

May 30, 2023

Ms. Lauren Gratzner
City of Pompano Beach
100 W Atlantic Blvd
Pompano Beach, FL 33060

**RE: AVIARA WEST RESIDENTIAL DEVELOPMENT
PRE-APPLICATION COMMENTS
CTA PROJECT NO. 22-0008-001-01**

Dear Ms. Gratzner:

Below are our responses to your comments dated March 7, 2023:

CRAIG THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

ENGINEERING DEPARTMENT:

Reviewer: David McGirr

Comment No. 1: Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

Response: **Surface water management permit will be provided when received.**

Comment No. 2: Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Response: **Acknowledged.**

Comment No. 3: Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Response: **Acknowledged.**

Comment No. 4: The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or tracy.wynn@copbfl.com .

Response: **Tracy Wynn has been contacted and we have received the City's Utility Atlas surrounding the site. All known underground infrastructure is shown on the plans.**

Comment No. 5: *Upload the 2022 City Engineering standard details for the proposed offsite water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.*

Response: **Detail sheets containing the City's standard details have been added to the engineering plan set.**

Comment No. 6: *Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard Street tree detail 316-1 and 315-1.*

Response: **Note has been added and all existing and proposed utilities are shown on the Landscape Plans. Details 315-1 and 316-1 have also been added to the Landscape Details sheet.**

Comment No. 7: *Conceptual civil plan design lacked detail and specifics. Nor did the design properly delineate the adjacent City mains, sizes or connection size and characteristics. Plans do not show any water meters at the property line.*

Response: **Additional civil detail has been added to the conceptual engineering sheets. The existing underground infrastructure with sizes has been added to the plans. Two proposed master water meters have been added at the property line to serve the project.**

Comment No. 8: *Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.*

Response: **NPDES General Permit application will be submitted by the contractor prior to the start of construction and permit will be provided when received.**

Comment No. 9: *Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.*

Response: **NPDES NOI will be submitted by the contractor prior to the start of construction and will be provided when received.**

Comment No. 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 NW 31 Ave.*

Response: **FDOT Access Permit will be provided when received.**

Comment No. 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 NW 31 Ave.

Response: **FDOT Drainage Connection Permit will be provided when received.**

Comment No. 12: Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed offsite potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of NW 31 Ave.

Response: **FDOT Utility Permit will be provided when received.**

Comment No. 13: Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

Response: **FDEP Water Main Extension Permit will be provided when received.**

Comment No. 14: Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans.

Response: **Broward County Wastewater Collection Permit will be provided when received.**

Comment No. 15: Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans.

Response: **FDEP Wastewater Collection Permit will be provided when received.**

Comment No. 16: Submit / upload a sediment and erosion control plan for the subject project.

Response: **Erosion Control plan sheet C-3 has been added to the engineering plan set.**

Comment No. 17: Note on civil plan sheet 033 C-2 W&S when submitted 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:

- *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).*
- *If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)*
- *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).*

- *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: **Note has been added to the Water and Sewer plan sheet C-2.**

Comment No. 18: With the proposed project place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

Response: **Note has been added to the Paving, Grading and Drainage plan sheet C-1.**

ZONING DEPARTMENT:

Reviewer: Lauren Gratzner

Comment No. 1: This project is being reviewed as a major site plan with building design.

Response: **Acknowledged.**

Comment No. 2: As noted in the applicant's project narrative, the site must obtain a rezoning from B-4 to B-3 and the allocation of flex units before (or concurrently) receiving approval for this site plan.

Response: **Understood, thank you. The Flex and Rezoning applications have been submitted for review and this application is for the Major Site Plan.**

Comment No. 3: If the applicant chooses to use the Broward County Policy 2.16.3 or 2.16.4 in order to assist with obtaining Flex units, the project must use the standards subject to Code Section 155.4202. Residential: Household Living Uses, as recently amended. This section has variations on height, density, lot coverage, pervious area, setbacks and building placement, parking, standards for mixed-use projects, and access and circulation. The review of this site plan proposal will depend on whether or not this Broward County Policy will be used to obtain the Flex units. The below comments will be based on the standard code requirements and will not take the Broward County Policy into consideration until informed otherwise.

Response: **The project meets the standards of code related to household living uses. The project will be designating 35 units as "moderate-income" in accordance with the county policy.**

Comment No. 4: The County's Finding of Adequacy on the plat note expired January 2018 and shall be updated prior to building permit approval.

