



DEVELOPMENT REVIEW COMMITTEE

Meeting day: November 1, 2023

101 S. Ocean Blvd – Site Plan

Request: Major Site Plan
P&Z Number: 23-12000042
Owner: Claridge Homes 101 Hotel LP
Project Location: 101 S. Ocean Blvd, Pompano Beach, FL
Folio Number: 494306060690
Land Use Designation: C-Commercial
Zoning District: B-3/AOD (Business District /Atlantic Overlay District)
Commission District: 1 (Andrea McGee)
Agent: Andrew J. Schein (954-617-8919 aschein@lochrielaw.com)
Project Planner: Lauren Gratzner (954-545-7792 Lauren.Gratzer@copbfl.com)

Summary

The applicant is requesting major site plan approval in order to construct a new 252-room hotel with 4,810 square feet of restaurant space.

Staff Review and Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com

1. The land use for this area is C (Commercial). The zoning of the property is B-2 (Community Business) within the Atlantic Boulevard Overlay District, which allows for hotel and proposed accessory uses by right. There is a concurrent rezoning application (B-2 to B-3) PZ23-13000002 to allow the applicant to use increased intensity standards. Applicant is proposing 252 hotel rooms, amenities, restaurant and bar with a total gross square footage of 242,053 square feet including partially enclosed garage (50,716 sq ft) and porte cochere (8,293 sq ft).

RESPONSE: Acknowledged.

2. The property is platted (Blount Bros. Subdivision) recorded in the Broward County Records (PB 2, Pg 43). There do not appear to be any amendments to the original plat, and no plat notes restrict the use of the property.

RESPONSE: Acknowledged.

3. The property abuts S Ocean Boulevard (AKA: A1A), SE 1 Street and SE 2 Street. The survey indicates that SE 1st & SE 2nd Street have a total right-of-way width of 50 feet,

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which was dedicated to the City by Plat; however, an additional 5 feet must be dedicated as the property is within a commercial zoning designation & should be a total of 60 feet wide. The survey indicates that the total right-of-way width varies, but indicates a minimum of 40 feet to the centerline. The Broward County Trafficways Plan requires a minimum width of 80 feet & thus no additional dedication is required for A1A/S Ocean Blvd.

RESPONSE: See updated drawings (sheet AR-101) increasing the ROW width on SE 1st Street and SE 2nd Street.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Pending Resubmittal

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

RESPONSE: A permit application package including civil plans and calculations will be submitted to Broward County EPD Surface Water Management for their review and approval.

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

RESPONSE: Noted.

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

RESPONSE: Noted.

4. Utility plan sheet that shows the public and private sewer manholes needs to have the "SEWPER COAT" note added to plan sheet 053 C-2

RESPONSE: Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2. The note has been added.

5. Place note on landscape plan sheet 042 L-2.0 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

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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: See sheets IR-1 and L-2.0.

6. 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: The FDEP NPDES permit will be provided once it has been received.

7. 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: The FDEP NOI will be provided once it has been received.

8. 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: A copy of the FDEP permit or written exemption for the proposed water main and service connections will be provided once it has been received.

9. 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 gravity waste water shown on the civil engineering plans.

RESPONSE: A copy of the BCEPGMD wastewater collection system permit will be provided once it has been received.

10. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity sewer system shown on the civil engineering plans.

RESPONSE: A copy of the FDEP permit for the wastewater collection system will be provided once it has been received.

11. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities.

RESPONSE: If required, dewatering permits shall be obtained by the contractor.

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12. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit - if dewatering of the water table aquifer is required to facilitate the construction of the proposed project.

RESPONSE: If required, dewatering permits shall be obtained by the contractor.

13. 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 S. Ocean Blvd.

RESPONSE: If required by FDOT, the Driveway Connection Permit will be provided during permitting, however the driveway on Ocean Boulevard has been removed.

14. 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 S. Ocean Blvd.

RESPONSE: If required by FDOT, the Driveway Connection Permit will be provided during permitting, however the driveway on Ocean Boulevard has been removed.

15. Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of S. Ocean Blvd.

RESPONSE: A copy of the FDOT Utility Connection permit will be provided during permitting.

16. Upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: Please refer to the Water and Sanitary Sewer Details, sheet C-3 through C-7.

17. On plan sheet 052 C-1 PGD your planning on paving more than 50% of the city right-of-way and are proposing F-Curb on both SE 1 Street and NE 2 Street (sending the rain runoff to the property to the west) without adding any drainage in the right-of-way.

Per CO 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any

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dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.

RESPONSE: Offsite drainage calculations will be provided. Offsite stormwater design will be proposed for the City Engineer's review and approval.

17. With the proposed construction please 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: A note has been added to the plans. Please refer to the Paving and Grading Plan, sheet C-1.

