

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



CITY OF POMPANO BEACH
DRC-APPLICATION COMMENT REPORT

Case Number: 22-12000034

CASE COMMENTS:

Authorized with Conditions



Digitally
signed by
Steven L
Cohen

Date:
2023.04.25
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Division: PLANNING

Member: Daniel Keester

daniel.keester@copbfl.com

1. Land use for this parcel is ETOC. An application requesting to construct 47 multifamily residential units (Garden Apartments & Townhouses), 25,980 square feet of retail/commercial and amenities for residents. The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit. The Applicant indicated on the comment response sheet that they will pay the in-lieu of fee prior to permit approval.

Response: Acknowledged.

2. The property is unplatted. A platting determination letter from Broward County Planning Council (dated 10/27/2022), confirms that platting would be required for development prior to building permit approval. The Applicant indicated on the comment response sheet that the plat will be filed with the County.

Response: Plat process is currently in progress by KEITH, Inc.

3. Prior to building permit approval, an approved School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided confirming that student capacity is available. A letter, dated 10/28/2022 has been uploaded with this submittal; however, please note the expiration date of 4/25/2023.

Response: Acknowledged, a final SCAD letter will be provided prior to permitting.

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

Response: Acknowledged.



CITY OF POMPANO BEACH
DRC-APPLICATION COMMENT REPORT

Division: ENGINEERING

Member: David McGirr

david.mcgirr@copbfl.com

Case Number: 22-12000034

CASE COMMENTS:

Authorized With Conditions.

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

Response: Acknowledged, permit will be provided at time of building permit.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

Response: Acknowledged, Contractor to provide at time of building permit.

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

Response: Acknowledged, Contractor to provide at time of building permit.

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

Response: Acknowledged.

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

Response: Acknowledged.

6. Show on landscape plan sheet 021 LP-101 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 the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

Response: All existing potable water mains and services, sanitary sewer mains or laterals and storm drainage lines are shown in the landscape plans on sheet LP-101.

7. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under "Departments/Engineering".

Response: The latest details dated 2022 were used in the previous submittal.



CITY OF POMPANO BEACH
DRC-APPLICATION COMMENT REPORT

Division: FIRE DEPARTMENT

Member: Jim Galloway

jim.galloway@copbfl.com

Case Number: 22-12000034

CASE COMMENTS:

Authorized With Conditions.

1. Fire access area would be better located at S.E. corner of the building for emergency crews to access the main lobby and elevators to the entire building.

Response: Acknowledged; location of fire access lane was predicated on the location of the fire line and hydrant.



CITY OF POMPANO BEACH
DRC-APPLICATION COMMENT REPORT

Division: BUILDING

Member: James DeMars

james.demars@copbfl.com

Case Number: 22-12000034

CASE COMMENTS:

Authorized With Conditions

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

Response: Acknowledged.

2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Response: Acknowledged.

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Response: Acknowledged.

4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Response: Acknowledged.

5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

Response: Acknowledged.

6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

Response: Acknowledged.

7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Response: Acknowledged.

8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications.
Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

Response: Acknowledged.

9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response: Acknowledged.

10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response: Acknowledged.

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

Response: Acknowledged.

12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

Response: Acknowledged.

13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

Response: Acknowledged.

14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

Response: Acknowledged.

15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

FBC 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

Response: Acknowledged.

16. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Response: Acknowledged.

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

Response: Acknowledged.

18. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: Acknowledged.

19. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

Response: Acknowledged.

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

Response: Acknowledged.

21. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.



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CASE COMMENTS:

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1. The services of an experienced, qualified, and certified Security Crime Prevention/ CPTED Consultant are highly recommended. This 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, or liabilities that might occur without any review.

Response: Acknowledged.

2. 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.

Response: Acknowledged.

3. CPTED & security strengthening conditions required for final approval: proposed camera and monitoring locations will be coordinated with a security and access control consultant and the Broward Sheriff's Office CPTED reviewer prior to permitting. Planning and installation of the surveillance monitoring system must include field input from experienced CPTED/ security strengthening law-enforcement to ensure optimal results.

Response: Acknowledged.

Division: BROWARD SHERIFF OFFICE

Member: Patrick Noble

Patrick.Noble@sheriff.org

(954) 709-7006



CITY OF POMPANO BEACH

DRC-APPLICATION COMMENT REPORT

Division: CRA

Member: Kimberly Vazquez
kimberly.vazquez@copbfl.com

Case Number: 22-12000034

CASE COMMENTS:

Authorized.



CITY OF POMPANO BEACH

DRC-APPLICATION COMMENT REPORT

Division: UTILITIES

Member: Nathaniel Watson
nathaniel.watson@copbfl.com

Case Number: 22-12000034

CASE COMMENTS:

Authorized with Conditions

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

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 e-plan submittal.

Response: Acknowledged.

3. Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.

