



centraldesign  
groupII

# Plan Review Response

---

To:	<b>Lauren Gratzner</b> <b>Senior Planner</b> <b>City of Pompano Beach</b> <b>Street Address</b> <b>City, State, Zip</b>	Date:	<b>May 13, 2024</b>
From:	<b>Jeff Schroeder, Project Coordinator</b> <b>Central Design Group II</b> <b>200 Old 63 South, Suite 305</b> <b>Columbia, MO 65201</b>	Project:	<b>Condo Hotel</b> <b>872 E McNab Road</b> <b>Pompano Beach, FL</b> <b>PZ 23-12000045</b>
		CDG No.:	<b>22031</b>

---

The following are the plan review comment responses intended to provide clarity and identify revisions made to the construction drawings addressing the concerns indicated.

## **Response to the Pre-Application Meeting 10/17/23 Comments.**

### **Waste Management:**

1. Trash Removal – Trash will be removed from guestroom, BOH, and public areas by hotel staff. Collected bags, transported in carts to dumpster in trash enclosure.
2. Trash Chute – No trash chute is provide.

### **Planning:**

1. Land Use – Commercial (C). Structure has been revised accommodate design requirements and concerns raise from the Pre-App meeting.
2. Plat – Amended plat to be provided upon completion of processing.
3. Right-of Way – No additional right-of-way required per comment.
4. Water/Wastewater – City has capacity available per comment.
5. DRC Submittal – Submittal compile for DRC formal review.

### **Engineering Department:**

See Responses from Holland Engineering

### **Landscape:**

1. Overhead Utilities – Note added to Civil plans. It is our understanding that the electrical utility will not underground to exisiting “harden” lines on concrete poles.

**Central Design Group II, LLC**  
1402 Hathman Place, Suite 100, Columbia, MO 65201 Phone: 573-441-9391 Fax: 866-885-0160  
E-mail: info@centraldesigngroup.com

**DRC**

**PZ23-12000045**  
**07/03/2024**

## PLAN REVIEW RESPONSE

See responses from Andres Montero Landscape Architecture.

### **Fire Department:**

1. Fire Flow Data – 1000 gpm / 2 hour flow duration per NFPA 1, Chapter 18. Table and 75% reduction for sprinkler system and the minimum being 1000 gpm.
2. Proposed Fire Hydrant and FDC – Show on civil drawings.
3. Hydrant Flow Test - To be scheduled and completed with Fire Prevention.
4. Fire Service Backflow & Meter – Will be purchase and installed per city requirements.
5. Dead End Access Roads – Site redesigned. Dead Ends are less than 150'.
6. Apparatus Backing – Site redesigned to eliminate backing requirement.
7. Indoor Radio Propagation Signal Strength Model – Will be provided by qualified BDA designer/installer per city/county requirements.
8. Defibulator & Stop Bleed Kits – Will be provided per county requirements.

### **BSO:**

1. Security Crime Prevention Plan – CPTED narrative and plan provided include with submittal.

### **Building Department:**

1. Building Permit Applications – Separate applications will be submitted for the structure, erosion control, site work, temporary fences, monumental signage and miscellaneous site structure as required.
2. Fire Sprinkler System – CD's will indicate provisions for an automatic fire sprinkler system as required by code.
3. Fire Resistance Rated Construction – CD's will indicate provisions for fire resistance rated construction as required by code.
4. Non-Fire Tested Materials, Systems or Devices – If used, data will be provided for evaluation by building official.
5. Means of Egress – CD's will indicate provisions for compliance with means of egress code requirements.
6. Life Safety Plan – CD's will include life safety plans indicating provisions in compliance with code requirements.
7. Product Approvals – Product shall be reviewed and approved by the designer for compliance with design and code requirements prior to submittal to enforcing agency.

