

March 7, 2023

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Application #: PZ22-12000050
KEITH Project No. 10287.01

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated January 11, 2022, KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

Plan Reviewer: Daniel Keester | Daniel.Keester@copbfl.com

Status: Authorized With Conditions

1. Land use for this parcel is ETOC. An application requesting to construct 37 multifamily residential units (Apartments). 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.

RESPONSE: Comment Acknowledged.

2. 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.

RESPONSE: Will be provided prior to building permit approval.

3. The city has sufficient resource capacity to accommodate the proposal

RESPONSE: Comment Acknowledged.

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

Plan Reviewer: David McGirr | David.Mcgirr@copbfl.com

Review Status: Authorized With Conditions

12-22-22

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.

RESPONSE: Approved Surface Water Management License No. SWM2022-022-0 has been obtained.

2. Submit / upload a copy of a signed agreed upon construction estimate or an itemized schedule of values for the following scope of work: for the construction of the proposed off-site potable water and gravity sewer line connections. (Include the project costs for the potable water main and water service lines up the location of the City water meter locations. For the gravity sewer service lateral include all project costs from the connection to the City main up to the proposed sewer manhole at the right-of-way line and any required roadway restoration); Proposed off-site storm drainage improvements. (Include any required roadway restoration); Proposed offsite paving, curbing, curb and gutter, off-site sidewalk; Proposed on-site paving and curbing (Include the project costs for driveway and parking area subgrade preparation, lime rock base, new asphalt paving and concrete curbing or concrete curb and gutter.

RESPONSE: Will be provided at time of building permit submittal.

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

RESPONSE: Comment Acknowledged.

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

RESPONSE: Comment Acknowledged.

**** Please note - additional review comments may be issued by the City Engineering Division during subsequent plan review cycles for this project. ****

ZONING DEPARTMENT COMMENTS: Saul Umana

Plan Review: Saul Umana | Saul.Umana@copbfl.com

Status: Authorized With Conditions

1. Mechanical Equipment: Prohibited Location. No accessory uses shall be located within any required landscape easement or buffer Section 155.4302

RESPONSE: Mechanical equipment has been relocated back to the original approved location against building. Please refer to Site Plan Sheet SP-101.

2. Clarify why the continues curb along the driveway cuts off by the trash room area.

RESPONSE: The Site Plan should and now reflects type-D continuous curbing along the entire length of the driveway (except where a drop curb is needed to roll out the trash container). Please see Site Plan Sheet SP-101.

3. Provide a continuous curb for the sole parking spot on the northern end of the building. Clarify, the need for a wheel stop.

RESPONSE: Plan has been revised to show continuous curbing. Please see Site Plan Sheet SP-101.

4. Revise the handicap parking spaces for accuracy.

RESPONSE: Please see revised site plan sheet SP-101.



BUILDING DEPARTMENT COMMENTS: JAMES DEMARS

Plan Reviewer: Todd Stricker | Todd.Stricker@copbfl.com

Review Status: Authorized With Conditions

BLDG 12-28-22 – Comments Acknowledged. Will be addressed at time of building permit submittal.

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) .

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 2017 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the



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

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

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

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



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.
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.
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).
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.
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.
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.
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.
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.
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.
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.



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.
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.
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.
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.
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.
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.
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.

BSO DEPARTMENT COMMENTS

Plan Reviewer: Deputy Patrick Noble | Patrick.Noble@sheriff.org

Review Status: Authorized

CONFIDENTIAL

Development Review Committee

Subject: CPTED and Security Strengthening

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

Disclaimer: 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.

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

Plan Reviewer: Jim Galloway | Jim.Galloway@copbfl.com

Review Status: Authorized with Conditions

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM

Plan Reviewer: Mark Brumet | Mark.Brumet@copbfl.com

Status: Pending Resubmittal

1/5/23

Reference PZ 18-12000031 and BP 22-00002290

1. Landscape plan provided is less than previously submitted.
RESPONSE: A fire DDCV has been added that necessitated the reduction of shrubs.
2. Provide a comment response sheet to the last round of DRC comments and how they were addressed.
RESPONSE: A response sheet has been provided with the submittal.
3. Provide a narrative identifying the changes from the previous landscape plan provided, and why.
RESPONSE: A narrative has been provided with the submittal.
4. Clarify removal of landscape plants and trees at NW corner of building.
RESPONSE: A fire DDCV has been added that necessitated the reduction of shrubs.
5. As per 155.3501.K.5.a.i. a minimum of 50% of the required trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees.
RESPONSE: Acknowledged
6. As per 155.2709.F.2, provide street trees at 1 per 25'.
RESPONSE: additional street trees have been added.
7. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.
RESPONSE: The Street Tree specification has been changed to 24'ht.
8. As per 155.3501.K.5.a.i. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan. Cluster like flowering trees together in street tree layout.