Response: Acknowledged.

4. Please procure an FDEP permit for the proposed domestic water system. Required during official e-plan submittal.

Response: Acknowledged.

5. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to a 60 to 90 day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Response: Acknowledged.

6. Civil plan 038 CU-101 Water & Sewer proposes a 2" domestic water service for a four story bldg. The proposed meter may supply less than 160 GPM. Are you sure that the design is sufficient for the site?

Response: The Civil Engineer has confirmed the design is sufficient.

7. The proposed wastewater discharge for the development may adversely impact the City's area pump station servicing the project. A contribution in Aid Agreement may be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project.

Response: Acknowledged.



CITY OF POMPAÑO BEACH

DRC-APPLICATION COMMENT REPORT

Division: LANDSCAPE

Member: Wade Collum
wade.collum@copbfl.com

Case Number: 22-12000034

CASE COMMENTS:

Authorized.



DRC-APPLICATION COMMENT REPORT

Division: ZONING

Member: Pamela Stanton
pamela.stanton@copbfl.com

Case Number: 22-12000034

CASE COMMENTS:

Pending Resubmittal.

1. Please provide written responses to all comments.

Response: Acknowledged.

2. Provide detailed information on the material that is proposed for the “DECORATIVE FAUX WINDOWS” at the first and second levels. Further, clarify whether the decorative faux windows will be covering openings for a naturally ventilated garage or if the garage will be mechanically ventilated. If naturally ventilated, the decorative faux windows must provide sufficient screening of the garage while appearing to be glass/glazing in a window opening and providing adequate ventilation. If mechanically ventilated and no window openings, the decorative faux windows must be placed over a material and finish that appears to be a window and not glass over stucco.

Response: The ““DECORATIVE FAUX WINDOWS” are openings in the Garage façade that have the Juliet-style balconies and eyebrow trim that mimic the look of the windows/sliding glass doors on the project.

The west and east façades of the Garage are designed to provide natural cross-ventilation, however due to the lining of the Garage on the north and south sides by the residential components, the Garage will require mechanical ventilation according to the requirements in the Florida Building Code.

3. Provide a Sustainability Narrative that addresses the Sustainable Development Point Requirement for non-residential and mixed-use developments in the TO district for at least 18 points from Table 155.5802.

Response: Refer to the *Sustainability Narrative* provided in the e-plan “Documents” folder for both the AAC and PZB submittals.

4. Verify with Broward County whether a corner chord at NE 13 Ave will be required with the right-of-way dedication for East Atlantic Blvd.

Response: Ongoing discussions between the City and County are taking place regarding jurisdictional requirements along Atlantic Boulevard; City's legal position based on conversations on another project along the boulevard is that the corner chord should not be required due to the streets being under the City's jurisdiction and the approved streetscape design guidelines for the trafficway do not stipulate a corner chord requirement.

Request the project be reviewed and approved as designed pending further legal clarification from City staff regarding this issue.

5. For the AAC hearing, a 11" x 17" material and color sample board must be submitted at least 2 weeks prior to the meeting for staff review. Samples of materials such as but not limited to paint, stucco finishes, decorative faux wood aluminum trellis, decorative faux windows, railings, stone baseboard, glazing/glass, etc.

Response: Acknowledged, the material board will be provided by the required date.

6. The following will be a condition of the approval of the Development Order: Density Bonus Option #1 was selected in order to qualify for an additional 20 units per acre in the Center Sub Area. Identify which strategy will be applied: a fee equal to 1% of the project's construction costs or \$250,000 whichever is less; or a piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000 whichever is less. If a piece of artwork is proposed, clarify where the artwork will be located. The artwork must be accessible to the public and may be displayed in public open spaces or areas along the street abutting the building. The art must receive a recommendation by the Public Art Committee and approval from the City Commission. Funds, or an appropriate bonding instrument, must be placed in escrow at the time of building permit and will be held until the art is approved after installation.

Response: The fee contribution equal to 1% of the project's construction costs or \$250,000 whichever is less, shall be provided.

7. The following will be a condition of the 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 per Chapter 154.

Response: Acknowledged; the in-lieu-of fee contribution shall be provided.

8. The following will be a condition of approval of the 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.

Response: Acknowledged; utility lines shall be placed underground to the maximum extent feasible.



CITY OF POMPANO BEACH
DRC-APPLICATION COMMENT REPORT

Division: ENVIRONMENTAL

Member: Beth Dubow

beth.dubow@copbfl.com

Case Number: 22-12000034

CASE COMMENTS:

Authorized with Conditions.

1. Applicant should be aware that due to the location of the main trash room, garbage trucks may need to enter from the east and exit the site to the north. The circulation on the site plan shows this in reverse.

Response: Acknowledged.

2. Label the staging area for the garbage collection on the site plan.

Response: Acknowledged, area is noted adjacent to the Main Trash Room.