

Pre-Application Review Meeting  
November 23, 2021  
P&Z # 21-12000045



The undersigned has reviewed and evaluated the **MAJOR SITE PLAN and BUILDING DESIGN PRE-APPLICATION** submitted to the City of Pompano Beach to determine its preliminary conformity with applicable City codes and requirements. Below are my comments and/or recommendations:

**Project Name: Pompano Live! NW Retail**

**PZ: 21-12000045**

**Project Planner: Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com)**

**Zoning: PCD**

---

**PLANNING DIVISION REVIEW**

Daniel Keester | [Daniel.keester@copbfl.com](mailto:Daniel.keester@copbfl.com)

-Land use for this parcel is currently RAC, amended September 24, 2019. The property was included in the platted subdivision "Pompano Park Racino Plat." A Plat Note Amendment was submitted earlier this year, and issued a letter of no objection, to restrict the property to 700,000 square feet of commercial recreation use, 550 horse stalls (existing), 44 dormitories (existing), 400,000 square feet of office use, 100,000 square feet of commercial use, 4,100 mid-rise units and 1,100,000 industrial use. Provide a copy of the recorded Plat Note Amendment, approved by Broward County.

-The city has sufficient capacity to accommodate the proposal.

---

**ZONING CODE REVIEW**

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

PCD/General Comments

1. Provide an updated Overall District Site Plan demonstrating the required perimeter buffers in Development Area A, B, C, and D. It may also be necessary to demonstrate the elements of the buffer on a detail or cross section.

**RESPONSE: Based on the proposed site plan application of the industrial parcel (PZ21-12000035) and this proposed site plan, all buffers within the development will need to be constructed prior to the first issuance of CO. Plans for missing buffer areas will be provided under separate permit.**

2. Abutting and interior roadway designs are subject to approval of Minor Deviation for changes in roadway design.

**RESPONSE: Comment Acknowledged.**

3. Site plan appears to sidewalks dead end at property line rather than connect to the existing sidewalk along Powerline road. Connect these two pedestrian amenities.

**RESPONSE: The site plan has been revised to show sidewalk connections to Powerline Road. See Sheet SP-100.**

4. Show the location of the adjacent bus stop which appears to be located in the southwest corner of the site.

**RESPONSE: The location of the bus stop has been identified on the site plan sheet SP-100.**

5. Demonstrate that the development will achieve 12 sustainability points. Electric vehicle charging stations are encouraged.

**RESPONSE: The Project will achieve a minimum of 12 sustainability Points. Please refer to uploaded Sustainability Narrative.**

6. The PCD permits a total of 300,000 of Commercial Uses. This application is for 155,000 square feet. The Live! Venue is 62,000 square feet. The traffic study includes 118,050 square feet of existing

Pre-Application Review Meeting  
November 23, 2021  
**P&Z # 21-12000045**



commercial/retail space. Please clarify the classification of the existing uses as commercial recreation if appropriate. Otherwise, uses will exceed the 300,000 square foot Commercial maximum.

**RESPONSE: This application falls under the commercial uses in the PCD. The LIVE Venue commercial uses within the casino and commercial uses around the LIVE Venue are part of the commercial recreation square footage.**

Zoning District

PCD – Ordinance 2021-02

7. The site complies with the intensity and dimensional standards of the zoning district.

**RESPONSE: Comment Acknowledged**

8. Stacking – All entrances into the parking lot areas should not be shorter than 199 feet (per Table 155.5101.G.8.B) before the beginning of any parking aisle.

**RESPONSE: Please see Vehicle Stacking and Circulation Plan Sheet SP-101.**

9. Drive-thru staking – demonstrate that all uses proposing drive through have sufficient staking per table 155.5101.G.8.A.

**RESPONSE: Please see Vehicle Stacking and Circulation Plan Sheet SP-101.**

10. Pedestrian walkways should extend the length of the parking aisles. Where provided, a landscape strip is required abutting the walkway. In no instance shall the walkways be separated by more than 500 feet and a minimum of one walkway is required per discernible parking lot area.

