

## **DRC COMMENT REPORT**

**Date:** 01/25/2023

**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**

### **Table of Contents:**

PLANNING.....	1
ENGINEERING.....	2-3
FIRE DEPARTMENT.....	4-5
BUILDING.....	6-10
BSO.....	11-13
UTILITIES.....	14
LANDSCAPE.....	15-16
ZONING.....	17-19
ENVIRONMENTAL.....	20

## Permit Number:

### DEVELOPMENT REVIEW COMMITTEE COMMENT REPORT

<b>BY:</b>	<b>DATE:</b>	
Daniel Keester daniel.keester@co pbfl.com		<b><i>COMMENTS &amp; INFORMATIONAL NARRATIVE ON <u>PLANNING</u></i></b>
<b>CASE COMMENTS:</b>		
<b>Comment:</b>	1. Land use for this parcel is ETOC. The Applicant is requesting to construct a 163 room hotel.	
<b>Response:</b>	<b>Acknowledged</b>	
<b>Comment:</b>	2. The property is unplatted. Applicant indicates that a plat is required, and platting documents are being prepared. Provide a copy of the approved / recorded plat, prior to building permit approval.	
<b>Response:</b>	<b>The platting process within Broward County has begun (Jali (044-MP-22)Plat) and can take anywhere between 9-12 months. Once approved by Broward County, recorded plat will be provided to the City of Pompano Beach.</b>	
<b>Comment:</b>	3. The property 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.	
<b>Response:</b>	<b>Acknowledged</b>	
<b>Comment:</b>	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.	
<b>Response:</b>	<b>Acknowledged</b>	
<b>Comment:</b>	5. The City has sufficient resource capacity to accommodate the proposal.	
<b>Response:</b>	<b>Acknowledged</b>	

<b>BY:</b>	<b>DATE:</b>	
David McGirr david.mcgirr@copbfl.com		<b><i>COMMENTS &amp; INFORMATIONAL NARRATIVE ON <u>ENGINEERING</u></i></b>
<b>CASE COMMENTS:</b>		
<b>Comment:</b>	1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.	
<b>Response:</b>	<b>Previous 10/27/22 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.</b>	
<b>Comment:</b>	2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.	
<b>Response:</b>	<b>Previous 10/27/22 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.</b>	
<b>Comment:</b>	3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.	
<b>Response:</b>	<b>Previous 10/27/22 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.</b>	
<b>Comment:</b>	4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.	
<b>Response:</b>	<b>Previous 10/27/22 Response: Comment acknowledged. KEITH will coordinate with the City's Utilities Division for approval of these plans.</b>	
<b>Comment:</b>	5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.	
<b>Response:</b>	<b>Previous 10/27/22 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.</b>	
<b>Comment:</b>	6. Plan sheet 033 CP 101 PGD The proposed public sidewalk is on city ROW and part on their own property then should provide an easement and the plan should be amended to document the easement, and the easement recorded.	
<b>Response:</b>	<b>The proposed sidewalk easement has been included on the plans. Refer to CP-101.</b>	
<b>Comment:</b>	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.	
<b>Response:</b>	<b>Previous 10/27/22 Response: Comment acknowledged. Refer to Sheet CU-503 of the civil set for the "Required Tree Locations" detail.</b>	
<b>Comment:</b>	8. Note on Landscape Plans that there will be 12" of well compacted limerock base beyond the edge of all sidewalks, roads, drive isles and back of all curbing	
<b>Response:</b>	<b>Note has been added to Landscape Plans.</b>	
<b>Comment:</b>	9. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. The construction of NE 6 St. These detail drawing may be	