18. Right-of-way will be required to be dedicated on both SE 1 St. and SE 2 St. to match the property to the west.

RESPONSE: Noted. Please refer to the revised plans for proposed right-of-way easement dedications on SE 1st Street and SW 2nd Street.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Status: Pending Resubmit

1. Turn radius must use Pompano Beach Fire truck specs. Must include radius lines of tires and front/rear bumper swing.

RESPONSE: See updated fire truck apparatus circulation diagram on sheet AR-100 (inset).

2. Fire Lanes are minimum 20ft wide with 30ft inside and 50ft outside turn radius.

RESPONSE: See updated fire truck apparatus circulation diagram. The fire truck will have street access to the site from SE 1st Street, SE 2nd Street and S. Ocean

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Blvd. There is a dedicated turn lane on S. Ocean Blvd allowing a stationary vehicle to not obstruct North and South bound traffic on S. Ocean Blvd.

3. Tandem stack parking will not be allowed within the parking garage.

RESPONSE: Requirements in recent and current Editions of both NFPA 13 and NFPA 88A provide explicit guidance on protection measures associated with car stackers. The proposed design approach noted in item 13c below and Part II of the report prepared by SLS provides the code path and design requirements that permit car stackers.

4. Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.

RESPONSE: Life safety information including occupant load has been provided on each floorplan. See updated floorplan sheets.

5. Provide occupant load for each of the conference rooms for different proposed configurations. Tables and chairs and rows of chairs. Pre-approval for occupant load will be required.

RESPONSE: See updated sheet AR-101 showing meeting room occupant loads.

6. Stairs do not provide sufficient egress capacity for the upper floors.

RESPONSE: See updated floorplan sheets for stair widths and capacity (AR-106 and AR-107). The occupant load for floors 17 and 18 are not above 500 occupants per floor and there can be served by two exit stairs.

7. Provide location of fire pump?

RESPONSE: See updated sheet AR-102 for location of fire pump room.

8. Provide location on civil plans for 2 proposed Fire Dept Connections for the building. Must be remotely located and within 10 to 15 feet of a fire hydrant.

RESPONSE: See updated civil plans

9. Provide location of existing/proposed fire hydrants and FDC on landscaping page. Must maintain Minimum clearance of 3ft to all sides and rear with a 6ft clearance in front to public right of way.

RESPONSE: See landscape plans

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10. Provide proposed fuel type for emergency standby generator. If proposing Natural Gas, must provide a letter from TECO GAS that they are a reliable fuel supply for the proposed new demands to their system.

RESPONSE: Fuel type will be diesel

11. Provide location for remote fueling station for proposed standby generator. Remote fueling must not block an exit and cannot be within 10ft of any building openings.

RESPONSE: See updated site plan sheet, AR-101

12. Remote fueling: provide location of staging of fuel truck during fueling. Cannot be located within or under the proposed building. Should not block vehicle traffic.

RESPONSE: See updated sheet AR-101 for fueling location.

13. Provide greater detail for number and design proposed for parking garage.

- a) New NFPA standards all parking garages fire protection systems designed to Ordinary Group 2.

RESPONSE: Agreed and Acknowledged. See updated AR-100 for parking count information and sheet AR-103 or additional info on stackers.

- b) Any parking area used with stacking must be protected as Extra Hazard Group 2.

RESPONSE: Agreed. The parking areas using stackers will be designed in accordance with NFPA 13 and Extra Hazard Group 2. Sprinkler layout provisions include spacing, location, and hydraulic calculation (density/area combinations) have been accounted for. Additional information is found in item 13C below.

- c) Appears that plans show double row with stacking in the North end of parking on multiple levels? How will this be protected and how will fire operations be able to combat, protect, defend a vehicle fire of this amount of fuel load?

RESPONSE: The garage does include car stackers and the protection measures outlined in Part II of the attached life safety report provide the details and background on the protection scheme. It is based on the requirements from NFPA 88A as well as NFPA 13. These standards are mandatory referenced documents that are appropriate and applicable to the protection of the garage. The scope of the prevailing building and fire codes utilized for this project focuses on the built environment portions of the design. It is not within the scope of the developer or the design team to recommend fire operations, strategies, or tactics for any type of building fire event.

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- d) Proposed electric vehicle parking? Location, cannot be stacked, must be protected as Extra Hazard Group 2 all should be located at ground level near the main entrance of building with direct access by the fire department.

RESPONSE: The use of the parking garage is not restricted to any particular type of vehicle or fuel source, i.e. combustion engine, fuel cell, electric vehicle (EV). NFPA 88A as noted previously and shown in Part II of this report, portions of the garage utilizing stackers will be designed in accordance with Extra Hazard Group 2. There are no limitations or restrictions on designating EV parking spaces on ground levels, near garage entrances, nor prohibiting them to be parked on the car stackers.

14. 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: Fire flow test calculations are included in this resubmission.

15. 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 calculations are included in this resubmission.

16. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

RESPONSE: Acknowledged, documentation will be provided.