RESPONSE: A Street Tree species is not specified for this street

9. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.

RESPONSE: This note has been provided on the landscape plan

10. Change 3 proposed PE's on east side of building in parking lot end islands to PG canopy trees.

RESPONSE: A canopy tree species will be provided

11. Provide suspended pavement systems for landscape parking islands along the east side of the building.

RESPONSE: Suspended paving system will be shown

12. Remove proposed A/C units from required 5' landscape strip south perimeter.

RESPONSE: Condenser units will be relocated

13. All trees on the east perimeter to be large canopy tree species. Change 6 LI to a large canopy species such as Gumbo Limbo, Green Buttonwood, Wild Tamarind, etc.

RESPONSE: The Crape Myrtle will remain, but the quantity will be increased per discussion with Urban Forestry

14. East perimeter to be a minimum of 5' wide not including vehicular overhang. Provide measurement indicating this on the plan.

RESPONSE: Dimension will be revised to correctly identify buffer

15. Provide mitigation for tree #3 previously shown to remain.

RESPONSE: Mitigation will be added for the removal of the 11" tree

16. Correct all light pole conflicts in required tree locations. All light poles shall be a minimum of 15 linear feet from any required tree. conflicts.

RESPONSE: The light poles have been adjusted for required clearance.

17. Install required end island tree at the SE corner of the building. Remove proposed sidewalk from this area.

RESPONSE: The sidewalk has been adjusted to allow space for a tree.

18. Show how landscaping requirements between VUA and buildings are being met. Provide 24' of landscape areas in accordance with code section 155.5203.D.5.a.

RESPONSE: The provided landscape areas adjacent to the VUA have been maximized with the planting added

19. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' / 16' tall and palms to be 18' / 22' OA, please adjust.

RESPONSE: The required trees are provided on the plan and are quantified in the table.

Additional comments may be rendered upon re-submittal.



UTILITIES DEPARTMENTS COMMENTS:

Plan Reviewer: Nathaniel Watson | Nathaniel.Watson@copbfl.com
Review Status: Assigned

No comments rendered at this time

ENVIRONMENTAL SERVICES DEPARTMENT COMMENTS

Plan Reviewer: Beth Dubow | Beth.Dubow@copbfl.com
Review Status: Pending Resubmittal

Environmental Services Comments
Project Name: NE 19 Ave Multi-Family Project
Address: 20 NE 19th Avenue
P&Z#: 22-12000050
Reviewed: 12/27/2022
DRC Meeting: 01/18/2023

REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. Provide an area so that a garbage truck will be able to safely turn around on site and leave. Backing out onto NW 19th Avenue is not permitted.
RESPONSE: A Vehicle Circulation Plan has been developed and submitted as SP-103. The plan shows the garbage truck circulating onsite and fully completing a T-turn onsite to exit the development.
2. The trash room must be large enough to hold two dumpsters, so that they can be switched immediately when one becomes full.
RESPONSE: The trash room has been revised to show two 4-yard dumpster per coordination with Coastal Waste & Recycling. Please refer the Sheet A-1.0
3. Provide bollards inside the trash room to protect the walls from rolling dumpsters during service.
RESPONSE: Bollards have been placed within the trash room. Refer to Sheet A-1.0.
4. Provide a circulation plan showing all turning radii along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.
RESPONSE: A Vehicle Circulation Plan has been developed and submitted as SP-103. The plan shows the garbage truck circulating onsite and fully completing a T-turn onsite to exit the development.

NOTE: Recycling collection is not required, but it is highly encouraged. If this is a rental property, recycling collection service may be obtained from a recovered materials hauler. Rental communities are considered commercial properties for purposes of recycling or garbage collection.

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 (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

CRA DEPARTMENT COMMENTS

Plan Reviewer: Kimberly Vasquez | Kimberly.Vazquez@copbfl.com

Review Status: Authorized

The CRA is support of multi-family residential on this parcel. It is just outside of the East CRA District.

