

PRE-APPLICATION COMMENT REPORT

Date: 09/06/2022

Project Name: Homewood Suites

Permit Number:

OWNER MHG HOTELS LLC
AKERMAN LLP LAND USE ATTORNEY
AGA ARCHITECTURE
JAF SURVEYING SERVICES
KEITH CIVIL ENGINEERING
AAL LANDSCAPE
BNI STRUCTURAL
RGD MEP

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Permit Number:

DEVELOPMENT REVIEW COMMITTEE COMMENT REPORT

BY:	DATE:	
Patrick Noble 954-709-7006	09/06/2022	COMMENTS & INFORMATIONAL NARRATIVE ON <u>BSO</u>
CASE COMMENTS:		
Comment:	*** 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.	
Response:	As requested, attached please find the CPTED Plan prepared by KEITH.	

BY:	DATE:	
David McGirr 954-786-5514	08/31/2022	COMMENTS & INFORMATIONAL NARRATIVE ON <u>ENGINEERING</u>
CASE COMMENTS:		
Comment:	1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.	
Response:	Comment acknowledged. KEITH will process a Surface Water Management License and/or Environmental Resource Permit (ERP) through BCRED - Surface Water Management Division once permit ready plans and documents are ready.	
Comment:	2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.	
Response:	Comment acknowledged. KEITH has prepared Erosion Control Plan Sheet (CG-101) to identify the BMPs to be implemented by the contractor. It is anticipated that the contractor will submit the NPDES General Permit through FDEP.	
Comment:	3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.	
Response:	Comment acknowledged. KEITH has prepared Erosion Control Plan Sheet (CG-101) to identify the BMPs to be implemented by the contractor. It is anticipated that the contractor will submit the NPDES General Permit through FDEP.	
Comment:	4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.	
Response:	Comment acknowledged. KEITH will coordinate with the City's Utilities Division for approval of these plans.	
Comment:	5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.	
Response:	Comment acknowledged. Adache (Project Architect) and the design team will coordinate with the City's Planning and Zoning Division for approval of these plans.	
Comment:	6. Plan sheet 019 and 025 do not match the landscape plan on NE 6 St. Landscape plan has a straight sidewalk the other two plan sheets show a jog in the sidewalk on the NW corner.	
Response:	Comment acknowledged. The Landscape Plans have been revised to match the rest of the plan set as requested.	
Comment:	7. Show on landscape plans the location of all existing and proposed 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. Street trees on NE 6 Street look to be in conflict with the proposed Utilities.	
Response:	Comment acknowledged. Refer to Sheet CU-503 of the civil set for the "Required Tree Locations" detail.	
Comment:	8. Note on Landscape Plans that there will be 12" of well compacted limerick base beyond the edge of all sidewalks, roads, drive isles and back of all curbing	
Response:	Added note to landscape plan sheets.	
Comment:	9. Upload the 2022 City Engineering standard details for the proposed offsite water and sewer connections. The construction of NW 15 Ct. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.	
Response:	Comment acknowledged. The latest 2022 City Engineering Standard Details have been added to Sheets CU-501 – CU-503 as requested.	

Comment:	10. 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 N. Fed. Hwy.
Response:	Comment acknowledged. KEITH will process a Driveway Connection Permit through the Florida Department of Transportation (FDOT) once permit ready plans and documents are complete. The FDOT Pre-Application Mtg Letter, dated 8/11/22, has been included with this submittal.
Comment:	11. 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 N. Fed. Hwy.
Response:	Comment acknowledged. KEITH will process a Drainage Connection Permit through the Florida Department of Transportation (FDOT) once permit ready plans and documents are complete. The FDOT Pre-Application Mtg Letter, dated 8/11/22, has been included with this submittal.
Comment:	12. Plan sheet 022 PGD details shows a pervious paver detail, but PGD plan does not show an area that's getting pavers?
Response:	The plans have been revised and coordinated as requested. The pervious paver detail, along with all other Paving, Grading, and Drainage Details that are not related to this project have been removed.
Comment:	13. Plan sheet 025 water and sewer needs to show the existing 36" sewer force-main that is on NE 6 St.
Response:	As requested, the existing 36-inch forcemain is now depicted on Sheet 025 (CU-101).
Comment:	14. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards. How to retire old laterals <ol style="list-style-type: none"> 1. If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral) 2. If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings) 3. If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring) 4. If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)
Response:	As requested, Notes #1-#4 have been added under the "General Notes" Section on Sheet WS-1.
Comment:	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.
Response:	Comment acknowledged and responses have been generated and incorporated into plans.

