



## Legislation Text

**File #:** LN-361, **Version:** 3

### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 17, 2024

### NEW ADVENTURES

**Request:** Minor Site Plan  
**P&Z#** 21-12000047  
**Owner:** New Adventure Group LLC  
**Project Location:** 344 NW 6TH ST  
**Folio Number:** 484235020100  
**Land Use Designation:** TO (Transit Oriented)  
**Zoning District:** TO-DPOD (Downtown Pompano Overlay District)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Lucas Cusnir (305-244-4999)  
**Project Planner:** Pamela Stanton (954-786-5561 / [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com))

### Summary:

The proposed development is for a 2-story multi-family building with 8 dwelling units and parking on the ground floor under the building.

### Staff Conditions:

### PLANNING

Plan Reviewer: Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com)

Status: Authorized with Conditions.

-Land use for this parcel is DPTOC (Downtown Pompano Beach Transit Oriented Corridor) (13,600 square feet = 0.31 acres). In 2012 (Ordinance 2013-15), the City and County adopted the DPTOC, which consisted of 269 acres of mixed land use area & consolidated all of the permitted uses (residential, commercial, office, hotel, etc.) into one "basket of rights," to be reallocated through the district in accordance with a regulating plan. Initially, the City total number of residential units was 1,368 dwelling units permitted within the area. An application requesting an additional 2,000 dwelling units was approved by the City Commission via Ordinance 2021-03. Based on the approved development in the area, there are enough dwelling units remaining "in the basket" to accommodate this development.

-The property is unplatted. Applicant has submitted an application (P&Z: 22-14000004) to plat the property.

Provide the recorded plat prior to building permit.

-The property is abuts NW 6 Street. The survey does not identify the width of the right-of-way for NW 6th Street. Site plans and survey have been revised to illustrate 25 feet of the property dedicated to the centerline, as required by Chapter 100.01. Dedication required prior to building permit.

-The city has sufficient wastewater treatment capacity to accommodate the proposal.

## **ZONING**

Plan Reviewer: Pamela Stanton | [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)

Status: Pending Resubmittal.

1. Provide written responses addressing each comment as part of the DRC resubmittal.
2. One-way drive aisles that serve 90-degree parking must be a minimum of 23 feet in width, unobstructed. The ground floor plan shows an unobstructed one-way drive aisle of 20' - 10", and a 24-foot width that is obstructed by structural columns. Revise the plans to provide the minimum required drive aisle width.
3. The stairs are shown 22 feet from the rear property line. Table 155.9402.C allows stairs to encroach 5 feet into the rear setback, which is 30 feet. Therefore, the stairs cannot be closer than 25 feet from the rear property line. Address this issue.
4. Sheet A-1.1: The Open Space Diagram shows the area beneath the stairway as Open Space. Revise the diagram and Open Space figures to show the area beneath the stairway as non-open space.
5. The Open Space diagram shows the building footprint at 8364.66 square feet and the open space at 5614.53 square feet for a total of 13,979.19 square feet which exceeds the lot size of 13,600 square feet. Address this issue.
6. The Green Area diagram shows the area between the stairs and the building as landscape area. Provide a plant type for this area on the landscape plan.
7. Two "sod" areas are shown inside the building on sheet A-2.1, Ground Floor. Plants will not grow in that environment. Revise the plans to remove the landscape area from within the building area.
8. The landscape plan shows Perennial Peanut in the walkways. This plant will not withstand foot traffic. Revise the plan to provide a hardier plant that will withstand foot traffic.
9. The landscape plan shows the walkway at the west side of the building with a non-continuous paved surface, such as pavers, interspersed with plant material. Verify with Fire Prevention whether this is acceptable, or if it must be a continuous paved surface.
10. The Sustainable Development Point table on sheet SP-1 includes Efficient Water Heating. Clarify which water heating method will be used: tankless or solar. If solar water heating, show and label the proposed location of the panels on the roof plan.
11. Delineate and label the driveway gates on the Ground Floor plan, sheet A-2.1.