	obtained in pdf format from the City's website <a href="http://www.pompanobeachfl.gov">www.pompanobeachfl.gov</a> under departments /engineering.
<b>Response:</b>	<b>Comment acknowledged. The latest 2022 City Engineering Standard Details have been added to Sheets CU-501 – CU-503 as requested.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Previous 10/27/22 Response: Comment acknowledged. KEITH will process an Access/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.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Previous 10/27/22 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.</b>
<b>Comment:</b>	12. Plan sheets 033 CP-101 PGD needs to show the material for areas to be paved. Details don't clarify the locations.
<b>Response:</b>	<b>Sheet 033 CP-101 The Paving, Grading, and Drainage Plan (Sheet CP-101) was updated to show the hatched areas which identify the locations of asphalt/concrete/etc.</b>
<b>Comment:</b>	13. As-built of 36" sewer force-main that is on NE 6 St. has been uploaded for your use.
<b>Response:</b>	<b>Thirty-six inch sewer force main has been incorporated into the plans.</b>
<b>Comment:</b>	14. Please indicate on civil plan 037 CU-101-Water & Sewer that the proposed manhole shown to be cored for a sewer lateral along NE 6 Street shall be SEWPER coated to City specification.
<b>Response:</b>	<b>The newly proposed tie-in connection to the City's sewer system is not via a proposed manhole. The existing manhole is now called out to be core-drilled at invert elevation 2.36' and SEWPER coated in accordance with the City of Pompano.</b>
<b>Comment:</b>	15. Is there a need for another fire hyd. with an existing one in front of the building on N. fed. and one across NE 6 St.?
<b>Response:</b>	<b>No; 2 fire hydrants are required per NFPA for the development. The proposed fire hydrant has been removed from plans.</b>

<b>BY:</b>	<b>DATE:</b>	
Jim Galloway jim.galloway@copbfl.com		<b>COMMENTS &amp; INFORMATIONAL NARRATIVE ON</b> <b><u>FIRE DEPARTMENT</u></b>
<b>CASE COMMENTS:</b>		
<b>Comment:</b>	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. Additional fire hydrant may not be required on NE 6th St., existing fire hydrants located on North Side of street.	
<b>Response:</b>	<b>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 is not required.</b>	
<b>Comment:</b>	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.	
<b>Response:</b>	<b>Comment acknowledged. A fire hydrant flow test was performed by American Eagle Fire Protection on 10/19/22. The fire flow test results were included as part of this resubmittal package.</b>	
<b>Comment:</b>	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.	
<b>Response:</b>	<b>Comment acknowledged. A fire hydrant flow test was performed by American Eagle Fire Protection on 10/19/22. The fire flow test results were included as part of this resubmittal package.</b>	
<b>Comment:</b>	4. High rise buildings require two remotely located fire department connections FDC. NFPA 14 (2016) Standpipes ch 7 sec 7.12.2	
<b>Response:</b>	<b>Comment acknowledged. Two fire department connections have been provided - at the NE corner of the building, along N Federal Highway, and the NW corner of the building, along NE 6th Street. Please refer to updated Sheet CU-101 for locations.</b>	
<b>Comment:</b>	5. 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).	
<b>Response:</b>	<b>Comment acknowledged.</b>	

<b>Comment:</b>	6. Emergency Command Centers for high rise buildings: Must meet location, size, fire rating, and all required components referenced in Florida Fire Prevention Code 7th Edition (NFPA 1 chapter 11 section 11.8) and Florida Building Code 7th Edition (Chapter 9 section 911).
<b>Response:</b>	<b>Acknowledged. A fire command center has been provided at the Northwest corner of the building adjacent to Stair #1. The command center will have access to interior corridor, connecting to lobby, as well as exterior access off of Northeast 6<sup>th</sup> Street and will no less than a 10 ft x 20 ft room.</b>
<b>Broward Fire Code Amendments</b>	BFCA F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.
<b>Response:</b>	<b>Acknowledged.</b>
<b>Comment:</b>	F-121.2.7 Residential occupancy: a. All hotels and motels. b. Multi-story residential/dormitory buildings five (5) floors or more
<b>Response:</b>	<b>Acknowledged.</b>
<b>Comment:</b>	F-121.2.7.1 Multi story occupancies listed above shall place an AED and SBK on every other floor beginning on the first floor. The AED and SBK shall be placed near the elevator(s) beginning in the first-floor lobby (first floor, third floor, fifth floor etc.)
<b>Response:</b>	<b>Acknowledged. AEDs and SBK will be placed in the elevator lobbies of floors 1, 3, 5, 7, and 9.</b>
<b>Comment:</b>	Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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).
<b>Response:</b>	<b>Acknowledged.</b>

