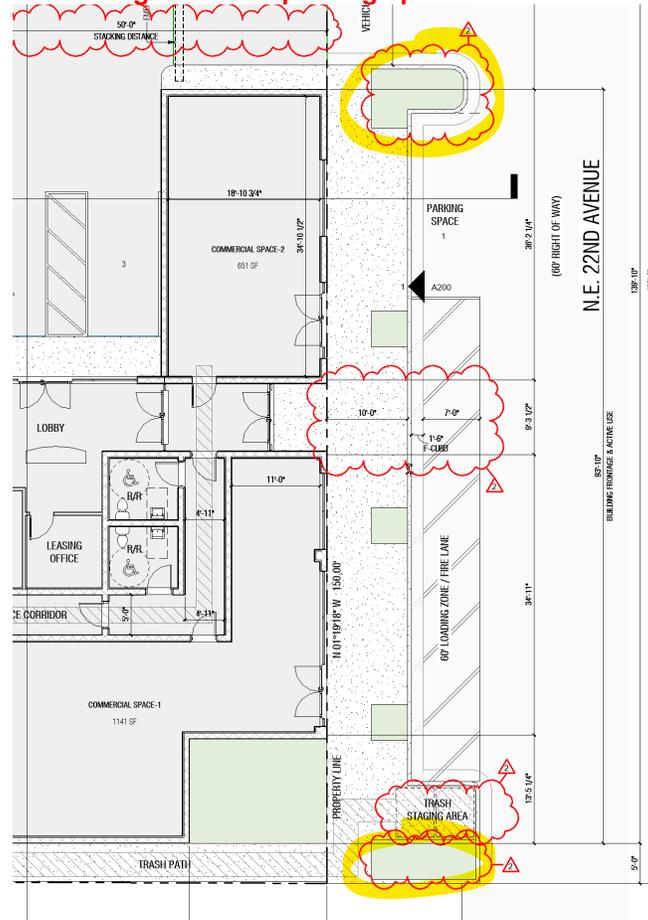
CASE COMMENTS:

1. Provide written responses to all comments.

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

2. Previous comment remains, and additional clarification is provided. Previous comment: 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". NEW: The 50-foot wide parking islands that are required at both ends of the on-street parking must be landscaped, not paved as shown on the plans.

ARCHITECT RESPONSE: Refer to Sheet A100 where we have incorporated the 5-foot parking stand to the south of the Loading/Fire Lane parking space.

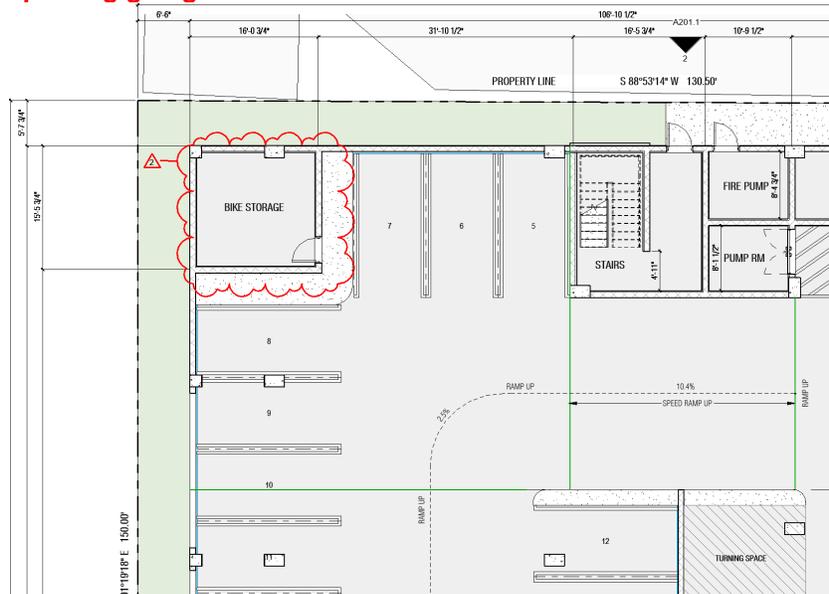


3. The response from previous comment #10 needs clarification. Previous comment: Identify the horizontally-hatched element shown next to the stairwell door on the north building elevation. NEW: The response states “It is an overhead door for trash containers please refer to sheet A-201.” However, the north elevation does not have an overhead door, nor does the floorplan show a trash room at the north side of the building. Clarify whether the response is referring to the south elevation.