DRC

PZ22-12000033

03/01/2023

Comment	**** 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. ****
Response:	Comment acknowledged.

DRC

PZ22-12000033

11/16/2022

BY:	DATE:	
Daniel Keester daniel.keester@copbfl.com		COMMENTS & INFORMATIONAL NARRATIVE ON <u>PLANNING</u>
CASE COMMENTS:		
Comment:	1. Land use for this parcel is ETOC. The Applicant is requesting to construct a 163 room hotel.	
Response:	Acknowledged	
Comment:	2. The property is unplatted. Provide a platting determination letter from Broward County Planning Council, confirming whether or not platting would be required for this prior to development.	
Response:	It has been determined that the site needs to be platted. KEITH has started preparing initial Plat documents for processing through the City and Broward County.	
Comment:	3. The property is abuts N Federal Highway and NE 6th Street. The survey provided indicates the overall width of Federal Highway (130 feet) and NE 6th Street (70 feet), and the dimension to the center line of both street (Federal - 65 feet & NE 6th Street 35 feet). These two roadways provide the minimum right-of-way required pursuant to Chapter 100.01.	
Response:	Comment acknowledged.	
Comment:	4. The property fronts onto N Federal Highway (AKA: US-1), which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 120 feet for this roadway. No additional right-of-way is required.	
Response:	Comment acknowledged.	
Comment:	5. The city has sufficient resource capacity to accommodate the proposal.	
Response:	Comment acknowledged.	

BY:	DATE:	PZ22-12000033 03/01/2023
Jim Galloway jim.galloway@copbfl.com	09/06/2022	COMMENTS & INFORMATIONAL NARRATIVE ON <u>FIRE DEPARTMENT</u>
CASE COMMENTS:		
Conditions for DRC approval:	1. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.	
Response:	Comment acknowledged. The Water and Sewer Plan (CU-101) has been updated to show the existing infrastructure within NE 6th Street. An additional fire hydrant and fire department connection has been provided to meet the NFPA requirements for this development.	
Comment:	2. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.	
Response:	Comment acknowledged. A fire hydrant flow test will be requested through the City's Fire Department.	
Comment:	3. Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.	
Response:	Fire flow report provided	
Comment:	4. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).	
Response:	Comment acknowledged. KEITH and the design team will advise the contractor to provide these documents to the City of Pompano Utilities and Fire Prevention prior to installation and/or inspections of the water mains.	
Comment:	5. Locate Fire Dept Connection at Corner of building on intersections of streets. Should be located within 100ft of an existing fire hydrant or 10 to 15ft of proposed fire hydrants.	

Response:	Comment acknowledged. The Fire Dept. Connection (FDCT) location has been relocated as requested.
Comment:	6. Provide plan for fire department response and apparatus access and staging/parking of vehicles during both fire and EMS events within proposed building.
Response:	Comment acknowledged. As requested, a Fire Truck Access Plan (Sheet A-1.1B) with identified circulation routes and staging/parking for Fire and EMS vehicles has been included.
Comment:	7. Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6 in. (NFPA 1 2018ed chapter 18 section 18.2.3.5.1.2)
Response:	Comment acknowledged. As requested, a Fire Truck Access Plan (Sheet A-1.1B) with identified circulation routes and staging/parking for Fire and EMS vehicles has been included on the revised plans.
Comment:	8. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.
Response:	Comment acknowledged. As requested a Fire Truck Access Plan (Sheet A-1.1B) with identified circulation routes and staging/parking for Fire and EMS vehicles has been included on the revised plans
Comment:	Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated “color heat map” showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City’s public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)
Response:	Comment acknowledged.

