

DEVELOPMENT REVIEW COMMITTEE

Meeting date: April 3, 2024

101 S. Ocean Blvd, Pompano Hotel – Site Plan

Request: Major Site Plan
P&Z Number: 23-12000042
Owner: Claridge Homes 101 Hotel LP
Project Location: 101 S. Ocean Blvd, Pompano Beach, FL
Folio Number: 494306060690
Land Use Designation: C-Commercial
Zoning District: B-2/AOD (Business District /Atlantic Overlay District)
Commission District: 1 (Andrea McGee)
Agent: Andrew J. Schein (954-617-8919 aschein@lochrielaw.com)
Project Planner: Lauren Gratzner (954-545-7792 Lauren.Gratzer@copbfl.com)

Summary

The applicant is requesting MAJOR SITE PLAN approval in order to construct a new 220-room hotel with 1,919 square feet of restaurant space.

Staff Review and Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com
Authorized with Conditions

1. The land use for this area is C (Commercial). The zoning of the property is B-2 (Community Business) within the Atlantic Boulevard Overlay District, which allows for hotel and proposed accessory uses by right. There is a concurrent rezoning application (B-2 to B-3) PZ23-13000002 to allow the applicant to use increased intensity standards. Applicant is proposing 220 hotel rooms, amenities, restaurant and bar with a total gross square footage of 213,519 square feet including partially enclosed garage (46,941 sq ft) and porte cochere (9,538 sq ft). The project proposes 200 parking spaces (0.91 spaces/unit) using automated vehicular lifts within valet parking spaces. (recorded valet/tandem parking agreement to be provided.)

Response: Parking spaces are 192 (0.87 spaces/unit)

2. The property is platted (Blount Bros. Subdivision) recorded in the Broward County Records (PB 2, Pg 43). There do not appear to be any amendments to the original plat, and no plat notes restrict the use of the property.

Response: Acknowledged.

3. The property abuts S Ocean Boulevard (AKA: A1A), SE 1 Street and SE 2 Street. The survey indicates that SE 1st & SE 2nd Street have a total right-of-way width of 50 feet, which was dedicated to the City by Plat; however, an additional 5 feet must be dedicated as the property is within a commercial zoning designation & should be a total of 60 feet wide. The survey indicates that the total right-of-way width varies, but indicates a minimum of 40 feet to the centerline. The Broward County Trafficways Plan requires a minimum width of 80 feet & thus no additional dedication is required for

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A1A/S Ocean Blvd. This is accurately depicted on the site plan and dedications must be completed prior to building permit approval.

Response: Acknowledged.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Pending Resubmittal

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

RESPONSE: ACKNOWLEDGED.

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.
2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
6. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
7. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities
8. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.
9. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity waste water shown on the civil engineering plans.
10. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity sewer system shown on the civil engineering plans.
11. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities

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12. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit - if dewatering of the water table aquifer is required to facilitate the construction of the proposed project.
13. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S. Ocean Blvd.
14. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S. Ocean Blvd.
15. Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of S. Ocean Blvd.
16. Right-of-way will be required to be dedicated on both SE 1 St. and SE 2 St. to match the property to the west.

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. ****

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Status: Pending Resubmittal

Required as part of development order:

1 - location of remote refueling of generator. staging of fuel truck?

RESPONSE: The remote refueling location is shown on sheet AR-101 at the loading space.

2 - proposed method of testing fire pump, located on 2nd floor?

RESPONSE: This will be studied further by our plumbing engineer.

3 - Occupant load and exit discharge calculations for pool deck and assembly areas on upper levels do not meet required egress as per NFPA 101 chapter 7.

RESPONSE: See updated occupant load calculations on sheet AR-106.

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4 - Parking garage to be designed as per engineers recommendations for fire protection of stacking areas and EV charging.

RESPONSE: Acknowledged.

ZONING

Lauren Gratzner | Lauren.Gratzer@copbfl.com
Status: Pending Resubmittal

1. This application is being reviewed as a Major Site Plan with Building Design.

RESPONSE: Acknowledged.