<b>BY:</b>	<b>DATE:</b>	
James DeMars		<b><i>COMMENTS &amp; INFORMATIONAL NARRATIVE ON</i></b>
		<b><i><u>BUILDING</u></i></b>
<b>CASE COMMENTS:</b>		
<b>Advisory Comments:</b>	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.	
<b>Response:</b>	<b>Acknowledged</b>	
<b>Comment:</b>	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.	
<b>Response:</b>	<b>Acknowledged</b>	
<b>Comment:</b>	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.	
<b>Response:</b>	<b>Acknowledged</b>	
<b>Comment:</b>	City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).	
<b>Response:</b>	<b>Acknowledged</b>	
<b>Comment:</b>	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.	
<b>Response:</b>	<b>Acknowledged</b>	
<b>Comment:</b>	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).	
<b>Response:</b>	<b>See Civil drawings and architectural ground level sheet A-1.1 for the Proposed Building Base Flood Elevation = 10.70'. Flood Zone "X".</b>	
<b>Comment:</b>	FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.	
<b>Response:</b>	<b>The Fair Housing Act does not apply to hotels. Hotels are considered places of public accommodation under the Americans with Disabilities Act and must comply with the more restrictive standards of the Florida Accessibility Code.</b>	



<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged. This hotel will meet the standards of the Florida Accessibility Code.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged. Elevators are being provided.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>See sheet "A-2.1 LIFE SAFETY - GROUND LEVEL" for accessible routes.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged. An NFPA 13 Automatic Sprinkler System will be provided in accordance with the requirements of the Florida Building Code and the Florida Fire Prevention Code.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>This is not applicable as this building is a Hotel with R-1 classification.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged. Please refer to the Life Safety Plans on sheets A-2.1 through 2.5 and the project Data Table on sheet A-1.0.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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).
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>

<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>We comply with the required number of parking spaces. See project data table on sheet A-1.0</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>The parking garages has a total of 185 parking spaces: 179 standard spaces and 6 accessible spaces complying with section 502 of the Florida Building Code – Accessibility.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged. There are no trusses in the project currently.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>

<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged. Refer to revised grading on Sheet CP-101.</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>
<b>Comment:</b>	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.
<b>Response:</b>	<b>Acknowledged</b>

<b>BY:</b>	<b>DATE:</b>	
Patrick Noble		<b><i>COMMENTS &amp; INFORMATIONAL NARRATIVE ON</i></b>
		<b><i><u>BSO</u></i></b>
<b>CASE COMMENTS:</b>		
<b>Comment:</b>	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.	
<b>Response:</b>	As requested attached please find the CPTED Plan (Sheet SP-102) prepared by KEITH.	
<b>Comment:</b>	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.	
<b>Response:</b>	Comment acknowledged.	
<b>CPTED &amp; SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:</b>	1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control Initials _____ a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application. Initials _____ b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at ALL ENTRANCES AND ALL SIDES of the property: North, South, East and West. Initials _____ c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism. Initials _____	
<b>Response:</b>	a. A completed No Trespass Affidavit is submitted as part of this re-submittal b. Refer to Sheet SP-102 for BSO signage locations. Signage to be purchased and installed by Client/Contractor at time of Building Permitting/Construction. c. Please refer to note on Sheet SP-102.	
<b>Comment:</b>	2. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, hotels, realtors, car dealerships, valets, restaurants, etc.) Initials _____ a. Describe access key control security system - general description only, avoid specific location of key storage safe. Initials _____ b. Key security office/ room closet door must have an alarm and robust mechanical locking system. Initials _____ c. A surveillance camera must monitor the office key storage area. Initials _____	

**Response:**

- a. We will be using Onity Access Key control security system. The elevators will require guest keys to access floors with the exception of the lobby. All doors will have onity lock on them which guest can access. The front door locks after a 11pm at night and requires guest key to open and has camera/intercom system to talk to front desk
- b. Acknowledged
- c. Camera locations to be coordinated at time of building permitting with architectural plans and camera consultant. See note #2 and #3 on the CPTED Plan (Sheet SP-102).

**Comment:**

- 3. Parking Garage & Lot, and Adjacent Access Perimeters:  
Initials \_\_\_\_\_
  - a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:  
Initials \_\_\_\_\_
  - b. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.  
Initials \_\_\_\_\_
  - c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).  
Initials \_\_\_\_\_
  - d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist.  
Initials \_\_\_\_\_
  - e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".  
Initials \_\_\_\_\_
  - f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.  
Initials \_\_\_\_\_
  - g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.  
Initials \_\_\_\_\_
  - h. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, hotel, restaurant or like business this is optional)  
Initials \_\_\_\_\_
  - i. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot.