Response: **An application for a Plat Note Amendment will be submitted once the Flex Units have been allocated. The Plat Note will be amended prior to the approval of building permits for the multifamily structures.**

Comment No. 5: Revise the zoning data table on sheet 004 A0.1 to state the maximum lot area within the NWCRA is 10 acres (155.3304.D).

Response: **The Site Data Table has been updated on the plans accordingly.**

Comment No. 6: *The floor area per dwelling unit minimum square footage increases per bedroom (155.3304.D). Update the required vs provided section in the zoning data table on sheet 004 A0.1 to reflect the proposed units with their bedroom count and their square footage.*

Response: **The floor area per dwelling unit data has been added to the Site Plan Data table. Please see sheet SP-1.**

Comment No. 7: *Please note the proposed parking only takes into consideration office space and does not account for any potential retail or restaurant space. This parking will limit the type of businesses that will be able to occur here. Staff suggests to broaden the permitted uses and parking to include retail or commercial for a range of mixed-use possibilities.*

Response: **No retail or restaurant space will be part of this proposed development.**

Comment No. 8: *Wheel stops are not permitted with the exception of handicapped spaces as necessary or within the parking garages. Remove the exterior wheel stops and provide a continuous curb on all plans and renderings. The parking spaces shall be measured 16' long with a 2' overhang over the curb (for a total of 18') (155.5102.C.9). Revise the site plan to show this 2' overhang within the 18'. Note the overhang area shall not be counted toward any required sidewalk or landscape area. The dimensions of the spaces do not appear to count the overhang within the 18' length.*

Response: **The parking spaces are all 16' long, with a 2' overhang from the front of curb. All exterior wheel stops have been removed.**

Comment No. 9: *All parking must be double striped (155.5102.C.4). Provide a note on the site plan that parking will be double striped.*

Response: **All parking stalls are shown on the plans with double striping. Please refer to the updated plans.**

Comment No. 10: *Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened (155.5301.A.1.a). Provide the outline of the rooftop mechanical equipment on the elevations to show they will be covered by the parapets.*

Response: **Mechanical equipment will be screened by roof screen as shown elevations (Sheets A3.1 & A3.2) Screening outlined shown on roof plans (Sheets A2.3 & A2.13)**

Comment No. 11: *Clarify how the trash will operate. Where will the dumpsters be located? All dumpsters (or individual trash bins) shall be screened in accordance with section (155.5301.C).*

Response: **Trash Rooms have been relocated in both building to allow maneuver of trash truck for direct rear pick up in front of rooms.**

Comment No. 12: *Provide a detail of the proposed aluminum fence type. Note that chain link fencing is not permitted within 15' of the ROW (155.5302.E) and is prohibited abutting an arterial or collector street designated on the Broward County Trafficways Plan (155.5302.G). The renderings look like chain link.*

Response: **A detail is included for the aluminum fencing on sheet SP-3.**

Comment No. 13: *"The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof" (155.9401.G). Revise the elevations to be measured from finished grade.*

Response: **The proposed buildings finished floor elevations are 13.00' NAVD and the average existing Grade is 10.5' NAVD. See revised sheets A3.1, A3.2 & A3.3.**

Comment No. 14: *Provide call outs on the elevations for all elements as well as the proposed colors and materials.*

Response: **Proposed colors and materials as well as elements have been provided on Elevation sheets A3.1, A3.2**

Comment No. 15: *CPTED (Crime Prevention Through Environmental Design): Staff strongly suggests providing a security camera plan that shows the cones of sight for each plan. The parking areas behind the building, specifically the northern most parking lot, appears to be a spot of concern for ambush and criminal activity. There are only a limited amount of cameras shown on the CPTED plan and they are not geared toward these hidden areas in the rear/sides of the property.*

Response: **The site plan has been revised and therefore the camera locations have been adjusted accordingly. Please see the revised CPTED plan.**

Comment No. 16: *Revise the data table on sheet 028 SP-1 Site Plan to state the existing zoning is both B-3 & B-4, as stated on sheet 004 A0.1. Likewise, sheet 028 SP-1 says the provided number of parking spaces is 343 but sheet 004 A0.1 says the spaces provided is 345. Confirm which one is correct and revise. Both of these plans should have consistent information.*