ARCHITECT RESPONSE: Clarification: Our first submission to DRC, Sheet A-200 & A-201 had an error and had our North and South Elevations labeled backwards. Please reference the latest submission where we are showing the South Elevation that contains 2 overhead doors now, one for the trash room and the other for the storage room. The South Elevation is where you will find the hatch element which represents overhead doors. Please refer to sheet A200 with added keynote #10 which calls for overhead door.

5. Previous comment remains: The Project Data table indicates racks for 20 bicycles is provided. Indicate the location of the proposed bicycle racks on the site plan. NEW: The response states that a bike storage room has been added to the ground floor plan on sheet A-100. However, a room labeled as bike storage was not found on that sheet. Label all rooms on the site plan and ground floor plan with the proposed use, i.e. Bike Storage, Electric Room, etc.

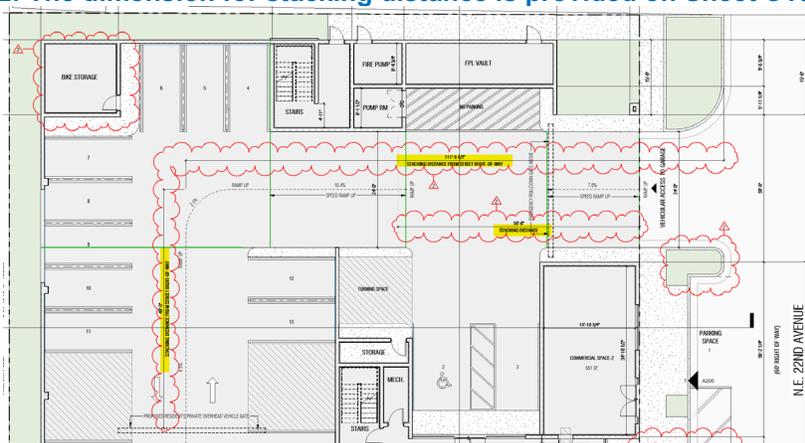
ARCHITECT RESPONSE: Bike Storage Room has been added on Ground Floor on the North West corner inside the parking garage.



6. Previous comment remains: 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. NEW: Table 155.5101.G.8.a requires three 18-foot ling stacking spaces measured from the gate to the intersection of the driveway with the street right-of-way. Provide a dimension for the stacking, and make revisions as necessary to comply with the requirements of this Section.

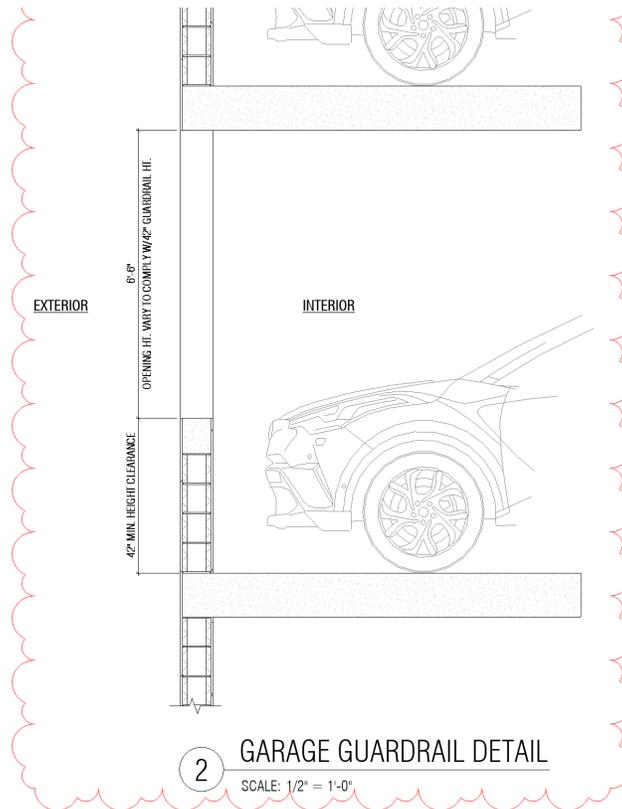
ARCHITECT RESPONSE: Emergency Rolldown Gate does not require the three 18-foot long stacking. The Resident’s Gate is approximately 160’-10 1/2” feet from the street right-of-way. Please refer to Sheet A100.

CIVIL RESPONSE: The dimension for stacking distance is provided on Sheet C101 as well.



04/03/2024 Previous comment partially addressed: 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. NEW: Ventilated Metal Painted Louvers remains on the Elevation Key Notes on the elevation sheets.

ARCHITECT RESPONSE: Garage has undergone redesign and louvers have been completely removed from the garage openings, please refer to Sheet A200 for new detail #2.