17. 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 walls, 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, documentation will be provided.

18. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated “color heat map” showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City’s public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

RESPONSE: Acknowledged. A heat map showing anticipated unenhanced signal strengths within all areas of the proposed structures will be provided by a qualified professional. These studies are generally conducted once the shell of the building is constructed in order to determine if a BDA system is needed.

ZONING

Lauren Gratzer | Lauren.Gratzer@copbfl.com

Status: Pending Resubmit

1. This is being reviewed as a Major Site Plan with Building Design.

RESPONSE:

2. The City Engineer requires that 5’ of the property be dedicated for right-of-way (ROW) purposes on both SE 1st Street and SE 2nd Street in order to meet the minimum ROW widths for these streets. This ROW dedication shall be submitted as a separate application prior to building permit approval. Revise all plans to show this 5’ dedication and revise the setback measurements from the new property line.

RESPONSE: Acknowledged, see updated architectural and civil drawings showing the 5’-0” ROW dedications on SE 1st Street and SE 2nd Street.

3. All off-street parking and loading areas shall be arranged so that no vehicle is required to back out from such areas directly onto a street (155.5102.C.3.b). The loading area in the northwest corner shall be revised so that vehicles are not required to back out into the street.

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RESPONSE: See revised site plan with allowing loading area to be connected to site thru drive access as to allow vehicles to not back out into the street.

4. Comment not addressed: Up to 15 percent of the gross floor area of a hotel may be devoted to business-related accessory uses other than eating or drinking establishments—including conference and meeting rooms, business centers, retail services such as newsstands and gift shops, and similar uses (155.4225.C). Provide the total square footage and percentage breakdown on the site plan data table for the business-related accessory uses as stated above.

RESPONSE: See calculation provided on site plan drawing.

5. Comment not addressed: The required setbacks shall be in accordance with AOD standards outlined in Table 155.3703.D.4. Revise the site plan data table to reflect this chart in the Code. On the site plan data table note both the minimum and maximum setback requirements for the front and street sides, based on the designation of a state road (A1A) vs other (1st & 2nd Street).

RESPONSE: See updated site plan

6. Comment not addressed: The City of Pompano Beach defines the “front lot line” as the lot line abutting the street with the shortest length. Revise the site plan data table to call out the front as the southern property line. However, the subject property is considered a “through lot” as access is provided from both the north and south. On a through lot, the front yard setback shall be measured, and the minimum front yard setback requirement shall be applied, from both of the parallel or nearly parallel street-fronting lot lines. Therefore, the north property line shall also have the required setbacks of the “front”. The east shall be the “street side” and the west shall be the “interior side”. Revise the site plan data table labeling accordingly.

RESPONSE: See updated site plan

7. Comment not addressed: On the ground floor plan provide the dimensions of the one handicapped parking space. There shall be at least 2’ beyond the wheel stop.

RESPONSE: See updated ground floor plan sheet

8. Comment not addressed: Provide a note on each floor plan that all parking spaces will be double striped (155.5102.C.4).

RESPONSE: See updated floorplan sheets

9. Comment not addressed: Provide the total number of parking spaces on each floor on the floor plan sheets. It is unclear how many cars can be parked with a “double lift space”.

RESPONSE: See updated floorplan sheets

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10. Comment not addressed: Provide a breakdown of how the proposed parking was calculated and how it meets code section 155.5102.D.3.b. using the parking calculations in Table 155.5102.D.1 or breakdown the uses showing how these uses are less than 20%. “Where more than 20 percent of the total gross floor area of a hotel or motel or an condo hotel is occupied by non-sleeping or non-dwelling principal or accessory uses (e.g., office, retail, service, restaurant, bar, nightclub, ballrooms, banquet rooms, meeting rooms), off-street parking shall be provided for each such use in an amount equal to 50 percent of the parking requirement applicable to the use if it were an individual principal use—except that where a hotel or condo hotel contains 50 or more lodging units and a restaurant and/or bar advertised by exterior signage, off-street parking shall be for such restaurant and/or bar in an amount equal to 75 percent of the parking requirement(s) applicable to a restaurant and/or bar as a principal use.”

RESPONSE:

Hotel use on a new property under 1 acre does not have an off-street parking requirement. Non-dwelling accessory uses are under 20% see the calculation below using the same areas as shown in the floor areas table on the site plan.

Ballroom + pre-function, meeting rooms and offices	9,784 sf
Fitness center	2,456 sf
Restaurant	1,919 sf
Amenity exterior terraces	5,219 sf
Total	19,378 sf

19,378 sf / 245,744 sf = 0.078 * 100 = 7.8 %. 7.8% , 20%

11. Comment not addressed: Provide a note on the floor plans with the overhead clearance height for the parking garage. All off-street parking spaces must have a minimum overhead clearance of seven feet (155.5102.I.3).