	<p>Initials _____</p> <p>j. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. Initials _____</p> <p>k. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes. Initials _____</p>
<b>Response:</b>	<p>a. <b>Acknowledged</b></p> <p>b. <b>Guest are the only ones who can access the upper parking garage floor with their room keys using the lot access control system, the first floor is for check in traffic primarily. We will also have a camera system throughout the hotel.</b></p> <p>c. <b>Acknowledged; Camera locations to be coordinated at time of building permitting with architectural plans and camera consultant. See note #2 and #3 on the CPTED Plan (Sheet SP-102)</b></p> <p>d. <b>Acknowledged; Camera locations to be coordinated at time of building permitting with architectural plans and camera consultant. See note #2 and #3 on the CPTED Plan (Sheet SP-102)</b></p> <p>e. <b>Will comply; Camera locations to be coordinated at time of building permitting with architectural plans and camera consultant. See note #2 and #3 on the CPTED Plan (Sheet SP-102)</b></p> <p>f. <b>Acknowledged; entry gate proposed at base of garage ramp</b></p> <p>g. <b>Acknowledged; security roll down gate proposed at base of garage ramp</b></p> <p>h. <b>This is a hotel; not required</b></p> <p>i. <b>Will comply</b></p> <p>j. <b>Will Comply</b></p> <p>k. <b>Parking garage size is limited so we are providing it where possible</b></p>
<b>Comment:</b>	<p>4. (Only if any) Enclosed Parking Garage Emergency Blue Light Call System - Security Strengthening Initials _____</p> <p>a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Initials _____</p> <p>b. Blue Light and surrounding area must be under video surveillance. Initials _____</p>
<b>Response:</b>	<p>a. <b>This will not be installed</b></p> <p>b. <b>This will not be installed</b></p>
<b>Comment:</b>	<p>5. Graffiti Maintenance – CPTED Initials _____</p> <p>a. Exterior wall surfaces along the building perimeter, including the garage wall exteriors (if any), must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet. Graffiti is chronic and therefore becomes expensive to address repeatedly. It often leads to costly Code Enforcement violations, therefore incorporating it into the project before hand is vital. Initials _____</p>
<b>Response:</b>	<b>Acknowledged</b>



<b>Comment:</b>	6. Miscellaneous: CPTED & Security Strengthening Initials _____ a. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. Initials _____ b. Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents. Initials _____ c. If the building has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi. Initials _____	<b>PZ22-12000033</b> <b>03/01/2023</b>
<b>Response:</b>	a. <b>Bicycle Storage racks have been provided and are located north of the main building entry from the garage interior; refer to architectural site plan A-1.1</b> b. <b>Will comply</b> c. <b>Will comply</b>	