8. Previous comment remains: 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.

NEW: A drop-off and pick-up area is a requirement that must be provided as part of Parking Alternative 6: Valet and Tandem Parking. A drop-off and pick-up area cannot be used as a Density Bonus alone.

PLANNER EXPEDITOR: As per Bonus Option #5, we are providing an Alternative Parking Plan in accordance with code section 155.5102.J.7, showing all required parking, plus one public parking space on the street. We will be providing payment into the Master Parking Program in accordance with 155.2102.J.7 for the 7 public parking spaces that we will not be constructing, as the Parking Manager has indicated these spaces are not wanted by the city and the city has no interest in managing public parking for this project. 8 public parking spaces are thus provided (one on the street, and 7 via payment into the Master Parking Program), which is 10% of the required parking.

9. Establish communication with Jeff Lantz, Parking Manager, regarding whether the City can utilize 7 parking spaces in the garage. Density Bonus Option #5 is pending acceptance by the City.

PLANNER EXPEDITOR: See response for comment 8 above

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10. In response to the previous comment pertaining to building frontage active use, a linear dimension was found on the Project Data table of sheet C101 Site Plan for Building Frontage Active Use. Provide the corresponding percentage of the Active Use provided on the Project Data table.

ARCHITECT RESPONSE: Project Data has been updated and the Building Frontage Active Use is now shown with the corresponding percentage as well as the linear feet. Please refer to Sheet C101.

6. BUILDING FRONTAGE ACTIVE USE

70% MIN / 105'-0"

72.8% / 109'-4"

11. Regarding the proximity of the proposed building to the overhead utilities and eventually, the underground utilities, the City recommends establishing communication with FPL and the other utility agencies that have facilities on the poles at the rear of the lot to obtain approval of the proposed development in relation to the proximity of the existing and future utilities.

ARCHITECT RESPONSE: Acknowledge and FPL to be contacted.
PLANNER EXPEDITOR:

12. On the Project Data, on sheet C101, provide calculations for on-site pervious and impervious areas, in square feet and percentage of site area in compliance with the minimum 10% pervious area requirement.

ARCHITECT RESPONSE: Project Data information has been updated on Sheet C101 to reflect impervious and pervious calculations in square feet and percentages.

4. LOT COVERAGE

IMPERVIOUS AREA	MAX: 90 %	89.50 % (17,519.35 SF)
PERVIOUS AREA	MIN: 10 %	10.50 % (2,055.65 SF)

13. While *Oplismenus setarius* (Basketgrass) is arguably an introduced native plant species, this plant, particularly when used in extensive quantities as shown on the landscape plan, may overtake lawns on abutting properties and nearby yards. Please find alternative plant species to use instead of or along with *O. setarius* and diminish the quantity specified. Coordinate this effort with Urban Forestry. Last, availability of *O. setarius* may be limited, if available at all.

LANDSCAPE: According to the 'Atlas of Florida Plants' by USF, *Oplismenus setarius* is a native and indigenous species. Notes have been added to the Plant Schedule 'Remarks' column that state "Contract Grown". PlantAnt.com indicates that this plant is locally available at the specified size, although may otherwise be limited if not Contract Grown.

14. The following will be a condition of approval: Provide at least 17 units that are 600 square feet or less in order to qualify for Density Bonus Option #7 for up to an additional 20 units per acre.

ARCHITECT RESPONSE: Acknowledge and we are currently providing a total of 24 units under 600 square feet.

UNIT MIX		
FLOOR LEVEL	# OF UNITS	UNIT GROSS AREA
STUDIO A	2	504 SF
STUDIO B	2	458 SF
STUDIO C	10	594 SF
STUDIO D	10	596 SF
STUDIO E	5	628 SF
BEDROOM 1A	25	815 SF
BEDROOM 1B	3	982 SF
BEDROOM 2A	4	986 SF
BEDROOM 2B	4	987 SF
BEDROOM 2C	2	1,381 SF
TOTAL	67	

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14. The following will be a condition of approval: 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: Ownership is willing to comply pending the feasibility from the utility company.

16. The following will be a condition or approval: Demonstrate that the building height does not exceed 80 feet when measured in accordance with Section 155.9401.G, Height: The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof. Because the building 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, from which the height of the building must be measured.

ARCHITECT RESPONSE: Acknowledge and understood that the sidewalk will be our point of reference as our starting point.

LANDSCAPE: Note has been added to sheet L-2 Landscape Plan

17. The following will be a condition of approval: Building footers and/or foundation cannot diminish or reduce the landscape area to below 10% plantable area of the overall site area.