12. Clarify the purpose of the room labeled “Social Activities” on the ground floor plan, and whether it will be used for storage.
13. On all drawings, provide dimensions in a consistent and uniform manner in feet and inches, and not a combination of dimensioning conventions. For example, on the site plan, the width of the building is shown as 86’ - 1” and the length is shown as 91.75’.
14. On the ground floor plan, dimensions are shown for measurements from particular building elements or site elements to points or lines that random locations that are both on-site and off-site. For example, a dimension of 8’ - 11” is shown measuring from a column in the parking area to a line shown east of the project site, and a dimension of 5’ - 8” from the east edge of the ground floor to the same line off site. Clarify why these dimensions are provided.
15. Provide the required and provided setbacks on the Zoning information on sheet SP-1.
16. Show the property lines on the upper-level floor plans and elevation drawings. For review purposes, the property lines are needed to verify compliance with setback requirements.
17. Provide a dimension on the site plan and upper-level floor plan from the balconies to the side property lines. Table 155.9402.C. permits balconies to encroach five feet into rear setbacks only. Balconies cannot encroach into the required 5-foot side setback.
18. The response to the previous comment pertaining to the hatch pattern on the roof plan stated that the hatch pattern was removed. However, the hatch pattern remains on the roof plan. Clarify what the hatch pattern represents on the roof plan that resembles roof tile/shingles.
19. Previous comment was insufficiently addressed: Private open spaces must provide shaded areas, and their surface shall be a combination of paving materials, sodded lawn, or ground cover, pursuant to Section 155.3501.K.3.d. The landscape plan shows *Myrcianthes fragrans* and *Sabal palmetto*, neither of which are known to produce sufficient shade.
20. The response to the previous comment pertaining to the “Pervious Pavement Area” stated that area was removed. However, the area remains on sheet A-1 on the Open Space Diagram and the Green Area Diagram. Clarify whether the area will remain on the plans or be removed from all plans.
21. Upload the recorded Plat to version over the preliminary Plat in the Drawings folder.
22. The required Right-of-Way dedication must be complete prior to building permit approval. City Engineer to confirm width of dedication. This will be a condition of a Development Order.

## **LANDSCAPING / URBAN FORESTRY**

Plan Reviewer: Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

Status: Pending Resubmittal.

1. Plans do not match. Site and landscape. Pavement area location.
2. 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. Verify required soil volumes are being met without using the cells, comment response does not match request.

3. What is walkway compromised of? Show this as living ground cover. Perennial peanut may not be suitable for prolonged foot traffic. Why is this labeled as walk way?
4. Provide the combined square footage of proposed no- living groundcover, aka artificial turf in relation to the pervious area shown. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials only.
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. Mitigation trees cannot be found and data table in inconclusive.
6. All trees are to be large canopy trees unless OHW are present. Change all species.
7. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.
8. Remove any reference to gallon size for plant material.
9. 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
10. 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. Provide notes on the landscape and irrigation plans.
11. Why is sod proposed inside of the parking garage, clarify / remove.
12. Sight triangles are top only be shown outside of property lines
13. Bubblers will be provided for all new and relocated trees and palms. No reference to bubblers was found on the irrigation plans.
14. All tree work will require permitting by a registered Broward County Tree Trimmer.
15. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
16. Additional comments may be rendered a time of resubmittal.

## **FIRE PREVENTION**

Plan Reviewer: Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Status: Pending Resubmittal.

( ) 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.

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09 (C))

## **ENGINEERING**

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Status: Authorized with Conditions.

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.
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
6. Place note on landscape plan SHEETS 016 L-1.3 AND 015 L-1.2 and overlay the existing utilities on the 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 the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1
7. Upload the 2022 City Engineering standard details for the proposed off-site sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

\*\*\*\* 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. \*\*\*\*

## **UTILITIES**

Plan Reviewer:

Status: Comments not available as of April 4, 2024.

**CRA**

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Authorized.

-Land use for this parcel is DPTOC (Downtown Pompano Beach Transit Oriented Corridor) with permitted uses of residential, commercial, office, hotel, etc.

The CRA has no objection to the multi-family, 8 unit building at 344 NW 6th Street.

**BSO**

Plan Reviewer: Anthony Russo | [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org) <mailto:Anthony\_Russo@sheriff.org>

Status: Pending Resubmittal.

\*\*\* ATTENTION \*\*\*

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

**A. \*\*\* CPTED / SECURITY CONSULTANT \*\*\***

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

**B. \*\*\* DISCLAIMER \*\*\***

SAFETY AND SECURITY REVIEWS do 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.

**C. \*\*\* 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. \*\*\*

**D. \*\*\* 155.2407.E.9., SITE PLAN REVIEW STANDARDS \*\*\***

... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS..."

THIS REQUIRES BOTH SECURITY STRENGTHENING & CPTED TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials \_\_\_\_\_

**E \*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: \*\*\***

Note: If EITHER the SECURITY STRENGTHENING AND CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans. DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required.