RESPONSE: Note provided on each garage level floorplan for clear height

12. Comment not addressed: Provide the width of the ground floor pedestrian walkways that are proposed inside of the site. The walkways in the southeast and northwest corners do not have dimensions. These shall be at least 7’ wide (155.5101.I.3).

RESPONSE: See updated sheet AR-101

13. Comment not addressed: Per Table 155.3703.F.5, a minimum of 50% of the ground-level building facade must be occupied by transparent window or door openings. Provide this fenestration calculation on the elevations for all street facing facades (north, east, and south). While it looks like the north and east are meeting this requirement, the south façade does not appear to be meeting this.

RESPONSE: See updated architectural elevations.

14. Comment not addressed: Demonstrate how the proposed building meets the design standards of section 155.3703.D.3.b [Slenderness Provisions for Hotel Buildings]: “The overall

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volume of the building does not exceed the maximum overall volume allowable under otherwise applicable height and setback standards". Provide the calculations on the elevations.

RESPONSE: See calculations for slenderness provisions provided on the site plan.

15. Comment not addressed: Demonstrate how the proposed building meets the design standards of section 155.3703.D.3.b [Slenderness Provisions for Hotel Buildings]: "The gross floor area of any floor in the tower part of the building does not exceed 50 percent of the maximum gross floor area allowed for the ground floor of the base part of the building". Provide the calculations on the elevations.

RESPONSE: See calculations for slenderness provisions provided on the site plan.

16. Comment not addressed: Section 155.3703.D.3.b requires that the facade of the base part of the building located within the build-to zone is no more than 50 feet in height. The tower part of the building shall be stepped back at least 10 feet from all facades of the base part of the building. The elevations show that the building base exceeds 50' in height without the required 10' setback. Revise the elevations or seek relief.

RESPONSE: See updated elevations

17. Based on the elevations and the renderings it looks like the parking garage is fully enclosed with no openings. Confirm if this is accurate with a written response sheet. Will there be internal air circulation?

RESPONSE: That is correct. The garage will be mechanically ventilated.

18. Comment not addressed: "All new development within the Atlantic Boulevard Overlay district shall reflect a Florida Maritime vernacular style that includes elements derived from certain historic styles and design features prevalent in South Florida and shall comply with the design standards in this subsection applicable to one of the following three architectural substyles of the Florida Maritime style: Tropical Old Florida; Tropical Contemporary; or Nautical Moderne. The applicant for approval of new development may choose which architectural substyle to use for the development, but may not mix usage of standards for different substyles" (155.3703.F.7). Provide a separate architectural narrative as to which substyle you are applying for and how the design meets the requirements of the various design element requirements of that substyle. Alternatively, if the applicant believes the proposed building cannot fit into one of these three substyles, they may apply for a "Vernacular or Superior Design Alternative" approval from the Architectural Appearance Committee (AAC) in accordance with section 155.2408.E.

RESPONSE: The style of the building will be Tropical Contemporary. See attached architectural style narrative.

19. Comment not addressed: The site plan data table calls out 20 bike parking spaces, however they are not shown on the site plan. Clarify where these bike spaces are located. Staff suggests to place some (but not necessarily all) near the entrance to the public restaurant. "Required bike racks shall be installed on a paved surface and located in visible, well-lit areas"

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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.” (155.5102.L).

RESPONSE: See updated site plan with provision for an interior bicycle storage room. Additional exposed bicycle parking is provided on the ground floor of the garage.

20. Comment not addressed: Provide photometrics for each floor of the garage to ensure these floors are properly lighted for CPTED and safety concerns.

RESPONSE: See updated photometric sheets

21. Comment not addressed: As this property is only two blocks from the beach, provide an elevation or diagram that depicts whether or not the exterior lighting of this building can be seen from the beach, which could potentially effect the sea turtles. Confirm if the height of the buildings east of this proposal are tall enough to block the proposed 225' tall building. If the lighting on the taller portions of the proposed building (both interior and exterior lighting) can be seen from the beach they must meet the sea turtle requirements within Code section 155.5402. Lighting Requirements for Marine Turtle Protection.

RESPONSE: All of the lighting within the garage and ground floor porte coche will be blocked by the building. Exterior lighting at the pooldeck floors and ballroom floor will be visible from the Beach and will comply with the lighting requirements for marine turtle protection.

22. Comment not addressed: Nonresidential development must achieve at least 12 points from Table 155.5802: Sustainable Development Options and Points. Provide a separate narrative detailing the proposed options for the development.

RESPONSE: See attached sustainable development narrative.

23. The following shall be provided prior to building permit approval:

- a. The proposed valet parking shall provide a valet agreement in accordance with section 155.5102.J.6.

RESPONSE: acknowledged.

BUILDING DIVISION:

Todd Stricker | todd.stricker@copbfl.com

Status: Authorized with Conditions

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.

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RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

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).