**RESPONSE: The site plan has been revised to show sidewalk connections and circulation to all buildings. See Sheet SP-100.**

11. Per site parking calculations 602 spaces are required however 832 are proposed. Commercial uses may not exceed 125% of the required parking calculation.

**RESPONSE: This requirement is not applicable. The entire LIVE Project under the PCD is a mixed use project.**

12. Are electric vehicle charging stations proposed?

**RESPONSE: EV charging stations may be proposed as the project progresses.**

13. The front facade of all buildings, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza, not an off-street surface parking area. This is of particular concern for the grocery store which is clearly oriented in to the internal parking rather than toward the adjacent street.

**RESPONSE: The proposed Grocery Store has been orientated so that the primary entrance façade is positioned to face the most traveled street (Powerline Road) of the four streets this development is surrounded by. This exposure to the primary ROW is paramount for the Grocery Store survival, facing a secondary street such as Lucky Lane will not generate the number of vehicle trips required for long term sustainability. Re-orientating the building to face Lucky Lane will cause the “back-of-house” (receiving & compactor pick-up) to be positioned in the current parking surface area that will cause the parking filed to be drastically reduced in order to provide the proper truck-turning radius for deliveries and pick-ups. To further our cause in keeping the current building orientation, positioning the primary entrance façade onto Lucky Lane in an urban type setting would require the shoppers to park in the rear, travel more than 600 linear feet to access the front entrance of the store. ADA compliant parking access would be in the rear of the store, complicating the issue. In providing ADA compliant parking along Lucky Lane would also require the store to be pushed further back, reducing the number of required parking spaces and pushing the store closer to Powerline Road (Pompano Parkway), providing greater exposure to the “back-of-house” if the building is rotated.**

**Orientating the receiving and compactor area facing Lucky Lane provides direct access for delivery and refuse vehicles to quickly access the grocery store, rotating as noted would require these large vehicles to enter from other access points where standard vehicle parking and access is provided. Potential conflict for the truck routing with these site constraints. We are recommending and requesting the current orientation be accepted.**

**DRC**

Pre-Application Review Meeting  
November 23, 2021  
**P&Z # 21-12000045**



14. All street facing facades shall be 30 percent fenestrated with transparent windows and doors.

**RESPONSE:**

**a) Retail #1 Grocery Store:**

- i. The grocery store back-of-house is facing Lucky Lane, which currently has 0% transparent windows and doors. The back-of house is the storage and receiving area for Publix and will not permit transparent windows and doors within this area. We could incorporate opaque storefront systems along this façade. Addition to this see PAM comment #13 directly above.
- ii. Remaining facades do not directly face a street or R.O.W.

**b) Retail #12:**

- i. East elevation directly abuts Lucky Lane, total façade square footage is 1,255.35 S.F. x 30% = 376.60 S.F. required, provided is 160.01 S.F. due to fire riser room located on this façade.
- ii. Remaining facades do not directly face a street or R.O.W.

**c) Retail #9 and #10:**

- i. South Elevations directly abut Palm Aire Drive, total façade square footage is 4,338.62 x 30% = 1,301.6 S.F., transparent storefront provided is 160 S.F., opaque storefront provided is 376 S.F.
- ii. Remaining facades do not directly face a street or R.O.W.

**d) Retail #11:**

- i. South Elevation directly abuts Palm Aire Drive, total façade square footage is 5,745.17 S.F. x 30% = 1,723.55 S.F., transparent storefront provided is 320 S.F., opaque storefront provided is 478 S.F.
- ii. Remaining façades do not directly face a street or R.O.W.

15. Street-facing facades shall not include roll up doors.

**RESPONSE:** Facades directly facing street R.O.W. will not have roll-up doors, roll-up doors will be facing the opposite direction for the grocery store building.

16. Elevations and floor plans are required for all proposed buildings.

**RESPONSE:**

**a) Retail #1 Grocery Store refer to the following sheets:**

- i. A0.1 Cover Sheet\_Retail #1 Grocery Building
- ii. A1.2 Architectural Site Plan\_Retail #1 Grocery Building
- iii. A2.1 Floor Plan\_Retail #1 Grocery Building
- iv. A4.1F Exterior Finish Elevations\_Retail #1 Grocery Building
- v. A10.1 Roof Plan\_Retail #1 Grocery Building.