BY:	DATE:	
Mark Brumet mark.brumet@copbfl.com	09/06/2022	COMMENTS & INFORMATIONAL NARRATIVE ON <u>LANDSCAPE</u>
CASE COMMENTS:		
Comment:	1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.	
Response:	There are no overhead utility lines along the Federal Highway frontage. There are overhead existing utility lines along NE 6 th Street, which will be buried along the street frontage. However, at the intersection of NE 6 th Street and Federal, there is an existing pole that will remain as the newly underground line will come back up this pole to cross Federal Highway as it is now.	
Comment:	2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.	
Response:	The tree disposition plan has been updated to include all existing trees currently shown on the revised property survey.	
Comment:	3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.	
Response:	There are no existing specimen trees located on site. We are submitting Tree appraisals for each existing tree on site.	
Comment:	4. Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.	
Response:	Acknowledged, we are providing this document separately and has been submitted per this DRC submission.	
Comment:	5. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate subbase (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Incorporate the existing utilities on the suspended pavement schematic as needed.	
Response:	Acknowledged, see submitted planting plan and adjoining sheet depicting the modular suspended pavement system.	
Comment:	6. Provide a separate suspended pavement systems sheet showing the highlighted location and the scaled out required soil volume of a minimum of 1200 cubic feet per tree for large medium canopy trees.	
Response:	Acknowledged, see additional landscape sheet showing this required section for modular suspended pavement system.	
Comment:	7. As per 155.3501.J.3 a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph.	

Response:	Acknowledged, see additional landscape sheet showing this required volume of modular suspended pavement system needed for the trees abutting the street frontages.
Comment:	8. 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.,
Response:	Acknowledged, Refer to the updated planting plan that now softens the corners of the building and creates sense of scale.
Comment:	9. Provide a separate sheet suspended pavement for this and include on the civil plans.
Response:	Acknowledged. See updated landscape plan sheet.
Comment:	10. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all areas bordering hardscapes or utilities.
Response:	Added detail and specifications to landscape detail sheet.
Comment:	11. As per 155.3501.K.5.d correct Oak tree 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 along Federal Hy and revise the count to reflect 8 trees.
Response:	Updated plant list and schedule to comply with comment.
Comment:	12. Show the trees along NE 6th St. to be Tabebuia impetignosa's @ 1:30' as per the Open Space and Greenways Regulating Plan
Response:	Updated planting plan to show this species along NE 6th St.
Comment:	13. Please provide a consistent 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. Are you proposing different palm species for this?
Response:	Complied with request regarding the staggered groupings, where space allows. Please note that we have to be clear of the corner site triangle
Comment:	14. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.
Response:	Updated plant list and schedule to adjust heights per the building heights.
Comment:	15. Please clarify VUA drive aisle on the west side of the property
Response:	Clarify? Yes, Drive on the west side of the building is a vehicular drive into and out of the site
Comment:	16. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.
Response:	As currently designed the hotel is abutting this VUA access drive with no landscape shown between the two. This is based on the overall site constraints