RESPONSE: Acknowledged

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.

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RESPONSE: Acknowledged

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged. Accessible access from accessible parking space to the building entry and sidewalk on the North side of the site is provided.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

RESPONSE: Acknowledged

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

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

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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

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

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

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

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. There are no sleeping rooms below the fourth story of this building.

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

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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

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

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

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

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

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

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

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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

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: Acknowledged

18. 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.

RESPONSE: Acknowledged

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: Acknowledged

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

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: Acknowledged

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

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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: Acknowledged

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: Acknowledged

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

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

LANDSCAPE REVIEW:

Wade Collum | wade.collum@copbfl.com
Status | Pending Resubmittal

10.14.23

1. No comment response sheet was submitted as per previous comments.

RESPONSE: Comment responses are included herein.

2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

RESPONSE: Noted sheet L-2.0

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3. Please provide dimensions on the plans.

RESPONSE: See sheet L-2.0.

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 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.

RESPONSE: See sheet L-1.0.

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. Dipso table is unclear and cells require definition. What is 12?

RESPONSE: See sheet L-1.0.

6. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

RESPONSE: Noted and any shortage will be paid into tree fund.

7. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

RESPONSE: See sheet L-2.0.

8. Provide VUA requirements as per 155.5203.D along all open sides

RESPONSE: Only VUA is the drive into parking garage

9. 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: Heights adjusted, see sheet L-2.1.

10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building.

RESPONSE: Only VUA is the drive into parking garage and subject to sight triangles and CPTED

11. 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

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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: Only VUA is the drive into parking garage

12. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

RESPONSE: See sheet L-2.1.

13. 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: Only VUA is the drive into parking garage. No interior landscape in parking garage.

14. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

RESPONSE: Palm trees will be provided at the corners, subject to FDOT approval.

15. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

RESPONSE: Only VUA is the drive into parking garage. No interior landscape in parking garage.

16. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

RESPONSE: Only VUA is the drive into parking garage. No interior landscape in parking garage.

17. Provide Street Trees at 1:40' as per 155.5203.G.2.c. for both SE 1st and A1A. The street trees can be scooted onto the site.

RESPONSE: Street trees have been provided and silva cells under side walk to provide adequate planting area.

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18. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

RESPONSE: The proposed building footers and slab will not be in conflict with the required landscaping soil space. Details will be provided at permit.

19. Provide alternate tree species for Coccolobas, Dahoons, and Mast trees. All trees are to be large canopy unless OHW are present.

RESPONSE: Tree species have been amended.

20. Incorporate to assist in achieving planting minimums 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. To include the WANE Tree Preservation System

RESPONSE: Silva Cells or equal provided.

21. 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 area bordering hardscapes or utilities.

RESPONSE: Root barriers will be provided at utilities and hardscape unless silva cells provided.

22. 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 provided.

23. Bubblers will be provided for all new and relocated trees and palms.

RESPONSE: Bubblers provided at each proposed tree/palm and relocated trees.

24. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

RESPONSE: Noted on plan

25. As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be



covered with mulch or other types of non-living pervious materials.

RESPONSE: All pervious areas are landscaped, sodded or mulched.

26. 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 co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

RESPONSE: The note has been added

27. 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 added.

28. 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 added.

29. All tree work will require permitting by a registered Broward County Tree Trimmer.

RESPONSE: Note added.

30. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

RESPONSE: Comment responses are included herein.

31. Additional comments may be rendered a time of resubmittal.

RESPONSE: Noted

BSO

Patrick Noble | patrick.noble@copbfl.com

Status: Pending Resubmittal

Development Review Committee Date Reviewed: 10-09-2023

Subject: CPTED and Security Strengthening Report: PZ: 23-12-000042

Project Name and Address: Pompano Hotel

Status: Resubmittal Required

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

patrick_noble@sheriff.org

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M-(954) 709-7006 (Call, Text & Email, No Voicemail).
Monday – Thursday, 8 AM – 4 PM

PLEASE THOROUGHLY READ ALL THE FOLLOWING IMPORTANT STATEMENTS

*** ENSURE THAT THE FOLLOWING STATEMENT IS INCLUDED ON THE CPTED DRAWING PLANS:

*** A STATEMENT MUST BE PROMINENTLY PLACED ON THE "CPTED SECURITY STRENGTHENING DRAWING PLAN" THAT DECLARES THAT "EACH AND ALL OF THE CPTED SECURITY STRENGTHENING NARRATIVE PLAN CONDITIONS ARE PART OF AND INTEGRAL TO THE APPROVED DEVELOPMENT PLANS AND MUST BE COMPLETED FOR PROJECT APPROVAL." THIS IS NECESSARY AS CONTRACTORS ARE STATING THAT THEY DID NOT RECEIVE THE CPTED NARRATIVE PLANS AND THAT THEY ONLY THOUGHT THEY HAD TO DO ONLY WHAT WAS ON THE CPTED DRAWING PLAN WHICH IS ABSOLUTELY WRONG.