**b) In-Line Retail #12 refer to the following sheets:**

- i. A2.1 Floor Plan\_In-Line Retail #12
- ii. A4.1F Exterior Finish Elevations\_In-Line Retail #12
- iii. A10.1 Roof Plan\_In-Line Retail #12.

**c) Retail #9 refer to the following sheets:**

- i. A2.1 Floor Plan\_Retail #9
- ii. A4.1F Exterior Finish Elevations\_Retail #9
- iii. A10.1 Roof Plan\_Retail #9

**d) Retail #10 refer to the following sheets:**

- i. A2.1 Floor Plan\_Retail #10
- ii. A4.1F Exterior Finish Elevations\_Retail #10
- iii. A10.1 Roof Plan\_Retail #10

**e) Retail #11 refer to the following sheets:**

- i. A2.1 Floor Plan\_Retail #11
- ii. A4.1F Exterior Finish Elevations\_Retail #11
- iii. A10.1 Roof Plan\_Retail #11.

17. Applicant shall demonstrate compliance with minimum lighting standards by providing a Photometric Plan.

**RESPONSE:** A photometric plan has been provided. Refer to sheets PH-101-PH-104.

**DRC**

**PZ21-12000045**

**1/19/2022**

Pre-Application Review Meeting  
November 23, 2021  
P&Z # 21-12000045



**ENGINEERING DIVISION REVIEW**

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

21-12000045

Pre-Application review 11-23-21 david.mcgirr@copbfl.com 954-786-5514

Pompano Live NW Retail Corner.

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: Copies of all Civil Engineering permits shall be submitted prior to issuance of Building Permits.**
2. 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: Copies of all Civil Engineering permits shall be submitted prior to issuance of Building Permits.**
3. 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: This will be completed by the contractor at the time of building permit application.**
4. 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: Copies of all Civil Engineering permits shall be submitted prior to issuance of Building Permits.**
5. 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 wastewater collection system shown on the civil engineering plans  
**RESPONSE: Copies of all Civil Engineering permits shall be submitted prior to issuance of Building Permits.**
6. 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 wastewater collection system shown on the civil engineering plans.  
**RESPONSE: Copies of all Civil Engineering permits shall be submitted prior to issuance of Building Permits.**
7. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1. Landscape plans needs to have the Utilities overlaid onto the plan sheets.  
**RESPONSE: These notes are included on sheets LP-100. Refer to notes 12 & 13.**
8. Upload the 2019 City Engineering standard details for the proposed off-site water and 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.  
**RESPONSE: COPB Standard Details for Water and Sewer have been included. See Sheets CU-501 to Sheet CU-507.**

Pre-Application Review Meeting  
November 23, 2021  
P&Z # 21-12000045



9. 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 Powerline Rd.

**RESPONSE: A copy of the FDOT Pre-App Letter is attached.**

10. 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 Powerline Rd.

**RESPONSE: Copies of all Civil Engineering permits shall be submitted prior to issuance of Building Permits.**

11. 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 Powerline Rd.

**RESPONSE: Copies of all Civil Engineering permits shall be submitted prior to issuance of Building Permits.**

12. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan for any work on SW 3 St. (Race Track Rd.)

**RESPONSE: All work/improvements outside the property line is being coordinated between Kimley Horn and Broward County Highway Construction and Engineering Division.**

13. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for any proposed street roadway improvements on SW 3 St. (Race Track Rd.)

**RESPONSE: All work/improvements outside the property line is being coordinated between Kimley Horn and Broward County Highway Construction and Engineering Division. The permit has yet to be issued. A copy will be provided when issued.**

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

**RESPONSE: Comment acknowledged.**

15. The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.

**RESPONSE: Comment acknowledged.**

16. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

**RESPONSE: Erosion and Sediment Control Plans has been included. (See sheet CG-101)**

17. Note on all civil plans that the watermain after the meters are private water lines.

**RESPONSE: The proposed water main has been labeled as "Private" after the meter.**

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

## BSO/CPTED REVIEW

Scott Longo| [scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org)

### Disclaimer:

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

This 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, or liabilities that might occur without any review.