Comment:	17. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
Response:	Planting plans are showing at least 2 teirs of planting adjacent to the building facing the streets, depth of this planting meets the base building planting requirements
Comment:	18. 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 slabs as it relates to these areas
Response:	Building footings are to be at least 24" below finished grade this our base building shrub plantings will work based on this information regarding the footings.
Comment:	19. Please propose some alternate flowering trees along Federal Hy, Tabebuia caraiba may be an option.
Response:	Added a few flowering yellow tabebuias along federal highway
Comment:	20. It appears that material is being proposed outside of the property line on the south side, clarify.
Response:	We are extending sod and a few shrubs into the property to the south, we are abutting an existing access street/alley. Most
Comment:	21. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.
Response:	Acknowledged and complied, refer to irrigation plans.
Comment:	22. Bubblers will be provided for all new and relocated trees and palms.
Response:	Acknowledged and complied, refer to irrigation plans.
Comment:	23. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.
Response:	Provided on the landscape plant schedule, refer to the sheet L-200.
Comment:	24. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
Response:	Added note to planting plan sheet L-200.
Comment:	25. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite.
Response:	Added note to planting plan sheet L-200.
Comment:	26. Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
Response:	Added note to planting plan and planting detail sheet.
Comment:	27. All tree work will require permitting by a registered Broward County Tree Trimmer.
Response:	Added note to planting plan and planting detail sheet.
Comment:	28. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
Response:	Complied

BY:	DATE:	
James DeMars james.demars@copbfl.com	09/06/2022	COMMENTS & INFORMATIONAL NARRATIVE ON <u>BUILDING</u>
CASE COMMENTS:		
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	
Advisory Comments:	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	
Advisory Comments:	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	
Advisory Comments:	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	
Advisory Comments:	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	
Advisory Comments:	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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).	
Response:	See Civil drawings and architectural ground level sheet A-1.1 for the Proposed Building Base Flood Elevation = 10.70'. Flood Zone "X".	
Advisory Comments:	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	

Advisory Comments:	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
Advisory Comments:	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
Advisory Comments:	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:	See sheet "A-2.1 LIFE SAFETY - GROUND LEVEL" for accessible routes.
Advisory Comments:	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.
Response:	Acknowledged.
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.
Response:	Acknowledged.
Comment:	2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
Response:	Acknowledged
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.
Response:	Acknowledged
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.
Response:	Acknowledged.
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.
Response:	Acknowledged.

Comment:	6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.
Response:	This building is a Hotel with R-1 classification
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.
Response:	Acknowledged. See all our Life Safety Plan sheets and Data Sheet A-1.0.
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.
Response:	Acknowledged.
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.
Response:	Acknowledged.
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).
Response:	Acknowledged.
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.
Response:	Acknowledged.
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.
Response:	Acknowledged.
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.
Response:	Acknowledged.

Comment:	14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.
Response:	Acknowledged.
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.
Response:	Acknowledged.
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.
Response:	We comply with the required number of parking spaces. See project data table at sheet A-1.0
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.
Response:	Acknowledged.
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.
Response:	Acknowledged.
Comment:	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.
Comment:	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.
Comment:	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:	Comment acknowledged. Refer to revised grading on Sheet CP-101.
Comment:	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.

BY:	DATE:	
Pamela Stanton pamela.stanton @copbfl.com		COMMENTS & INFORMATIONAL NARRATIVE ON <u>ZONING</u>
CASE COMMENTS:		
Comment:	1. The proposed project will be a Major Site Plan/Building Design application.	
Response:	Acknowledged.	
Comment:	2. An Air Park Obstruction Permit may be required pursuant to Section 155.2422. The building must conform to FAA height standards for this property, as stated on Diagram 155.3709.D, Sub-Areas/Building Heights Regulating Plan.	
Response:	Acknowledged. Applied for FAA and Aeronautical study is in progress.	
Comment:	3. A traffic study will be required if the proposed development is expected to generate at least 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street.	
Response:	See attached trip generation study, it is anticipated that there will be less than 100 trips per hour during peak hours, hence a traffic analysis will not be necessary.	
Comment:	4. A Unity of Title is required for parcel/lot unification.	
Response:	Acknowledged.	
Comment:	5. The properties may need to be Platted. Provide a Letter of Plat Determination from Broward County.	
Response:	It has been determined that the site needs to be platted. KEITH has started preparing initial Plat documents for processing through the City and Broward County.	
Comment:	6. The survey depicts multiple easements that conflict with the proposed site plan. Address the status of the easements and how the conflicts will be addressed.	
Response:	It has been determined that the site needs to be platted. KEITH has started preparing initial Plat documents for processing through the City and Broward County.	
Comment:	7. Coordination with FDOT may be necessary for the required streetscape improvements within the Federal Highway right-of-way, in accordance with the East Overlay District Street Development Regulating Diagram for this location. The pedestrian walkway, street trees and landscaping, and streetscape improvements need to be designed in a manner that provides a meaningful transition from the property to the north that was recently developed in accordance with the current standards.	
Response:	Acknowledged.	
Comment:	8. For properties with two or more frontages, ground floor active uses must be located on a minimum of two frontages, pursuant to Section 155.3501.O.2.h.ii.c) and Section 155.3709.I.2.b.i. The minimum percentage of building frontage with active use on a Primary street type (Federal Hwy) in the Core Sub-Area is 90%, and 80% on a Secondary Street (NE 6 St), pursuant to Table 155.3709.I.2.b. Revise plans to provide the required active uses along both frontages and provide calculations/figures indicating the percentage of proposed active uses. Active Use is defined in Article 9 as A use that attracts pedestrian activity, provides access to the general public, and conceals uses designed for parking and other non-habitable spaces if present. Ground floor active uses generally include, but are not limited to, retail, commercial, restaurants, coffee shops, libraries, institutions, education and cultural facilities, entrance lobbies, or residential (where permitted).	