ADDITIONALLY, THE AUTHOR OF YOUR CPTED NARRATIVE MUST PROVIDE THEIR NAME & CONTACT INFORMATION ON THE DOCUMENT FOR CERTIFICATION, AND TO HELP TO EXPEDITE ANY NECESSARY COMMUNICATIONS.

Initial __NH__

CPTED PRACTITIONER PREPARING PLANS:

PRINT NAME: Nathan Hoofnagle

SIGN NAME: _____ NH _____ DATE: 12/15/2023

APPLICANT/ OR AUTHORIZED AGENT:

PRINT NAME: _____

SIGN NAME: _____ DATE: _____

PLEASE NOTE

ALL OF THE BELOW CPTED CONDITIONS & SECURITY STRENGTHENING PRINCIPLES MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE DOCUMENT AS WELL AS YOUR CPTED DRAWING PLAN FOR APPROVAL.

DO NOT SIMPLY WRITE "ACKNOWLEDGED" AS A RESPONSE.

Initial __ NH

*** MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE." NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS, NEW AND RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDITIONS, IT CANNOT OPEN

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AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET.

LATE-NIGHT BUSINESS NOW OR LATER? YES ☒ OR NO ☐

PRINT NAME: Nathan Hoofnagle SIGN NAME: NH DATE: 12/15/2023

*** ATTENTION IMPORTANT ***

*** CPTED & SECURITY STRENGTHENING CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. ***

Initials NH

*** ATTENTION IMPORTANT ***

The services of an independent, and highly experienced, qualified, and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Initials NH

*** 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.

Initials NH

Note: if these SECURITY STRENGTHENING AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses onto both the actual drawing and narrative plans.

Initials NH

FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM):

***Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. ***

Initials NH

***ATTENTION IMPORTANT ***

155.2407.E SITE PLAN REVIEW STANDARDS
COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED
STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.

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Initials _ NH _

*** ATTENTION IMPORTANT ***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Initials _ NH _

*** ATTENTION VERY IMPORTANT ***

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. IF YOU NEED TO USE MORE THAN ONE PAGE FOR THE DRAWING PLANS THAT IS FINE, JUST ENSURE THAT ALL PAGES ARE UPLOADED TO THE DRAWING PLAN FOLDER TO ENSURE THE CONTRACTORS GET ALL THE REQUIRED PLANS.

Initials _ NH _

*** INCLUDE AND INITIAL THE ABOVE PARAGRAPHS AND INCLUDE THEM IN THE CPTED NARRATIVE PLANS.

Initials _ NH _

ADDITIONAL CONDITIONS REQUIRED FOR SECURITY STRENGTHENING AND CPTED SAFETY AND SECURITY PLAN APPROVAL THAT MUST ALSO BE INCLUDED ON THE DRAWING PLANS:

1.CPTED Landscaping Standards Natural/Electronic Surveillance:

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

Initials __NB_

RESPONSE: All proposed light poles and building lights indicated on landscape plan with required clear zone to maintain photometrics and reduce conflict.

b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

Initials __ NB _

RESPONSE: landscape is stepped in height as per landscape code.

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c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Initials __ NB __

RESPONSE: when not in conflict with code requirement to screen. Maintenance heights are on the plant list.

d. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

Initials __ NB __

RESPONSE: When possible, tall trees and palms will have a clear trunk of 8'.

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

Initials __ NB _____

RESPONSE: Noted

2. CPTED Lighting Standards

a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior service doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

Initials _NH_____

RESPONSE: Acknowledged. These provisions will be provided.

3. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

a. For RESIDENTIAL APARTMENT/ CONDO UNIT/ HOTEL & MOTEL, ETC. DOORS: All solid exterior doors, including each individual residential unit entry door, must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and

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screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, fake employee, fake food delivery, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Initials __NH__

RESPONSE: Acknowledged. These provisions will be provided.

a. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND at the minimum an additional portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer, robbery, car-jacking or other serious emergency.

Initials _NH__

RESPONSE: Acknowledged. These provisions will be provided.

4. Electronic Surveillance – Security Strengthening required to protect employees, residents, guests and the general public from robbery, burglary, sexual battery, and other serious and violent crimes.

***ATTENTION IMPORTANT ***

155.2407.E Site Plan Review Standards

Complies with crime prevention ***Security Strengthening*** AND CPTED standards, this requires both to be addressed including electronic surveillance.

Initials _NH__

*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS AND FINAL APPROVAL.

Initials _NH__

a. Ensure electronic surveillance camera and monitor placement in strategic locations to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents.

Large monitors are recommended for optimal viewing so as not to crowd many small

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indecipherable or obscure images onto the monitoring screen. They should be placed strategically for maximum overlapping active and passive observation wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc. Show sight "cones" indicating comprehensive coverage.