F. \*\*\*Broward Sheriff's Office No Trespassing Program\*\*\*

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

\*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED ONTO YOUR EXISTING CPTED DRAWING PLAN FOR APPROVAL: \*\*\*

A. Natural Surveillance - Security Strengthening

1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.

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

2.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the doorknob / locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).

Goal: 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 screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, 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.

3.) Designated ADA access ramps should utilize see through fence railing for improved natural surveillance. Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, encourage vagrancy & provide concealment for other types of criminal activity i.e.: loitering, trespassing, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

4) Exterior design elements and/ or features, whether elevated or not, such as walkways, promenades, ramps, whether ADA compliant or not, must not have solid walls obstructing &/ or preventing Natural Surveillance. If an elevated/ raised design element and/ or design feature obstructs Natural Surveillance, it creates unintended vulnerable and potentially dangerous concealment and/ or ambush opportunities for quality-of-life issues/ disturbances and/ or crimes to occur. Another important concern to the success of a development's sustainability is understanding that areas which attract intruders, loiterers, trespassers, etc., frequently result in profuse littering and persons using the area, especially afterhours, to relieve themselves contrary to the intended use of the development. These unintended consequences also deter owners, operators, tenants, etc., as a result

of the chronically increased maintenance expenses.

Purpose: Deter unintended loitering, trespass. Avoid creating concealment &/ or ambush opportunities for crime. Reduce avoidable expensive maintenance costs.

5.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design.

Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass, loitering & vagrancy.

## A2. Electronic Surveillance - Security Strengthening

\*\*\* 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.

## B. Access Control - Security Strengthening

1.) Include anti-pry robust security bar device ("Charlie Bar") on any ground & second level sliding glass doors.

2.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

3.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar should be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

4.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. Safes for valuables such as cash and/ or other important items including firearms, etc., are also strongly recommended.

## B1. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms



1.) Enclosed trash rooms must be equipped with either constant lighting &/or a secured motion sensor photocell lighting system that will provide immediate illumination upon entry.

## B2. Access Control - Security Strengthening for Key Control & Management Offices

1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

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

3.) A surveillance camera must monitor the office key storage area.

4.) Management office door must have a security viewer (door scope / peephole) or reinforced security window.

## C. Security Strengthening - Parking Lots / Parking Garages / Covered Parking

1.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka “piggybacking”) by unauthorized users attempting to gain access into a private / restricted area without permission.

(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)

2.) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.

3.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

4.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/incidents.

5.) (For Enclosed Parking Garages) Any ground & second level “window” openings / wall punchouts that would enable unauthorized entry into the garage must incorporate see through barriers. Some examples of such barriers are picket style fencing, metal mesh, perforated panels, louver style paneling or other architectural abstract designs that provide transparency while simultaneously preventing improper entry.

Purpose: To prevent unauthorized users from circumventing the designated entry / exit points thereby depriving suspects the ability to covertly enter the garage undetected for the purpose of committing crimes to include robbery, burglary, auto theft, sexual assault, ambush style attacks, criminal mischief, etc. Please note that horizontal bars are NOT preferred as they can facilitate climbing depending on their spacing.

6.) (Enclosed Parking Garages) Locate the Blue Light Call Assistance System or an equivalent Emergency Call System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light / Emergency Call System and surrounding area must be under video surveillance.

7.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

D. Maintenance & Management - Security Strengthening

1.) 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 a portable activator 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 or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, etc.

Purpose: To provide employees / on-site staff members the ability to instantly call for emergency aid for any rapidly escalating disturbances, crimes in progress, crisis situations &/or life-threatening events.

2.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.

E. Activity Support - Security Strengthening

1.) Thorough criminal background checks should be completed for all full-time & part-time employees as well as volunteers, especially for any positions involving access to juveniles, sensitive information & the handling of money.

2.) Conduct / Provide routine training opportunities for all employees regarding lifesaving skills (A.E.D., First Aid Kit, Stop the Bleed Kit, Fire Extinguisher Operation) & procedures for emergency events & de-escalation techniques.

3.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.

4.) (Commercial, Industrial, Multi-family) Per Broward County Fire Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

\*\*\*Note\*\*\*

Please issue DRC Comment Responses in the Affirmative such as “Will Comply” or “Will Be Done”. Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance.

**BUILDING DIVISION**

Plan Reviewer: Todd Stricker | todd.stricker@copbfl.com

Status: Authorized with Conditions.

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)

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 2020 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 2020 FBC.

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.
  
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.
  
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.
  
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.

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.

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.

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.

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.

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.

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.

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).

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

END OF STAFF COMMENTS.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).