### **Central Design Group II, LLC**

200 Old 63 South, Suite 305, Columbia, MO 65201 573-441-9391 Fax/Voice Mail: 866-85-0160  
E-mail: info@centraldesigngroup.com

## PLAN REVIEW RESPONSE

8. Shop Drawings – components and system reviewed and approved by the designer for compliance with design and code requirements will be submitted to the building official prior to installation.
9. Digital Signatures – CD's will have digital signature panels and seals on each sheet.
10. Seals & Signatures – Plans & Specifications will have seal, signature and date.
11. Component Special Inspections – A special inspector shall be retained for components as determined by the building official.
12. Structural Special Inspections – A structural inspection plan will be prepared and submitted for approval by the EOR and a special inspector shall be retained to inspect for compliance with plan requirements.
13. HVAZ Uniform Roofing Permit Application – will be submitted by a licensed contractor.
14. Accessible Parking Spaces – Shown per requirements of FBC table A208.2.
15. Accessible Parking Spaces – Shown per requirements of FBC table A208.2.
16. Accessible Parking Sign – Civil plans show required signage.
17. Water Accumulation Prevention – Civil plans show drainage requirements.
18. Site Grading – Civil Plans show grading provisions for positive drainage.
19. Construction Waste – Owner and Contractor shall contain waste to the real property and ensure all right-of-ways to remain free at all times.
20. Building Permit Valuations – An estimated permit value shall be provided at time of applications.
21. Plan Seals, Signatures and Compliance Statement – CD's shall have Seals, Signatures and a statement indicated compliance with applicable codes and regulation.

### **Zoning:**

1. Review Parameters - Major site plan with building design.
2. Declaration of Condominium – Will be provided by Owner/Developer.
3. 10' Utility Easement – Call out added to site plan.
4. Monument Sign – Location revised to be outside of easements and 10' from the right of way and more than 10 feet from the adjacent property line.
5. Utility Easement Form – Shall be submitted with permit application for parking in utility easements at west and south sides of the property and 24 foot running thru the parking area drive aisle.
6. 20' Alley – Note added to site plan indicating abandonment of Alley per ORD 2023-71.

## PLAN REVIEW RESPONSE

7. B-2 Zoning Standards – Table added to site plan indicating B-2 District requirements vs. provided.
8. 2' Parking Overhang – Callout added for parking overhang at exterior parking spaces. Previous calculation revised accordingly.
9. Compact Parking – Parking revised to show 3 compact spaces in the parking garage.
10. Parking Striping – Parking layout revised to show double striping.
11. Parking Curb – Continuous curb show with 6" Turn-down edge at sidewalks adjacent to parking.
12. Sea Grapes Note – Note from survey removed.
13. Parking Calculation – Revised. 57 required / 56 provided, variance to be requested.
14. Parking Reduction Narrative – Provided by owner with submittal.
15. Sidewalks – 5 foot wide walk indicated at parking. Administrative adjustment to be requested.
16. Unit Kitchens – Floor plans show kitchens in each unit.
17. Site Lighting – Photometric plan provided with pole locations, foot candles, and 20 foot fixture height. Landscape plan shows 15' tree exclusion radius.
18. Structure Height – Building heights measured from grade added to exterior elevations.
19. Exterior Elevation Titles – Revised to be compass direction of each.
20. Color Exterior Elevations – Provide in submittal.
21. Entrance Vehicle Stacking – Required stacking distance indicated and administrative adjustment to be requested indicated.
22. VUA Buffers – 7'-6" Buffer at South and 7'-8" Buffer at west shown. Administrative adjustment to be requested.
23. South Buffer – Type B buffer provisions shown on landscape plan.
24. Design Standards Compliance – See Exterior Elevations and Floor Plans
  - a. Primary entrance added to facade at McNab right-of-way.
  - b. Building base - delineated with finish color change and watertable ledge.  
BuildingTop – shown with cornice feature and stepped parapets.
  - c. Street Fascade – Articulated 12" wall offsets and color changes breakup façade. Maximum flat wall panel with of 39 feet.  
40' apart.
  - d. Street Façade Fenestration – Show in elevation and Calculations.  
Features and color changes are provided on all other sides of the structure.
25. Sustainable Development Narrative – 12 Points Required - Narrative provided.

### Central Design Group II, LLC

200 Old 63 South, Suite 305, Columbia, MO 65201 573-441-9391 Fax/Voice Mail: 866-85-0160  
E-mail: info@centraldesigngroup.com

## PLAN REVIEW RESPONSE

Hurricane Resistant Structure 150 mph wind load minimum – 4 points  
Infill Development – 4 points  
White Roof – 2 points  
Other - All lighting to be energy efficient LED – 2 points requested.

**Changes described in responses have been incorporated into the submittal drawings.**

**Jeff Schroeder, AIA**  
**Project Coordinator**