Response: **The data table on sheet SP-1 has been revised to show the existing zoning as B-4. The total required parking is 278, we are providing a total of 302 including 8 accessible spaces, which has been coordinated between the Site Plan data table and the Architectural sheets.**

Comment No. 17: *The site plan proposes an exit only in the northwest corner of the site where the plat permits entrance access only. A plat note amendment shall be submitted prior to building permit approval.*

Response: **An application for a Plat Note Amendment will be submitted once the Flex Units have been allocated. The Plat Note will be amended prior to the approval of building permits for the multifamily structures.**

Comment No. 18: *A 6' aluminum fence is proposed to go through the existing bus shelter easement. Revise the fence so that it does not encroach into this easement or seek written approval from the entity that owns it. Alternatively, an easement abandonment may be sought if this easement is not necessary.*

Response: **The fence has been routed around the easement. Please see the revised plans.**

Comment No. 19: *"All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more"*

than 20 bicycle parking spaces shall be required in any one parking area" (155.5102.L). Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic. Identify on the site plan where these bike racks will be located and provide an image of how many bikes will fit within each bike rack location.

Response: **Bicycle racks have been provided at all 3 buildings, but it is not possible to provide the required maximum of 60 bike parking spaces for the site. Bike racks have been provided at each building, capable of parking a total of 56 bicycles, however. A waiver is being requested to reduce the requirement from 60 to 56 bike parking spaces.**

Comment No. 20: The site shall have a minimum Vehicular Use Area (VUA) buffer of 10' surrounding all parking spaces at the perimeter of the property. Revise to include this buffer outside of the sidewalk (155.5203.D.3.c).

Response: **A minimum 10' buffer has been provided. Please see the revised plans.**

Comment No. 21: Provide a photometrics plan at time of DRC that meets the requirements of code section 155.5401. The maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall be: 20 feet in multifamily residential (RM-) zoning districts and those parts of nonresidential district within 200 feet of a residential zoning district; and 30 feet in all other parts of nonresidential districts. The VUA shall have a minimum of 0.5 foot-candle and the property line shall have a maximum of 2.0 foot-candles.

Response: **See Photometric Plans.**

Comment No. 22: Provide a detail sheet of the proposed light fixtures with their lumen levels.

Response: **See Photometric Plans.**

Comment No. 23: Multifamily buildings shall meet the design standards within code section 155.5601. Multifamily Residential Design Standards. Demonstrate how the below code sections are being met.

- a. Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards).*
- b. Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway.*
- c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:*
 - i. A recessed entrance;*
 - ii. A covered porch ;*
 - iii. Pillars, posts, or columns adjacent to the doorway;*
 - iv. One or more bay windows projecting at least twelve inches from the facade plane;*

- v. Eaves projecting at least six inches from the facade plane;*
- vi. Raised corniced parapets over the entrance door;*
- vii. Multiple windows with a minimum four-inch-wide trim; or*
- viii. Integrated planters that incorporate landscaped areas or places for sitting.*

d. Off-street surface parking located beside a building shall not occupy more than 25 percent of the parcel's street frontage. Associated driving area shall be included as part of such off-street surface parking. Provide this calculation on the site plan.

Response: **A. The South Tower's Lobby is facing a courtyard; the North Tower's Lobby is facing and open space. The Amenity Bldg Lobby is facing a courtyard. B. There are no ground floor units. C. We are providing features i, v, and vii D. Off-Street surface parking at parcel's street frontage is equal to 11%**

Comment No. 24: The parking garage shall meet the standards per code section 155.5605. Parking Deck or Garage Design Standards.

a. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:

- i. Facade articulation (i.e. wall offsets); and*
- ii. Horizontal and vertical projections; and*
- iii. Material and color variation; and*
- iv. Varied proportions of openings.*

b. Confirm the following: No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting.

Response: **a. We are providing articulation by creating bump out moments at the ground floor. Vertical projections are created by the columns; horizontal projections are reflected through eyebrow component. There is smooth stucco painted dark gray as well as vertically scored walls painted dark gray, the columns are white. For the parking area on ground floor of both towers there are variations of openings throughout to appear as an active use area. Internal elements are concealed throughout by low walls and screened openings.**

b. There is no parking on the roof. The roof has louver enclosures, concealing mechanical equipment; enclosure is 6" above the equipment. See sections on sheets A4.0 and A4.1.