2. The applicant's corresponding Rezoning application (PZ 23-13000002) from B-2 to B-3 shall be approved prior to building permit approval of the site.

RESPONSE: Acknowledged.

3. Revise the location of the dumpster so that it is not directly facing the street, per section 155.5301.B. The dumpster shall be screened from view of the street.

RESPONSE: Dumpster has been re-oriented. See revised site plan and floorplan.

4. In correspondence with the Environmental Services (Waste Management) Division, the trash truck needs a minimum of 15' clearance to drive under the canopy. Increase this clearance Height from 14'-10" for the western canopy.

RESPONSE: See revised elevation sheet AR-202

5. Update the project narrative and the number of hotel rooms proposed. The project narrative says 252 but other narratives and site plan say 220 units. Confirm the restaurant space is still proposed at 4,810 SF.

RESPONSE: See updated project narrative, all narratives reflect the 220 unit count. There is no longer an exclusive restaurant space in the project. There is a roof top Bar of 2070 sf. There is also a ground floor Bar + Bistro of 365 sf which will provide food and drinks to guest sitting within the Lobby + Lounge space area.

6. Revise the slenderness provision sheet to show the proposed elevations with the 50' podium in order to match the other elevation sheets.

RESPONSE: See revised slenderness provisions sheet AR-003

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7. Comment not addressed: The detailed call outs have been removed from the site plan. Put back the dimension of the loading zone drive aisle width and all sidewalk widths internal to the site.

RESPONSE: Detailed callouts have been put back into site plan. See updated site plan sheet.

8. Update the “provided” setback column for the west setback on the site plan data table. This should include the proposed overhang. Revise the chart to state the provided dimension is 5’-8”, per the site plan drawing.

RESPONSE: See updated site plan data table.

9. Provide a physical 11”x17” material board with actual material and paint samples prior to submittal to the Architectural Appearance Committee (AAC).

RESPONSE: See provided 11”x17” material board.

10. Provide an illustration of the proposed artwork for the AAC submittal.

RESPONSE: See exhibit with proposed artwork.

11. The following shall be provided prior to building permit approval:

- a. The proposed valet parking shall provide a valet agreement in accordance with section 155.5102.J.6.

RESPONSE: ACKNOWLEDGED, WILL BE PROVIDED.

- b. The required 5’ dedication on both SE 1st Street and SE 2nd Street. This will be a separate application that can be submitted to me via email.

RESPONSE: ACKNOWLEDGED, WILL BE PROVIDED

- c. The applicant shall provide evidence of compliance with the sea turtle lighting requirements within Code section 155.5402. Lighting Requirements for Marine Turtle Protection for the portions of the building that can be seen from the beach (both interior lighting and exterior lighting).

RESPONSE: ACKNOWLEDGED, WILL BE PROVIDED.

- d. The applicant shall provide evidence of compliance with the proposed 12 Sustainable Development Points per Table 155.5802.

RESPONSE: ACKNOWLEDGED, WILL BE PROVIDED.

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BUILDING DIVISION:Todd Stricker | todd.stricker@copbfl.com

Status: Authorized with Conditions

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.

RESPONSE: ACKNOWLEDGED

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.

RESPONSE: ACKNOWLEDGED

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.

RESPONSE: ACKNOWLEDGED

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

RESPONSE: ACKNOWLEDGED

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.

RESPONSE: ACKNOWLEDGED

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)

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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).

RESPONSE: ACKNOWLEDGED

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.

RESPONSE: ACKNOWLEDGED

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.

RESPONSE: ACKNOWLEDGED

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.

RESPONSE: ACKNOWLEDGED

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

RESPONSE: ACKNOWLEDGED

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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.

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_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

RESPONSE: ACKNOWLEDGED

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

RESPONSE: ACKNOWLEDGED

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

RESPONSE: ACKNOWLEDGED

5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that

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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

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

RESPONSE:

7. 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

8. 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

9. 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

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shall be filed with the building official for review and approval prior to installation.

RESPONSE: ACKNOWLEDGED

10. 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

11. 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

12. 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

13. 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

14. 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

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15. 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

16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application,

as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

RESPONSE: ACKNOWLEDGED

17. 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

18. 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

19. 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 "V".