Initials _NH____

RESPONSE: Acknowledged. These provisions will be provided.

5. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial units including hotels and motels, management offices, warehouses with numerous vehicles, trucks, locked storage closets, areas, etc., valuable assets on site including equipment, tools, supplies, food, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

a. Describe access key control security system - general description only, avoid listing specific location of key storage safe.

Initials __NH__

RESPONSE: Digital key cards will be used by hotel guest to access rooms and amenity areas

b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

Initials __NH__

RESPONSE: These provisions will be provided

c. A surveillance camera must monitor the office and key storage area. Do not place the camera in the ceiling where it will only capture the tops of a potential criminal subject's head.

Initials __NH__

RESPONSE: These provisions will be provided

d. (If any) Management office door must have a reinforced security window, or at the minimum, a security viewer (peephole).

Initials __NH__

RESPONSE: These provisions will be provided

6. Graffiti Maintenance – CPTED

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a. Commercial, Industrial and Multi-Family Residential, including hotels and motels, etc., exterior wall surfaces along any building perimeter outside a fenced in area must be treated with a graffiti resistant resin additive up to 8 feet from the ground level to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

Initials __NH____

RESPONSE: These provisions will be provided

7. Miscellaneous: CPTED & Security Strengthening

a. Any vulnerable blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent undetected trespass intrusion and/ or concealment/ ambush opportunities.

Initials _NH____

RESPONSE: These provisions will be provided

b. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

Initials _____

RESPONSE: Bollards will be provided at drop off area.

c. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.

Initials _____

RESPONSE: These provisions will be provided

8. Parking Garage & Lot, and Adjacent Access Perimeters:

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

b. Explain how this mixed-use development which includes commercial residential housing, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching

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inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

RESPONSE: The parking garage will be 100% operated by the valet service and access with a key fob and security access gate that opens and closes upon each vehicular entry. The gate will be a full slab to slab and wall to wall access gate that also prevents pedestrian entry.

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).

RESPONSE: Acknowledged, these provisions will be provided.

d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.

RESPONSE: Acknowledged, these provisions will be provided.

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture.

RESPONSE: Acknowledged, these provisions will be provided.

f. Show overlapping sight "cones".

RESPONSE: Acknowledged, these provisions will be provided.

9. Miscellaneous - Restaurants/ Bars:

"Employee theft, it's a huge problem in the restaurant business." Not all staff or the public should have viewable access to ALL camera feeds displayed on the recommended viewable monitor. It's exactly for this reason, rampant employee theft, that it's essential to implement tried and tested industry security methods to ensure the restaurant, its staff, customers, and neighbors don't become victims of crimes such as property theft or worse, violent assaults or robberies.

"Security monitors have proven to be a common security equipment deterrent application to crime demonstrated through their widespread use in many of the largest businesses including restaurants throughout the world. The use of viewable monitors qualifies as an effective CPTED strategy, therefore here are a few points to mention for careful consideration:

a. Video surveillance shown as "IN USE" in and of itself can be a powerful crime deterrent.

b. Viewable monitors placed in a central area show outward evidence to all that video surveillance is in use facility wide BROADCASTING clearly that crimes will be discovered, and recordings used as evidence for arrest and full prosecution.

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c. Viewable monitors make it plainly obvious that the area, its valuable, its employees, its customers (potential victims or sometimes would be thieves - as in running out on their bills which is becoming more common), are all being watched over for the safety and security of everyone and their valuables.

d. A viewable monitor should display what's going on at the rear door area as businesses with multiple doors should ensure that not all these doors are always accessible to any and everyone at any time. Back and side doors to and from the kitchen, storage room, and offices should normally remain locked and secured. Leaving a back door open or unlocked is inviting trouble. Except for an employee needing to go in and out for a specific task, it creates a readily available obvious opportunity for employees to discreetly slip out of the building with money or restaurant property. Furthermore, it also makes it all too easy for a thief or potentially dangerous subject to quickly enter the restaurant and steal or assault those inside. Effectively restricting access through the side rear door will keep staff and everyone safer and deter theft. Staff must be trained and reminded to keep the door closed and locked and not to leave it propped open inadvertently inviting thieves inside. Of course, it goes without saying, a quick release exit handle must be included on the inside of the door and a buzzer should be activated on the door whenever it's opened.

e. Camera feeds that are to remain off limits to staff for internal security reasons, etc., do not have to be displayed on the viewable monitor but can be viewed on any other secure monitor or device from anywhere, and that should suffice to satisfy the concerns of management regarding viewable monitors. Those secure recordings can be viewed regularly or as necessary.

RESPONSE: Acknowledged, these provisions will be provided.

ENVIRONMENTAL SERVICES / WASTE MANAGEMENT

Beth Dubow | beth.dubow@copbfl.com

Status: Pending Resubmittal

Environmental Services Comments

Project Name: Pompano Hotel

Address: 101 S. Ocean Blvd.