Comment No. 25: Provide a separate sustainability narrative in the Documents folders that demonstrates how this project aims to achieve 10 sustainability points per code section 155.5802.

Response: **See Sustainability Narrative on sheet A0.1.**

ENVIRONMENTAL SERVICES:

Reviewer: Beth Dubow

Comment No. 1: *Provide a narrative explaining how the garbage will be handled for this site. Be sure to include the garbage generated in the amenity areas and both towers.*

Response: **Towers will have trash chutes that terminate in the trash room at ground floor. Amenity building will have an internal trash room.**

Comment No. 2: *Provide a circulation plan showing all turning radii measured in feet (not auto turn) 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: **Please see the revised Site Plan, which includes the garbage truck and fire truck access paths. All radii along the paths are 35' inside and 50' outside, minimum.**

Comment No. 3: *Ensure there is an adequate number of containers and service planned for 245 units.*

Response: **Trash termination rooms at each tower are sized to accommodate several bins. We will coordinate room layout with waste management company.**

Comment No. 4: *Provide access for a truck to service the containers directly from the trash rooms. There should be no rolling or toting of containers.*

Response: **Direct street access to trash rooms has been provided.**

Comment No. 5: *There is a landscaped area directly outside the doors of the south building's trash room. There will be no way for a garbage truck to access the containers.*

Response: **A service loading area has been adapted for direct access to the south building's trash room.**

Comment No. 6: *The truck will need to travel below the building and through the parking area in order to service the trash room in the north building. A minimum height clearance of 15 feet is required for driving and a minimum of 21 feet for servicing containers. Currently, the elevations show a height less than 15 feet.*

Response: **The trash rooms have been relocated and access is located from the outside of the building. Truck will no longer need to travel under the building.**

NOTE 1: *Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed by the loading/staging areas.*

Response: **Three proposed loading areas on the site are striped out with "Loading No Parking" messaging on the pavement.**

NOTE 2: *Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.*

Response: **Understood, thank you.**

NOTE 3: *Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022). Rental properties are considered commercial for garbage collection purposes.*

Response: **Acknowledged**

NOTE 4: *As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste & Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.*

Response: **Acknowledged.**

NOTE 5: *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.**

LANDSCAPE DEPARTMENT:

Reviewer: Wade Collum

Comment No. 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: **FPL was contacted on 5/30/2023. If timeframes and costs are reasonable, and service will not be impacted, lines will be undergrounded.**

Comment No. 2: *Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203*

Response: **A signed and sealed landscape plan has been provided.**

Comment No. 3: *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 trees have been included on the survey. Please see the signed and sealed survey.**

Comment No. 4: *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: **Please see the included Tree Disposition Plan as part of this submittal.**

Comment No. 5: *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: **Please see the Tree Disposition Plan.**

Comment No. 6: Provide mitigation details, all mitigation is to be above and beyond minimum requirements.

Response: Please see the Tree Disposition Plan.

Comment No. 7: Provide callouts on the plan. Please link callouts. Provide a complete plant list stating common and botanical names, heights, calipers, spreads, quantity, etc.

Response: Please see the Landscape Plan.

Comment No. 8: Revise connotation from ornamental to understory trees.

Response: Please see the updated Landscape Plan.

Comment No. 9: Provide a plant list on the landscape plan.

Response: Please see the updated Landscape Plan.

Comment No. 10: Complete the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

Response: Please see the updated Landscape Plan, sheet LP-2.

Comment No. 11: 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: Please see the updated Landscape Plan.

Comment No. 12: Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang. Walking path cannot be within the 10' required perimeter buffer on the East and south sides.

Response: Please see the updated Landscape and Site Plans.

Comment No. 13: Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' to 24' of landscape areas between a vehicular use area and an abutting building.

Response: Please refer to the Landscape Data Table on sheet LP-2 to show how we are proposing to meet this requirement. We are providing 12' of landscape area at the base of all buildings abutting to VUA's. Because the two residential towers are 89' in height, as per code, a 45' wide landscape area would be required. However, we feel that this is not feasible, as it would not allow adequate site usage, access to the buildings or parking quantities. Therefore, we are seeking a waiver to reduce the VUA landscaping to 12', as per our discussion during the pre-app meeting with Mr. Collum.