Response:	See sheets A3.3 and A3.4 for enlarged floor plans and elevations of the Primary and Secondary streets with the required active views. Calculations are shown in a 'required vs provided' table.
Comment:	9. The active uses required by comment #6 above must be directly accessible from a street frontage, greenway or an open space, have a transparent clear glazed area of not less than 70% of the façade area, have windowsills placed at a maximum height of 24 inches above grade. The glazed area must have a minimum visible light transmittance of 75% and a maximum reflectance of 15%, pursuant to Section 155.3501.O.2.h.ii. Revise plans to comply with the requirements of this Section.
Response:	See sheets A3.3 and A3.4 for enlarged floor plans and elevations with the required transparent clear glazed area. Calculations are shown in a 'required vs provided' table.
Comment:	10. Provide the required building break along the Federal Hwy building façade, pursuant to Section 155.3501.O.2.c. Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid.
Response:	See sheet A-1.1 for Frontage dimensions at Federal Hwy. We comply on the primary street by providing a forecourt measuring 35'-2" by 12'-2" building break at the patio deck. On the Secondary Street we comply since the frontage under 160'-0", therefore we need no break building on 6th Street.
Comment:	11. The south elevation shows the parking garage levels that are open, and will be visible from Federal Highway due to the distance of the front building setback of the existing building on the adjacent property. Pursuant to Section 155.5605.C.1, no vehicles, garage ramp areas or internal elements such as pipes, fans, ducts, lighting, etc. can be visible from a street. All openings must be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements. Provide the required building treatment so that the internal areas of the parking garage along the south side of the building are not visible from the street. Similarly, the portion of the south façade that appears to be blank screening wall must be revised to be decorative screening or appear to be active use area.
Response:	Acknowledged. See sheet A-4.2, A-3.1, and A-3.2
Comment:	12. Provide description and details for the proposed garage screening material(s).
Response:	South façade of the building has been architecturally articulated with a Decorative screening material and LED to be harmoniously sounded with the rest of the building. See section elevation at sheet A-4.2
Comment:	13. Section 155.3501.I.2.c.ii: Exhaust air fans and associated louvers for the parking garage may be allowed on secondary or tertiary garage frontages above the first floor only. Information pertaining to the location of fans and louvers will be required at the time of submittal for the Architectural Appearance Committee hearing.
Response:	Acknowledged. We will provide information at ACC.
Comment:	14. Provide the dimension for the overall length of the building along all sides at the ground level.
Response:	Overall dimensions of the building provided. See sheet A-1.1.
Comment:	15. Provide labels and dimensions on all plans for all project elements.
Response:	Acknowledged. Refer to all floor plans for labels and dimensions.