\\keith-fs01\10\10230.09 - LIVE Pompano - Cordish Master Development\Planning\80-NW Corner - Retail Development\2021-12-16\X-City DRC Submittal\10230.09- NW Corner - PAM Comment Responses.docx 12/16/2021

**DRC**

**PZ21-12000045**

**1/19/2022**



Pre-Application Review Meeting  
November 23, 2021  
P&Z # 21-12000045



CPTED Landscaping Standards

2A: Natural Surveillance

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.
- b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.
- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.
- d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.
- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

2B: Territorial Reinforcement

- a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc.

**RESPONSE: Please refer to CPTED Plan SP-103 and Narrative**

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

- a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also 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.

**RESPONSE: Please refer to CPTED Plan SP-103 and Narrative**

Burglar Alarms/ Security Alarms/ Safes – Mechanical Security Strengthening

- a. Burglar/ Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.

**RESPONSE: Please refer to CPTED Plan SP-103 and Narrative**

Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

- a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates:
- b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock.
- c. Bottom gate clearances must be 8" above the ground for viewing underneath.
- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.
- e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- f. Dumpster areas must be secured with Access Control and video surveillance.

**RESPONSE: Please refer to CPTED Plan SP-103 and Narrative**

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

## Pre-Application Review Meeting

November 23, 2021

**P&Z # 21-12000045**



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).

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.

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

f. . Show overlapping sight "cones".

**RESPONSE: Please refer to CPTED Plan SP-103 and Narrative**

### Electronic Surveillance – Security Strengthening

a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.

e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.

g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

i. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.

j. Install video surveillance of any rooftop areas, etc.

**RESPONSE: Please refer to CPTED Plan SP-103 and Narrative**

### Miscellaneous: CPTED & Security Strengthening

a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

**RESPONSE: Please refer to CPTED Plan SP-103 and Narrative**

---

## UTILITIES REVIEW

Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

---

## LANDSCAPE CODE REVIEW

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

---

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

**RESPONSE: All overhead utilities will be buried along Palm Aire. A note has been added to sheet LP-100, note #1.**

**DRC**

**PZ21-12000045**

**1/19/2022**

Pre-Application Review Meeting

November 23, 2021

**P&Z # 21-12000045**



2. 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. There are no dollar values on the tree dispo.

**RESPONSE: Dollar values have been added to the tree disposition plan set. Please refer to sheet LD-100 for details.**

3. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced.

**RESPONSE: The tree mitigation summary has been added to sheet LD-100.**

4. Show existing street and perimeter trees numbered #103 - #115 and #287 - #305 to remain and be protected along the north side to maintain the character of the road way and alleviate loss of mature canopy and mitigation.

**RESPONSE: Existing trees are shown to remain on the north and east side. Refer to sheets LD-101-LD-104.**

5. Shift locations of buildings along the West perimeter to allow the preservation of the large existing trees #232 - #238 to remain and be protected and framework the entrances and to maintain the character of the road way and alleviate loss of mature canopy and mitigation.

**RESPONSE: The tree disposition plans have been updated to preserve trees along the north and west buffers as well as a few interior trees. Refer to sheet LD-101-LD-104.**

6. Staff is concerned with the position that all the existing trees are being proposed to be removed.

**RESPONSE: The tree disposition plans have been updated to preserve trees along the north and west buffers as well as a few interior trees. Refer to sheet LD-101-LD-104.**

7. Provide landscape plans for the entire buffer within all of Development A as per PCD Exhibit for this submission. Provide a separate landscape sheet for this including a cross section detail to also align with Exhibit O1. Provide walking / fitness trail areas and requirements.