Comment No. 14: 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: Please see response to comment 13, above, regarding the VUA landscaping widths. Palms have been provided in multiples, and trees AND palms are being proposed around each of the buildings – therefore, at least one row of shrubs are being provided. In some areas, layering of planting tiers is also provided, with a minimum of 2 species. There are a minimum of 2 species of trees and palms around all buildings, and they are a minimum 14' in height (both trees and palms).

Comment No. 15: Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: Building base plantings have been provided pursuant to Sec. 155.5203.E. Please see the revised Landscape Plan.

Comment No. 16: Remove FDC connections, fire hydrants, light poles, etc., from required landscape islands.

Response: All utilities have been removed from the required landscape islands. Please refer to the Landscape Plan.

Comment No. 17: As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide (inside dimensions) and contain trees, sod and irrigation. Most islands are shown to be +/- 6' wide currently. Extra hatched parking stall on SW corner.

Response: Landscape islands have been provided at the end of every row of parking spaces, with no more than 10 spaces in a row, as required. All islands are a minimum 8' wide, inside curb, and contain trees, shrubs and/or sod and will have irrigation. Please see the updated Site and Landscape Plans.

Comment No. 18: As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. Inside dimensions.

Response: All islands meet these minimum requirements.

Comment No. 19: What are hatched parking stalls on the SW and NE corners?

Response: The Site Plan has been re-worked. However, those were previously provided as turn-around spaces for cars at the ends of the parking lots. There is one remaining hatched/no-parking stall at the end of the covered parking at the South Tower.

Comment No. 20: Relocate lift station.

Response: The proposed lift station no longer conflicts with required parking island trees.

Comment No. 21: It appears that utilities are proposed in required landscape areas per C.2, please relocate out of landscape areas.

Response: Utilities have been relocated – see revised plans.

Comment No. 22: As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows.

Response: A minimum 8' wide (inside dimension) landscape area has been provided for all abutting parking rows. Please see the revised plans, which include dimensions.

Comment No. 23: 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: Cross section detail has been provided as part of the architectural plans. Please see the revised plan set.

Comment No. 24: As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median: i. Is at least eight feet wide; ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and iii. Is protected from vehicular encroachment by curbing.

Response: As per the pre-app meeting with FDOT, the shown entry width with median was what was approved by FDOT to meet their requirements. The median cannot be widened, as it will make the overall entry width wider than what FDOT will allow. However, plantings have been provided within the median, including appropriate palms for the median width, groundcovers and sodding.

Comment No. 25: Please incorporate some flowering trees in the area adjacent to the public realm.

Response: Flowering trees and shrubs have been incorporated into the landscape design. Please see the revised plans.

Comment No. 26: Provide a note and show stating the canal edge will be cleaned up, irrigated, and maintained on the plan.

Response: Note has been provided – please see the Landscape Plan.

Comment No. 27: As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

Response: Please refer to the response for comment 16, above. There are not light poles within required landscape island areas – however, there are light poles within other portions of the landscape islands, which do not conflict or prevent the planting of required trees or shrubs. There are no other locations to put light poles on site.

Comment No. 28: No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

Response: Please refer to the response for comment 27, above.

Comment No. 29: 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: **Irrigation Plan has been provided with this submittal.**

Comment No. 30: Bubblers will be provided for all new and relocated trees and palms.

Response: **Bubblers will be provided for all new and relocated trees and palms, and will be shown as part of the 100% irrigation plans.**

Comment No. 31: Provide a landscape notes and details sheet.

Response: **Please see sheets LP-3 and LP-4.**

Comment No. 32: 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: **Note has been added to the Landscape Plan. All VUA perimeter trees are a minimum of 14' OAH as well.**

Comment No. 33: As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

Response: **Note has been added to the Tree Disposition Plan.**

Comment No. 34: Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

Response: **Note has been added to sheet TD-1.**

Comment No. 35: Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: **Note has been added to the Landscape Plans.**

Comment No. 36: Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

Response: **Note has been added to the Landscape Plans.**

Comment No. 37: 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: **Note has been added to the Landscape Plans.**

Comment No. 38: All tree work will require permitting by a registered Broward County Tree Trimmer.

Response: **Note has been added to the Landscape Plans.**

Comment No. 39: Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: **Please consider this letter as our comment response sheet to satisfy the above.**

Comment No. 40: Additional comments may be rendered a time of resubmittal.