<b>BY:</b>	<b>DATE:</b>	
Nathaniel Watson		<b>COMMENTS &amp; INFORMATIONAL NARRATIVE ON</b> <b><u>UTILITIES</u></b>
<b>CASE COMMENTS:</b>		
<b>Comment:</b>	1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.	
<b>Response:</b>	<b>Comment acknowledged.</b>	
<b>Comment:</b>	2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.	
<b>Response:</b>	<b>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.</b>	
<b>Comment:</b>	3. Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.	
<b>Response:</b>	<b>Comment acknowledged. KEITH will process a Wastewater Collection Permit through BCRED - Wastewater Division once permit ready plans and documents are ready.</b>	
<b>Comment:</b>	4. Please procure an FDEP permit for the proposed domestic water system. Required during official e-plan submittal.	
<b>Response:</b>	<b>Comment acknowledged. KEITH will process a Water Main Extension Permit through FDEP once permit ready plans and documents are ready.</b>	
<b>Comment:</b>	5. As noted prior, please indicate on civil plan 037 CU-101-Water & Sewer Plan the total site water consumption in (GPD) gallons per day.	
<b>Response:</b>	<b>As requested, the water consumption for 163 rental units has been added to a table on Sheet CU-101.</b>	
<b>Comment:</b>	6. As noted prior, please indicate on civil plan 037 CU-101-Water & Sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.	
<b>Response:</b>	<b>As requested, the sanitary sewer discharge for 163 rental units has been added to a table on Sheet CU-101.</b>	
<b>Comment:</b>	7. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to a 60 to 90 day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.	
<b>Response:</b>	<b>Comment acknowledged.</b>	
<b>Comment:</b>	8. Please indicate on civil plan 037 CU-101-Water & Sewer that the proposed manhole shown to be cored for a sewer lateral along NE 6 Street shall be SEWPER coated to City specification.	
<b>Response:</b>	<b>The newly proposed tie-in connection to the City's sewer system is not via a proposed manhole. The existing manhole is now called out to be core-drilled at invert elevation 2.36-ft NAVD and SEWPER coated in accordance with the City of Pompano.</b>	
<b>Comment:</b>	9. As noted prior, the attached City Engineering Standard Details are dated. Please replace with 2022 details also including the following as they apply: 106-2 Master Meter and Backflow Device, 316-1 Required Tree Locations.	
<b>Response:</b>	<b>As requested, Detail 106-2 has been added to Sheet CU-503.</b>	
<b>Comment:</b>	10. Please eliminate the proposed public fire hydrant shown along NE 6 Street on civil plan 037 CU-101 Water and Sewer as there are existing public hydrants in close proximity of the development along NE 6 Street and N Federal Hwy.	

PZ22-12000033  
03/01/2023

	Propose a metered hydrant with backflow should the development require a hydrant.
<b>Response:</b>	<b>As requested, the previously proposed fire hydrant has been removed from Sheet CU-101.</b>

<b>BY:</b>	<b>DATE:</b>	
Wade Collum		<b>COMMENTS &amp; INFORMATIONAL NARRATIVE ON</b>
		<b><u>LANDSCAPE</u></b>
<b>CASE COMMENTS:</b>		
<b>Comment:</b>	1. Tree #30 appears on correct on the appraisal worksheet, correct. 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 nonspecimen 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.	
<b>Response:</b>	<b>There are no existing specimen trees located on site. We are submitting Tree appraisals for each existing tree on site.</b>	
<b>Comment:</b>	2. Combine the tree appraisal with palm replacement dollar values for an all-inclusive mitigation amount. Mitigation must be above and beyond what is required. 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.	
<b>Response:</b>	<b>Acknowledged, we are providing this document separately and has been submitted per this DRC submission.</b>	
<b>Comment:</b>	3. Along the West perimeter drive aisle for the CE's. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Incorporate the existing utilities on the suspended pavement schematic as needed.	
<b>Response:</b>	<b>Added suspended pavement to the trees listed above, refer to sheet L-201</b>	
<b>Comment:</b>	4. Provide a separate sheet suspended pavement on the civil plans.	
<b>Response:</b>	<b>Provided separate sheets showing the suspended pavement, refer to sheet L-201.</b>	
<b>Comment:</b>	5. 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.	
<b>Response:</b>	<b>Added to planting plan sheet L-200, including notes and details.</b>	
<b>Comment:</b>	6. 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. Street trees do not count towards this requirements. Maybe increase the Green Buttons size.	
<b>Response:</b>	<b>Updated the planting specifications for the trees/palms within the plant list to meet the requirements listed within this comment.</b>	
<b>Comment:</b>	7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas between a vehicular use area and an abutting building on the west side.	
<b>Response:</b>	<b>We are providing 5' along the perimeter edges and seeking a variance for this requirement, on the space between the cross access driveway and the west building wall (due to site constraints.)</b>	