**RESPONSE: Based on the proposed site plan application of the industrial parcel (PZ21-12000035) and this proposed site plan, all buffers within the development will need to be constructed prior to the first issuance of CO. Plans for missing buffer areas will be provided under separate permit.**

8. Are planters going to be provided in lieu of foundation plantings per the Deviation Table P?

**RESPONSE: We are coordinating with the client to add planting pits along the walkway to provide shade in the area.**

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

**RESPONSE: A data table has been added to sheet LP-100.**

10. Provide callouts on all landscape plans.

**RESPONSE: Callouts have been provided on the landscape plans. Refer to sheets LP-101-LP-104.**

11. All trees are to be large canopy unless OHW exist, please adjust. I.e. the trees in front of Publix appear do not create a sense of unity, uniformity, and cohesiveness and appear to be hodge podgy in species and mature crown growth.

**RESPONSE: The landscape plans have been revised and the tree species are called out on sheets LP-101-LP-104.**

12. As per Deviation Table on Exhibit P Provide larger trees and Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas.



Pre-Application Review Meeting  
November 23, 2021  
**P&Z # 21-12000045**



tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below in the head to head parking rows every 3rd bay as per the deviation table.

**RESPONSE: We will meet with staff to review the soil volume provided per the current site plan.**

13. 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: A root barrier detail has been provided on sheet LP-501. We will coordinate with staff the specific locations root barriers will be required.**

14. Provide VUA requirements as per 155.5203.D along the north side, discussion point for keeping large exiting trees in this area

**RESPONSE: Existing trees along the north side are now marked to remain in place. We will meet with City staff to discuss the VUA requirements to confirm they have been met.**

15. Provide a Photometric Plan. 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: Photometric plans have been provided. Refer to sheets PH-101-PH-104.**

16. There appears to be a few FDC, utility, light poles, and FPL transformer conflicts in the required landscape islands / areas, please correct.

**RESPONSE: Utilities have been removed from the required landscape islands to not conflict with the required landscape.**

17. Can we provide large flowering trees at the 3 Promenade entrance areas, Royal Poinciana's would create a nice visual impact.

**RESPONSE: Flowering trees have been added to the entrance areas.**

18. Provide hedges around the dumpster enclosures and provide a detail.

**RESPONSE: Screening hedges have been added to the landscape plans. Please refer to sheets LP-101-LP-104. Please refer to the refuse collection plan for the dumpster detail.**

19. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

**RESPONSE: Refer to sheet SP-100 to site area calculations.**

20. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

**RESPONSE: Street trees have been provided along Powerline Rd. The existing street trees will remain in place along Race Track Rd. The street trees along Lucky Ln and Palm Aire are provided under a separate permit. Notes have been added to the plan for clarification.**

21. 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 plans have been provided. Refer to sheets LI-101-LI-104.**

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

**RESPONSE: This note is included on the landscape plan, LP-101 (note #4) and the Irrigation Plans sheet LI-101-LI-104.**

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

**RESPONSE: This note is included on sheet LP-100, note #8.**

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

**RESPONSE: A comment response sheet has been provided.**

Pre-Application Review Meeting  
November 23, 2021  
**P&Z # 21-12000045**



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

**RESPONSE: Comment Acknowledged.**

---

**SOLID WASTE & RECYCLING REVIEW**

Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)

Demonstrate adequate trash collection service has been planned for this site.

1. Please label containers for the proposed grocery store (1). If it is sharing the dumpster shown near the proposed retail (12), it will not be adequate.

**RESPONSE: The grocery store (Bldg1) will feature its own garbage compactor (Refer to architectural sheet A2.1)**

2. Provide dumpster and enclosure for proposed retail (9 & 10) so that it will not need to be toted across the ingress/egress near Palm Aire Drive.

**RESPONSE: Both Single and Dual dumpster enclosures have been provided for the retail out buildings. These will feature an 8-yard dumpster and recycling containers. Refer to detail on Sheet SP-103.**

3. Specify what type and size containers will be used to accommodate the trash generated by use of all the buildings on this site.