P&Z#: 23-12000042

Review: 10/16/2023

DRC Meeting: 11/01/2023

REVIEW COMPLETE; RESUBMITTAL REQUIRED; PREVIOUS COMMENTS NOT ADDRESSED

Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.

1. Height clearance for collection vehicles is 15 feet for driving and 21 feet for servicing containers. There does not appear to be enough clearance in the garage for a truck nor is there

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enough clearance in the loading area adjacent to the trash room for a garbage truck to provide service.

RESPONSE: See ground floor plan and elevations. There is 15'-0" clear at the service drive and the connecting thru drive connecting the North and South property boundaries. The garage truck will collect refuse just South of the canopy on the service drive that is open to the sky above. Trash will be rolled out from refuse room to the service drive at the time of pickup.

2. Garbage truck access to and from the trash room or staging area is needed. Backing out into the street is not allowed.

RESPONSE: See updated ground floor plan. The service drive is now connected to the thru drive connecting the North and South property boundaries.

3. When resubmitting plans, please provide circulation plan noting the truck turning radii (a minimum of 35 feet inside and 50 feet outside) measured IN FEET (not auto-turn).

RESPONSE: See updated ground floorplan.

4. It is highly suggested for the trash and recycling storage area to be redesigned or relocated so as to be accessible from outside the building, or the height of the first floor through the garage needs to be increased.

RESPONSE: See updated ground floorplan and response above to comment number 1.

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

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

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and 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.

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

RESPONSE: Acknowledged.

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CRA

Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Authorized with Conditions

The Applicant is proposing 252 hotel rooms, amenities, restaurant, bar, enclosed garage and porte cochere.

RESPONSE: Acknowledged.

The land use for this area is Commercial (C) and the zoning of the property is B-2 and is within the Atlantic Boulevard Overlay District (AOD), which allows for hotel and proposed accessory uses by right.

RESPONSE: Acknowledged.

There is a concurrent rezoning application to change from B-2 to B-3 which the CRA supports.

RESPONSE: Acknowledged.

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Pending Resubmittal

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Noted.

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.

RESPONSE: A permit application package including civil plans and calculations will be submitted to Broward County EPD Surface Water Management for their review and approval.

3. Please indicate on civil plan 053 C-2 Water & Sewer Plan the total site water consumption in (GPD) gallons per day.

RESPONSE: Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2.

4. Please indicate on civil plan 053 C-2 Water & Sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.

RESPONSE: Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2.

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5. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

RESPONSE: Noted.

6. On civil plan 053 C-2 Water & Sewer, show the proposed public fire hydrant to the west of the property entrance along SE 1st Street located just behind the recorded property line. Please correct.

RESPONSE: Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2.

7. On civil plan 053 C-2 Water & Sewer, show an inline 8" resilient seated gate valve with plug at the west extremity of the proposed 8" water main. Please correct.

RESPONSE: A gate valve and plug is proposed. Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2.

8. On civil plan 053 C-2 Water & Sewer, please note that the existing sewer manhole proposed to be cored shall be sewer coated to City specification with the bench reworked to accommodate the new flow. Please correct.

RESPONSE: A note has been added to the plans. Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2.

9. On civil plan 053 C-2 Water & Sewer, please note that the proposed sewer manhole shall be sewer coated to City specification. Please correct.

RESPONSE: A note has been added to the plans. Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2.

10. On civil plan 053 C-2 Water & Sewer, note that the proposed 8" dedicated fire requires an 8" dedicated fire meter. Please correct.

RESPONSE: Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2.

11. Please submit an approved FDEP notice of intent permit for the propose water main installation. Required during official e-plan submittal.

RESPONSE: A copy of the FDEP permit or written exemption for the proposed water main and service connections will be provided once it has been received.

12. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal.

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RESPONSE: A copy of the BCEPGMD wastewater collection system permit will be provided once it has been received.

13. Please show and/or note on civil plan 053 C-2 Water & Sewer that any existing and unutilized water services or sewer laterals to the lot must be terminated at the main per City specification by the owner.

RESPONSE: A note has been added to the plans. Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2.

14. Please note on Landscape plan 042 L-2 Landscape Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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.

RESPONSE: See notes provided on sheet L-2.

15. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 107-1 Typical 1" Water Service, 115-1 Underground Valve Identification Marker, 215-1 Standard Manhole, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

RESPONSE: Please refer to the Water and Sanitary Sewer Details, sheet C-3 through C-7.

16. On civil plan 053 C-2 Water & Sewer, show the proposed 1" irrigation meter shown on irrigation plan 045 IR -1.0 Irrigation Plan. Please correct.

RESPONSE: Please refer to the revised Water and Sanitary Sewer Plan, sheet C-2. The irrigation meter is shown.

END OF COMMENT RESPONSE NARRATIVE

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