<b>Comment:</b>	8. 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. Shrubs are not the only thing planned for the minimal planting spaces on site.
<b>Response:</b>	<b>Verified with Structural, the footings of the building will not extend past the building footprint walls. Since this is the case the need for the section is not necessary.</b>
<b>Comment:</b>	9. Provide an additional street tree on the north side.
<b>Response:</b>	<b>Updated landscape plans to show the minimum of street trees on the north side. Requirements have been met.</b>
<b>Comment:</b>	10. It appears that material is being proposed outside of the property line on the south side, clarify. Required trees appear to be shown on or outside the property line, correct.
<b>Response:</b>	<b>Updated plan, showing the existing trees just on and off the property. Only new planting (shrubs and groundcover) are shown on property.</b>
<b>Comment:</b>	11. Show sod on the plan.
<b>Response:</b>	<b>Sod is shown on the plan, refer to the plant call-outs throughout.</b>
<b>Comment:</b>	12. Please reference rust free on the irrigation plan also As per 155.5203.B.5.a thru e:
<b>Response:</b>	<b>Note has been added to the plan. Also, currently the plan is indicating water connection source as reclaimed water with 2" meter.</b>
<b>Comment:</b>	13. All tree work will require permitting by a registered Broward County Tree Trimmer.
<b>Response:</b>	<b>Note has been added to plan indicating this requirement during permitting.</b>

<b>BY:</b>	<b>DATE:</b>	PZ22-12000033 03/01/2023
Pamela Stanton		<b>COMMENTS &amp; INFORMATIONAL NARRATIVE ON <u>ZONING</u></b>
<b>CASE COMMENTS:</b>		
<b>Comment:</b>	1. Please address the Project Narrative to provide consistency with the drawings. For example, the narrative includes language that refers to the exposed garage along NE 6 St, which does not appear on the plans.	
<b>Response:</b>	<b>Narrative updated to remove the word “exposed”. The garage façade consists of perforated screen with a pattern of horizontal slats, and is not meant to allow visibility to any of the parked cars inside, from the outside.</b>	
<b>Comment:</b>	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. Be advised that an Air Park Obstruction Permit is obtained through a separate application and process, and not approved through the site plan process.	
<b>Response:</b>	<b>The process to obtain an Air Park Obstruction Permit has begun (Permit 22-12400001).</b>	
<b>Comment:</b>	3. 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. Provide evidence that FODT will permit the required suspended pavement system within the Federal Hwy right-of-way. Comment remains and may be a condition of the Development Order.	
<b>Response:</b>	<b>Comment acknowledged.</b>	
<b>Comment:</b>	4. 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. The calculations on sheet A-3.4 do not indicate compliance for the east building frontage.	
<b>Response:</b>	<b>We are applying for the Superior Design Alternative which will be presented at the Architecture Alliance Committee. The purpose is to waive the non-compliance of this particular code item on the façade along Federal Hwy. Secondary street frontage is in compliance.</b>	
<b>Comment:</b>	5. The active uses required by comment #4 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 window sills 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. The calculations on sheet A-3.4 do not indicate compliance with the requirements for transparency area and active use area for the east elevation.	
<b>Response:</b>	<b>We are applying for the Superior Design Alternative which will be presented at the Architecture Alliance Committee. The purpose is to waive the non-compliance of this particular code item on the façade along Federal Hwy. Secondary street frontage is in compliance.</b>	
<b>Comment:</b>	6. The glazed area of the east and north building frontages must have a minimum visible light transmittance of 75% and a maximum reflectance of 15%, pursuant	