Comment:	16. Section 155.3501.I.2.h: Bicycle racks or lockers shall be located inside the building served or within 100 feet of a primary entrance to the buildings served. Staff recommends installing bike racks in close proximity to the front entrances of along Federal Hwy as well as within the garage.
Response:	Four bicycle racks were provided in within 100 feet of the primary entrance. See sheet "A-1.1 – GROUND LEVEL" for exact location.
Comment:	17. The requirements of Section 155.3501.M. TO Exterior Lighting Standards are applicable to this project.
Response:	Acknowledged.
Comment:	18. 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; the utility pole along NE 6th street will be buried underground and routed back up the existing pole at the northeast corner of our site. The power lines will continue to run over US-1 to avoid complex traffic interruptions. Coordination with FPL is on-going
Comment:	19. Section 155.9401.G: Building Height is measured from average finish grade in front of the building and is measured as NAVD. The building elevation sheet indicates that the building height is measured from finish floor, not finish grade.
Response:	NAVD grading is now indicated at all sections and elevations.
Comment:	20. The site layout on the civil drawings is inconsistent with the site plan and other plans. Verify which layout, particularly the pedestrian walkways and green areas, is correct and make adjustments accordingly.
Response:	Comment acknowledged. The Plans have been coordinated and now match the rest of the plan set as requested.
Comment:	21. The designated street tree for NE 6 St. is the Purple Trumpet, Tabebuia Impetiginosa, pursuant to Diagram 155.3709.H, Designated Publicly Accessible Open Space and Urban Greenway System. Revise the landscape plan to provide the designated tree on NE 6 St.
Response:	The proposed treses along NE 6th Street have been changed to the correct designated street tree.
Comment:	22. The required perimeter landscape strip along the west property line appears to diminish in width from the north to the south end of the site. The minimum width of the perimeter landscape strip is 5 feet in the TO District, pursuant to Section 155.3501.J.2.a.
Response:	Site plan has been updated to reflect the minimum 5' width for the landscape strip on the west side of the internal drive at the west side of the building
Comment:	The comments offered at the pre-application conference are intended to provide guidance for submittals for Site Plan review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.
	Acknowledged

BY:	DATE:	
Beth Dubow beth.dubow@copbfl.com	08/31/2022	COMMENTS & INFORMATIONAL NARRATIVE ON <u>ENVIRONMENTAL / WASTE MANAGEMENT</u>
CASE COMMENTS:		
Comment:	1. Provide a narrative explaining how the garbage will be brought to the trash room and how the staging of the garbage at the loading area will work.	
Response:	All containers will be place by building staff for pick up as required by waste hauler. Once the containers are serviced they will be return to storage area.	
Comment:	2. Show 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:	Comment acknowledged. As requested, a Solid Waste Truck Access Plan (Sheet A-1.1A) with identified circulation routes has been included within the revised plans.	
Comment:	3. Ensure there is adequate height clearance for a front-loading garbage truck to service this property. Minimum height requirements are 15 feet for driving and 21 feet for servicing the containers.	
Response:	The clear height for the loading space inside the building is 15' - 4". But it is only used for driving maneuverability for the 3-point turn of the refuse truck. All trash will be loaded on the side of the street at the west side of the building. As requested, a Solid Waste Truck Access Plan (Sheet A-1.1A) with identified circulation routes has been included within the revised plans.	
Comment:	4. Include proper pavement marking, signs and convex mirrors in the plan to ensure a garbage truck will be able to safely back out onto the service drive.	
Response:	See Sheet "A-1.1 GROUND LEVEL" for labels on convex mirrors, signs, and pavement markings.	
NOTE:	Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler.	
Response:	Acknowledged	
NOTE:	Owners of a commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. (as of this writing) or Coastal Waste & Recycling (starting October 1, 2022).	
Response:	Acknowledged	
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.	
Response:	Acknowledged	
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.	
Response:	Acknowledged	