ARCHITECT RESPONSE: Acknowledge and structural engineer will design foundation footers to comply with this to respect the 10% pervious area for landscape.

18. The following will be a condition of approval: 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.

ARCHITECT RESPONSE: Please refer to Sheet C101 where note has been added to the Unit Mix Per Floor Table.

UNIT MIX PER FLOOR				
FLOOR LEVEL	STUDIO	1 BED UNITS	2 BED UNITS	TOTAL UNITS
1ST FLOOR	-	-	-	-
2ND FLOOR	-	-	-	-
3RD FLOOR	-	-	-	-
4TH FLOOR	7	5	2	14
5TH FLOOR	7	5	3	15
6TH FLOOR	5	6	3	14
7TH FLOOR	5	6	2	13
8TH FLOOR	5	6	0	11
TOTAL	29	28	10	67

*** 11 UNITS WILL BE RESERVED AS AFFORDABLE UNITS TO MEET THE REQUIRED 15% OF THE TOTAL RESIDENTIAL ENTITLEMENTS PER POLICY 2.16.4. BREAKDOWN OF UNITS AS FOLLOWS: 5 STUDIOS, 4 ONE-BED UNITS, AND 2 TWO-BED UNITS WILL ALLOCATED AS AFFORDABLE UNITS.**

STATUS: Authorized with Conditions.

CASE COMMENTS:

1. Please remove structural soil references on the plans and in the notes

LANDSCAPE: Structural soil references have been removed from the plans & notes on sheet L-2 Landscape Plan.

2. Change high-rise Live Oak to regular seedling Live Oak *Quercus virginiana* - no cultivars. Please note Oak trees, either Reason 7 or RPG certified trees.

LANDSCAPE: RPG Certified Live Oaks are now proposed. See Plant Schedule. However, the LA has concerns over the use of Live Oak trees in close proximity to the building (7.79 ft from facade) & alternatively suggests medium trees or large tree with strong excurrent growth such as Dahoon Hollies or Bald Cypress trees.

3. Change out Pigeon Plums to Pink tabebuias.

LANDSCAPE: Pigeon Plums are now changed to Pink Tabebuias on sheet L-2 Landscape Plan.

4. Provide evidence of availability of proposed plant species of *Thrinax* @ 22' tall as these are outside the range of what is currently available.

LANDSCAPE: Thatch palms are now reduced to 14' oa. Crape Myrtles are increased to 16ft ht to meet the 50% tree height requirements relative to structure height.

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: Please provide a separate Silva Cell sheet Required Tree to Soil Volume Ratio Graph to reflect large canopy tree species.

LANDSCAPE: Exact See sheet L-2A for Silva Cell Suspended Pavement Plan, Details, & Soil Volume Calculations. Soil Volume calcs are now provided and reflect large canopy tree species.

6. 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.

LANDSCAPE: Exact See sheet L-2A for Silva Cell Suspended Pavement Plan, Details, & Soil Volume Calculations. Soil Volume calcs are now provided and reflect large canopy tree species.

7. 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. Provide note on the plans.

LANDSCAPE: Required QV-S Street Trees are specified with 12 ft of clear trunk on the Plant Schedule 'Remarks' column to allow for vehicular clearance to prevent encroachment into the loading area where the garbage containers will be serviced. Also see note on sheet L-2 Landscape Plan that states "STREET TREES SHALL BE MAINTAINED IN SUCH AS MANNER AS TO PROVIDE A 12 FT VERTICAL CLEARANCE ABOVE THE LOADING AREA & FIRE LANE."

8. Relocate proposed water meters from one of the only available planting spaces on the site to allow for maximum soil space for required trees.

LANDSCAPE: Proposed meters are now relocated to the sidewalk & re-routed to BFPs located inside of the building fire pump room. Sanitary sewer laterals have also been re-routed into the pavement areas & out of planting spaces. See sheet L-2 Landscape Plan.

9. 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

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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. Remove Structural Soil note

LANDSCAPE: Structural soil references have been removed from the plans & notes.

10. 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. Staff could not locate these.

LANDSCAPE: See staggered palms at street facing corners on sheet L-2 Landscape Plans.

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

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

12. 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.

NO NEW COMMENTS

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)

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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:

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.

(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)

(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.

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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.

DIVISION: FIRE DEPARTMENT

Reviewer Name: Jim Galloway

jim.galloway@copbfl.com

STATUS: Pending Resubmittal.

CASE COMMENTS:

() 1 - Proposed water supply for fire protection system must be separate from the domestic water supply. Please evaluate the fire flow requirements for the proposed building. Proposed 4inch supply for fire protection system may not be sufficient for proposed fire flow demands.