P722-12000033  
03/01/2023

	to Section 155.3501.O.2.h.ii. Provide specifications for all types of glazed areas on the ground floor, in compliance with the requirements of this Section.
<b>Response:</b>	<b>Clear transparent impact resistant glass will be provided on the ground floor unless indicated otherwise. Please refer to the Elevations on sheets A-3.1 and A-3.2 There are instances of spandrel glass in order to cover up the food preparation area. We are applying for the Superior Design Alternative which will be presented at the Architecture Alliance Committee. The purpose is to waive the non-compliance of this particular code item on the façade along Federal Hwy. Secondary street frontage is in compliance.</b>
<b>Comment:</b>	7. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades, pursuant to Section 155.5602.C.7.b. The east elevation depicts spandrel glass which is not permitted by right. Revise drawings to provide transparent windows for all ground-level windows on street-facing facades or obtain relief.
<b>Response:</b>	<b>The spandrel glass is to cover up the food preparation area. We are applying for the Superior Design Alternative which will be presented at the Architecture Alliance Committee. The purpose is to waive the non-compliance of this particular code item on the façade along Federal Hwy. Secondary street frontage is in compliance.</b>
<b>Comment:</b>	8. The required building break along Federal Hwy was not found to be in compliance with the 160-foot limit. Please note that the dimension must be measured from the end of the building and not from the driveway.
<b>Response:</b>	<b>We comply with the maximum 160'-0" limit. See dimension on sheet A-1.1</b>
<b>Comment:</b>	9. Although the vehicular entrance does not count against calculations for the active use requirement, it must be included as part of the building length for the purpose of required building breaks. Provide the required building break along the Federal Hwy building façade no further than 160 feet from the end of the building, pursuant to Section 155.3501.O.2.c.
<b>Response:</b>	<b>See dimension on sheet A-1.1 for compliance.</b>
<b>Comment:</b>	10. 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. The building elevations depict screening materials that may provide only partial screening. Provide evidence that the aluminum vertical slats and the perforated metal screen for the parking garage will conceal all internal elements of the garage, including but not limited to pipes, fans, ducts, lighting, ramps, vehicles, etc.
<b>Response:</b>	<b>See sheet A-4.2 for perforated metal screen detail. The perforation is very small (3/4" in diameter) and is on the second level, which will prevent cars inside the garage to be visible from the outside.</b>
<b>Comment:</b>	11. Provide a description and details for the proposed garage screening material(s), including the aluminum vertical slats.
<b>Response:</b>	<b>See Sheet A-4.2 for details on the proposed garage screening material(s), including the aluminum vertical slats.</b>
<b>Comment:</b>	12. The requirements of Section 155.3501.M. Exterior Lighting Standards are applicable to this project. Sheet E-101 Electrical Site Lighting and Photometrics

	Plan must indicate the footcandles at the two-way ingress/egress driveway along the west perimeter of the site, in compliance with the requirements of this Section.
<b>Response:</b>	<b>Calculation points added to sheet E-101 in accordance with Section 155.3501.M.</b>
<b>Comment:</b>	13. 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. THIS WILL BE A CONDITION OF THE DEVELOPMENT ORDER.
<b>Response:</b>	<b>Applicant will be seeking a waiver for this item. FPL is compiling a letter to state the hardships of burying the poles.</b>
<b>Comment:</b>	14. 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 continues to indicate that the building height is measured from finish floor, not finish grade.
<b>Response:</b>	<b>The building height now is measured from the average finish grade. See Elevation sheets A-3.3 and A-3.4</b>
<b>Comment:</b>	15. A landscaped area is required between vehicular use areas and the building, pursuant to Section 155.5203.D.5.
<b>Response:</b>	<b>Applicant is applying for variance due to the hardships created with this added landscape</b>
<b>Comment:</b>	16. The TO District includes a reduction in the width of the landscaped area to a minimum of 5 feet, pursuant to Section 155.3501.J.2.d. Revise plans to provide the required landscaped area at the west side of the building.
<b>Response:</b>	<b>SITE PLAN HAS BEEN UPDATED TO SHOW EXACTLY A FIVE FOOT WIDE LANDSCAPE STRIP ALONG THE WEST SIDE.</b>
<b>Comment:</b>	17. The site plan includes a note at the west perimeter of the site that states "EXISTING DOOR AT ADJACENT BUILDING; EXISTING IMPROVEMENTS REDUCED TO 5' WIDE FOR ACCESS." Clarify the extent of improvements that are proposed to be reduced, and verify that they will be reduced to 5' in width as the site plan appears to show less than 5' on the adjacent property. Verify that coordination with the adjacent property owner to the west has been done and provide approval/acceptance from same property owner.
<b>Response:</b>	<b>Note removed and replaced with a note explaining the remaining improvements along the west drive shall be a minimum of 5' in width.</b>
<b>Comment:</b>	18. The two-way ingress/egress driveway at the west side of the property currently connects NE 6 St to the shopping center parcel to the south of the project and must remain in place. Revise plans to depict the ingress/egress connection from NE 6 St to the existing drive/parking lot at the shopping center to the south.
<b>Response:</b>	<b>The two way road has been incorporated; refer to latest site plan</b>
<b>Comment:</b>	19. The existing 30-foot ingress/egress easement shown on the site plan does not appear encompass the full width of the proposed ingress/egress drive. Address this issue.
<b>Response:</b>	<b>This comment is no longer applicable since easement has been terminated. Refer to latest survey</b>
<b>Comment:</b>	20. The Service Trash Staging Area shown on the site plan impedes the two-way driveway. Revise plans to provide the staging area at a location that does not conflict with other site elements.