Response: **Acknowledged.**

FIRE DEPARTMENT:

Reviewer: Jim Galloway

Buildings 75ft and greater to the highest occupied level are classified as a high-rise building:

Comment No. 1: Provide location of all required life safety systems and access from the exterior of the building. This could include: fire pumps, emergency stand by generators, command centers (access from main lobby/entrance).

Response: **This is not a high-rise building. Last habitable floor is at elevation 74' Locations of fire pump rooms are shown on site plan.**

Comment No. 2: 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).

Response: **This is not a high-rise building.**

Comment No. 3: 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: **Fire Access Plan sheet C-4 showing the required dimensions has been added to the engineering plan set.**

Comment No. 4: Fire apparatus access and routing for a structure cannot access under or through the proposed structure.

Response: **Fire truck no longer shown going through the proposed structure.**

Comment No. 5: All gates must have approved fire department clearances and rapid entry system installed (Knox lock or switches)

Response: **Knox Box and SOS systems RFID for emergency vehicle access has been added to the main entry and notated on the Site Plan. Please see revised plans.**

Comment No. 6: Main entrance gates: Minimum 15ft wide access lanes for one way entry as long as there are no turns within, location of call box. Access gate minimum 20ft wide required. Fire apparatus is required to make a right hand turn to access the South building before the apparatus clears the gate.

Response: **The widths of the access lanes at the main entrance are labelled on the Fire Access Plan sheet C-4. Location of the call box is labelled as well as the 20' wide access gates. Upon entering and making said right hand turn the automatic gate will remain in the open position until after the fire truck has cleared.**

Comment No. 7: Fire/Rescue Apparatus access and staging for the Amenity Building Provide a staging area for apparatus. During an emergency of any type at this location fire apparatus would block the entire developments entrance and main exit.

Response: **To access the amenity building a fire truck could park in the drive aisle to the north of the dog park where it would not block the entrance and exit to the site.**

Comment No. 8: Fire apparatus do not have access or egress/turn around for rear area parking of both Building A and B.

Response: **Fire truck set up area and turn arounds have been provided for both building**

Comment No. 9: Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2018ed Chapter 18)

Response: **The dead end at the north tower is 100 feet long.**

Comment No. 10: Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2)

Response: **The fire access road is 39 feet from the front entry door of the main lobby.**

Comment No. 11: Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 2018ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)

Response: **All parts of the amenity building are located within 150 feet of the fire access path. The north and south towers will be sprinklered and as such, are located within 450 feet of the fire access path.**

Comment No. 12: High rise buildings require minimum two remotely located Fire Department Connections.

Response: **Although the north and south towers are not high rise buildings, each one has its own Fire Department Connection.**

Comment No. 13: 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: **The Water and Sewer Plan sheet C-2 shows the locations and sizes of all existing and proposed water mains and fire hydrants in the area. The Fire Access Plan sheet also shows all existing and proposed fire hydrants.**

Comment No. 14: 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: **Fire flow test was requested for 5/30/2023. Results will be shared when received.**

Comment No. 15: 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.

Response: **Refer to Fire report, located in the Documents folder.**

Comment No. 16: 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) Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments.

Response: **Acknowledged. Will be addressed prior to bldg permit.**

Comment No. 17: 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.

Response: **Acknowledged. Will be addressed prior to bldg permit.**

Comment No. 18: F-121.2.1 Assembly occupancy:

a. Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.

Response: **Acknowledged. Will be addressed prior to bldg permit.**

Comment No. 19: F-121.2.7 Residential occupancy:

a. All hotels and motels.

b. Multi-story residential/dormitory buildings five (5) floors or more

Response: **Acknowledged. Will be addressed prior to bldg permit.**

Comment No. 20: 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.)

Response: *Comment No. 17: 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.*

Response: **Acknowledged. Will be addressed prior to bldg permit.**

Comment No. 21: Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

Response: **Acknowledged. Will be addressed prior to bldg permit.**

Comment No. 22: Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standard: NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This would include systems such as Fire alarm, fire sprinkler, standpipes, smoke control systems, fire doors, fire extinguishers, emergency lights/exit signs, etc. This is not a complete list of life safety and fire protection systems; each building may vary with complexity. Buildings emergency plan must be updated and provided to all residence on an annual basis.