CIVIL RESPONSE: The fire protection system has been separated from the domestic water supply.

() 2 - Locate Fire Dept Connection (FDC) on a corner of building facing right of way. Must have clear unobstructed access to right of way minimum 6ft wide.

CIVIL RESPONSE: CIVIL RESPONSE: The FDC has been relocated.

DIVISION: CRA

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

STATUS: Authorized with Conditions.

NO NEW COMMENTS

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.

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

STATUS: Authorized with Conditions.

CASE COMMENTS:

1. Ensure mountable curbing is provided around the loading/staging area. The current site plan shows a "D" curb.

CIVIL RESPONSE: The curbing has been revised to mountable.

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.

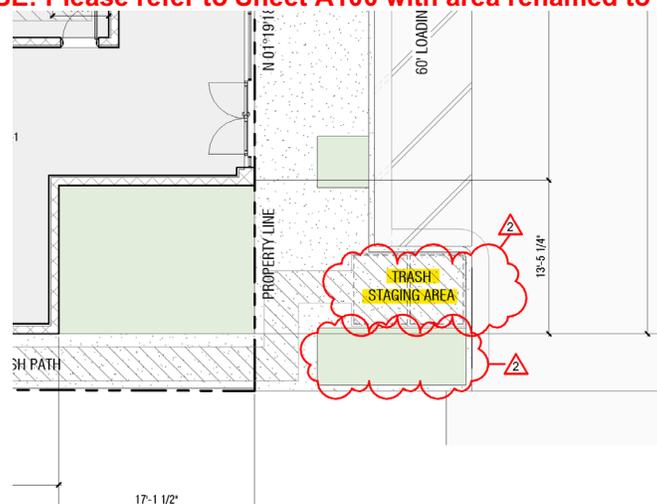
CIVIL RESPONSE: The poured concrete pad has been added.

3. Ensure the landscaping/trees do not encroach into the loading area where the garbage containers will be serviced.

LANDSCAPE: Required QV-S Street Trees are specified with 12 ft of clear trunk on the Plant Schedule 'Remarks' column to allow for vehicular clearance to prevent encroachment into the loading area where the garbage containers will be serviced. Also see note on sheet L-2 Landscape Plan that states "STREET TREES SHALL BE MAINTAINED IN SUCH AS MANNER AS TO PROVIDE A 12 FT VERTICAL CLEARANCE ABOVE THE LOADING AREA & FIRE LANE."

4. Rename "dumpster location" as "staging area" on the landscape plan. Dumpsters will only be located in the staging area during service and must be placed back into the trash room immediately following service.

ARCHITECT RESPONSE: Please refer to Sheet A100 with area renamed to "Trash Staging Area".



CIVIL RESPONSE: Revised as requested.

LANDSCAPE: Revised 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.

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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.

DIVISION: UTILITIES

Reviewer Name: Nathaniel Watson
nathaniel.watson@copbfl.com

STATUS: Pending Resubmittal.

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

CIVIL RESPONSE: Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

CIVIL RESPONSE: Acknowledged. The permit will be forwarded once received.

3. Please indicate on Civil Plan 041 C106 – Utility Plan the total site water consumption in (GPD) gallons per day.

CIVIL RESPONSE: The total site water consumption has been added as requested.

4. There is an existing large diameter meter (6" or 8") that may not be in service or feeding any property. Check with our customer service dept. to see if that can be utilized for your project.

CIVIL RESPONSE: We are proposing new meters for the project.

Comments #5-6 were not provided

7. Please indicate on Civil Plan 041 C106 – Utility Plan the total wastewater discharge from the site in (GPD) gallons per day.

CIVIL RESPONSE: The total wastewater discharge has been added as requested.

Comments #8-9 were not provided

10. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

CIVIL RESPONSE: Acknowledged.

11. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 115-1 Underground Valve Identification Marker, 121-1 Min. Horizontal Separation for Potable water 122-1 Utility Crossing, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

CIVIL RESPONSE: Acknowledged.

12. Civil Plan 041 C106 – Utility Plan proposes a public fire hydrant. Given that an existing public fire hydrant is located less than 100 linear feet to the south of this proposed location, please eliminate the hydrant. Provided the development needs a hydrant, propose a private hydrant with a dedicated fire meter and backflow.

CIVIL RESPONSE: Acknowledged.

13. Please submit a sedimentation and erosion control plan.

CIVIL RESPONSE: Provided. Refer to Sheet C108 – Sediment & Erosion Control Plan.



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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

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