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Accessible.” Reference Engineering Standard 300-5.

RESPONSE: ACKNOWLEDGED

20. 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

21. 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

22. 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

23. 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

24. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall

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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

25. 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

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

LANDSCAPE REVIEW:

Wade Collum | wade.collum@copbfl.com
Status | Authorized with Conditions

1. Thank you for the wonderful detailed comment response sheet.

BRLA RESPONSE: Pictures are worth a thousand words. 😊 and happy to see you received them.

2. Please evenly separate proposed canopy trees along the west perimeter with the sabals prosed in between.

BRLA RESPONSE: Palms and trees adjusted and spaced evenly.

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3. 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. AR-004 appears to be on dumpster wall cross sections only.

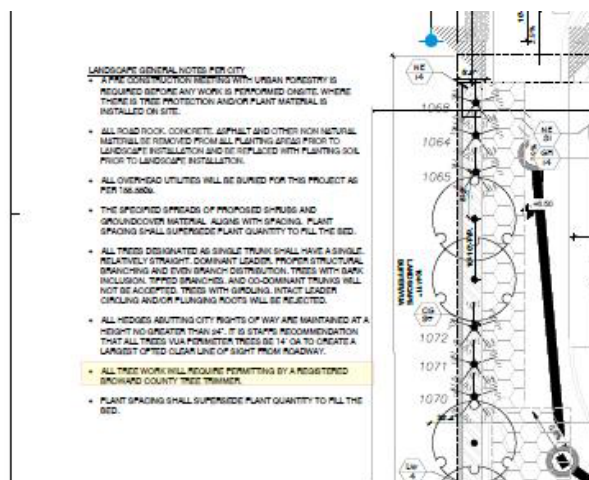
RESPONSE: See detail 2 on sheet AR-004. This will be the typical wall section detail for East, South and North condition at the buildings perimeter. Eccentric footings will be used and strapped back to interior building footings.

4. Please provide Modular Suspended Pavement System layouts and detail references on all civil plans

CIVIL RESPONSE: Please refer to sheets C-1 and C-2 for layout per landscape architect design. Details will be provided on Landscape Plans.

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

BRLA RESPONSE: Note on top left on landscape plan L-2.0.



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

BRLA RESPONSE: Always.



Additional comments may be rendered a time of resubmittal.

BSO

Patrick Noble | patrick.noble@copbfl.com

Status: Pending Resubmittal

Authorized

No comments.

ENVIRONMENTAL SERVICES / WASTE MANAGEMENT

Beth Dubow | beth.dubow@copbfl.com

Status: Authorized with Conditions

REVIEW COMPLETE; PENDING DEVELOPMENT ORDER

1. Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided. Show/note the staging area for garbage collection on the site plan (south of the canopy along the service drive).

RESPONSE: See updated ground floorplan. A free standing dumpster has been added along with notes and clearance spaces to illustrate the garbage pickup.

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

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

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.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

RESPONSE: ACKNOWLEDGED

CRA

Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Authorized with Conditions

The Applicant is proposing 252 hotel rooms, 7,329 sq ft of ballrooms and meeting rooms, amenities, restaurant, bar, and 236 parking spaces.

Response: Project is 229 room hotel with 2,070 sf roof top bar, meeting rooms, ground floor bar + bistro and 226 parking spaces.

The land use for this area is Commercial (C) and the zoning of the property is B-2 and is within the Atlantic Boulevard Overlay District (AOD), which allows for hotel and proposed accessory uses by right.

RESPONSE: ACKNOWLEDGED

A rezoning application has been submitted to change the zoning from B-2 to B-3.

RESPONSE: ACKNOWLEDGED

The CRA is in support of this project.

RESPONSE: ACKNOWLEDGED

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UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Pending Resubmittal

Plan Reviewer Status

Comments not provided as of 3/21/24. Contact the Utilities Department directly at Nathaniel.Watson@copbfl.com for comments.

END OF COMMENT RESPONSE NARRATIVE

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