Response: **Acknowledged. Will be addressed prior to bldg permit.**

PLANNING DEPARTMENT:

Reviewer: Daniel Keester

Comment No. 1: Land use for this parcel is Commercial, and the zoning for the property is B-4 (Heavy Business). The site plan proposes 245 dwelling units for the project & 6,910 square feet of commercial use. Clarify the proposed "commercial uses," as the only uses appear illustrated on the plans appear to be amenities or ancillary uses related to the residential project. Multifamily residential developments are not permitted in this zoning district & no residential entitlements are associated with this land use.

Response: **The current zoning for this parcel is B-3 and B-4. A rezoning application was submitted and is in review for the B-4 portion to be rezoned to B-3. A flex application has been submitted and is in review for both parcels to allow residential use in a Commercial land use. There only commercial use proposed within the project is office space, which is located at the Leasing/Amenity Building.**

Comment No. 2: *Provided that the Applicant rezones the property to something that would permit multi-family residential, the land use for the property is also commercial & thus there are no residential entitlements. The City Commission has adopted Resolution 2022-185, which encourages the utilization of Broward County Policies (2.16.3 or 2.16.4), which would require the integration of affordable housing in order to reduce the number of required flex/redevelopment units.*

Response: **A flex application has been submitted and is in review for both parcels to allow residential use in a Commercial land use. The project will be designating 35 units as "moderate-income" in accordance with the county policy. The project meets the standards of code related to household living uses.**

Comment No. 3: *A plat "Lanier Plat," was approved by the City Commission and is recorded in the Broward County Records (Plat Book 180 Page 182; Instrument #: 111595492). The plat is restricted to 10,000 square feet of commercial use on Parcel A, 10,000 square feet of commercial use on Parcel B, and 75,000 square feet of commercial use on Parcel C. While the proposed use of the property is in conformance "commercial use" with the plat note, the restrictions on Parcel A & B are not in compliance with the almost 50,000 square feet commercial building.*

Response: **An application for a plat note amendment will be submitted after flex units have been allocated. The revised plat note will restrict the development to commercial and residential uses in the intensities allowed and required for the site plan.**

Comment No. 4: *Applicant must provide a copy of Broward County School District approval reviewing school capacity availability determination (SCAD), prior to building permit approval.*

Response: **Preliminary SCAD will be requested.**

Comment No. 5: *The city has sufficient capacity to accommodate the proposal.*

Response: **Acknowledged.**

BUILDING DIVISION:

Reviewer: Todd Stricker

Advisory Comments: *A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.*

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all

construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(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.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and

sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

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

Response: **Acknowledged**

Comment No. 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 No. 2: FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

Response: **Acknowledged**

Comment No. 3: FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Response: **Acknowledged. Buildings will have sprinkler systems.**

Comment No. 4: FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Response: **Acknowledged**

Comment No. 5: 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 No. 6: *FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.*

Response: **Acknowledged**

Comment No. 7: *FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.*

Response: **Acknowledged**

Comment No. 8: *FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.*

Response: **Acknowledged**

Comment No. 9: *FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.*

Response: **Acknowledged**

Comment No. 10: *FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.*

Response: **Acknowledged**

Comment No. 11: *F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).*

Response: **Acknowledged**

Comment No. 12: FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

Response: **Acknowledged**

Comment No. 13: FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

Response: **Acknowledged**

Comment No. 14: FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

Response: **Acknowledged**

Comment No. 15: FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

Response: **Acknowledged**

Comment No. 16: FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

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

Response: **Acknowledged**

Comment No. 17: FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Response: **Please see the revised parking data on sheet SP-1.**

Comment No. 18: 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: **Please see the revised parking data on sheet SP-1.**

Comment No. 19: FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required by

FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: **The City's Standard Detail 300-5, "Accessible Space Sign" is shown of the Paving, Grading and Drainage Detail sheet C-6.**

Comment No. 20: If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

Response: **Acknowledged**

Comment No. 21: FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

Response: **Note has been added to the Paving, Grading and Drainage Plan sheet C-1.**

Comment No. 22: 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: **Note has been added to the Paving, Grading and Drainage Plan sheet C-1.**

Comment No. 23: FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response: **Note has been added to the Erosion Control Plan sheet C-3.**

Comment No. 24: 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.

Response: **Acknowledged.**

Comment No. 25: FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

Response: **Acknowledged.**

If you have any questions or further comments, please do not hesitate to contact me at (954) 739-6400 or by email at npastre@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

NICOLE PASTRE, PLA, ASLA
Landscape Architect

NP/ jm