PZ22-12000033  
03/01/2023

<b>Response:</b>	<b>To avoid any vehicular conflicts of passenger vehicles leaving the hotel toward the west exit, the trash staging area has been relocated south of the west garage entry/exit, on the west cross access road. This will allow the trash truck to operate without blocking traffic exiting the hotel. Trash room moved so it does not conflict with hotel's ingress/egress. See updated site plan on A-1.1</b>
<b>Comment:</b>	21. All property which abuts a local, collector, minor arterial and principal arterial street(s) shall not erect a building or structure closer than half of the applicable right-of-way width to the center line of the street(s), pursuant to Section 155.5704.C.1. Show the centerline of N Federal Hwy on the site plan and provide a dimension for the distance from the center line to the proposed building.
<b>Response:</b>	<b>Dimensions have been provided from both the centerline of North Federal Highway and the centerline of NE 6<sup>th</sup> Street to the proposed building. In both cases this distance is more than half of the applicable right of way. Please refer to the Site Plan on sheet A-1.1.</b>
<b>Comment:</b>	22. Verify that all wall packs will be concealed or shielded with a full cut off style fixture, in accordance with Section 155.5401.G.4.
<b>Response:</b>	<b>Yes; all wall packs are specified full cut-off with zero Uplight rating – See BUG rating within manufacturer specs on sheets E-201, E-202.</b>
<b>Comment:</b>	23. The Landscape Plan indicates improvements are proposed off-site, on the private property to the south of the project site, which is not permitted. The proposed landscaping is adjacent to a driveway into the existing shopping center parking lot and not a public street or alley. Address this issue. Provide a copy of the final Plat prior to permit approval.
<b>Response:</b>	<b>Note added indicating that the existing improvements, south of our property line, are not part of the scope and are existing to remain.</b>

<b>BY:</b>	<b>DATE:</b>	
Beth Dubow		<b><i>COMMENTS &amp; INFORMATIONAL NARRATIVE ON <u>ENVIRONMENTAL SERVICES</u></i></b>
<b>CASE COMMENTS:</b>		
<b>Comment:</b>	1. The size of the trash storage area does not seem adequate to accommodate the containers needed for the amount of garbage generated by a 9-story hotel.	
<b>Response:</b>	<b>See loading room and compactor. Detail is at sheet A-4.2</b>	
<b>Comment:</b>	2. 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 (or in the private roadway) will work. a. How will the garbage from upper floors be brought to the trash staging area? Is there a trash chute or a dedicated garbage/service elevator? b. Along what path will the garbage from the food prep area be brought to the trash staging area? What kind of containers will be used?	
<b>Response:</b>	<b>The trash will be brought down to the trash room by the service staff (maid service, room cleaning service, etc..) a) This is a hotel, and no trash chute is required. Trash will be collected at each room by the cleaning service and brought down the trash room through the Service Elevator (noted on plan). b) The garbage will be brought from the food prep area to the trash room straight through the garage.</b>	
<b>Comment:</b>	3. 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'.	
<b>Response:</b>	<b>Trash room moved so it does not conflict with hotel's ingress/egress. Trash truck will use the cross access driveway, pickup trash outside trash room, and proceed to exit south via the cross access road. There shall be no need for a 3 point maneuver for the trash truck.</b>	
<b>Comment:</b>	4. 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. Applicant states that garbage will be collected in the private roadway (egress easement), not in the loading area as there is not enough height clearance. Can the trash staging area be place closer to the easement (perhaps next to the fire command) for ease of collection?	
<b>Response:</b>	<b>To avoid any vehicular conflicts of passenger vehicles leaving the hotel toward the west exit, the trash staging area has been relocated south of the west garage entry/exit, on the west cross access road. This will allow the trash truck to operate without blocking traffic exiting the hotel. Trash room moved so it does not conflict with hotel's ingress/egress. See updated site plan on A-1.1</b>	
<b>NOTE:</b>	Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler.	
<b>Response:</b>	<b>Acknowledged.</b>	
<b>NOTE:</b>	Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).	
<b>Response:</b>	<b>Acknowledged</b>	
<b>NOTE:</b>	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	

PZ22-12000033

03/01/2023

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**