**RESPONSE: an 8-yard dumpster and 8-yard recycling container will be located in each Dual Enclosure. An 8-yard dumpster will be located in each single dumpster enclosure with smaller buildings utilizing roll-out recycling carts (Bldg 2 & 8). Refer to detail on Sheet SP-103.**

4. Provide dumpster and enclosure for proposed retail (2)

**RESPONSE: A single enclosure has been provided for retail #2 with 8-yard dumpster. Refer to detail on Sheet SP-103.**

5. Provide dumpster and enclosure for proposed retail (8).

**RESPONSE: A single enclosure has been provided for retail #8 with 8-yard dumpster. Refer to detail on Sheet SP-103.**

6. Provide dumpster and enclosure for proposed retail (11).

**RESPONSE: An 8-yard dumpster and 8-yard recycling container will be located in a Dual Enclosure for building 11. Refer to detail on Sheet SP-103.**

7. Provide a garbage collection plan that shows all the turning radii needed for a truck to access all dumpsters. Required truck turning radii are 35' inside and 50' outside.

**RESPONSE: Please refer to Sheet SP-103 Refuse Collection and Circulation Plan**

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. at the time of this review.

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

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 (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

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](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

Pre-Application Review Meeting  
November 23, 2021  
P&Z # 21-12000045



**FIRE DEPARTMENT REVIEW**

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

( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

**RESPONSE: Please see revised Fire Access Plan Sheet FA-101.**

( ) What are the fire protection and life safety systems being proposed for each building?

**RESPONSE: Retail buildings #1, #9, #10, #11 and In-Line #12 will be fully sprinkled building by a designated fire riser room for each building. Retail #1 Grocery store will be equipment with it's own monitoring fire alarm system. Retail Buildings #9, #10, #11 and #12 will be equipment with the minimum code requirement for pull stations, horns, and strobes. Tenants will be responsible for their own monitoring.**

( ) All backflows and FDCs must have proper signs stating which building they supply.

**RESPONSE: Proposed location for backflows and FDC are shown on plans on sheets CU-101 thru CU-104. Signs will be included at building permit process.**

( ) Depending on level of fire protection provided will determine number of fire hydrants and spacing required.

**RESPONSE: Fire hydrants are shown and labeled on sheets CU-101 thru CU-104.**

( ) Supervised fire sprinkler systems are highly recommended for all speculative buildings.

**RESPONSE: The requirement and design of fire sprinklers for the proposed buildings shall be completed by the Fire Sprinkler Designer prior to the building permit application.**

( ) 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 hydrant flow test results are included with this submittal.**

( ) Provide Required Fire Flow Data for each proposed structure: 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: A model of the City's water system supply that includes fire demand is presently being prepared by a subconsultant. A review meeting with City Utilities Staff shall be schedules as soon as the model is completed.**

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))

Complete attached form "Water Supply Fire Flow"

( ) Provide location of all fire hydrants and FDC for each proposed building. FDC and hydrants must be located along fire apparatus access routes.

**RESPONSE: Proposed Fire Hydrants and FDC are shown on plans and are located according to City of Pompano minimum requirements. Please see sheets CU-101 thru CU-104.**

( ) Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.

**RESPONSE: Please refer to Fire Access Plan (Sheet FA-101).**

( ) FDC for Publix locate along access route away from rear of building. should be located on a corner of structure when possible.

**RESPONSE: FISHER-will need to coordinate with Publix once CD's commence.**

**DRC**

**PZ21-12000045**

**1/19/2022**

Pre-Application Review Meeting  
November 23, 2021  
P&Z # 21-12000045



( ) 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.

**RESPONSE: Comment Acknowledged.**

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).

( ) 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: Refer to Architectural Plan A2.1 for BDA Note.**

## BUILDING DIVISION REVIEW

Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

### 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 nonresidential buildings shall comply with City Ordinance 152.20(C)(1)(P).

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial establishments.  
\\keith-fs01\10\10230.09 - LIVE Pompano - Cordish Master Development\Planning\80-NW Corner - Retail Development\2021-12-16-X-City DRC Submittal\10230.09- NW Corner - PAM Comment Responses.docx

**DRC**  
12/16/2021

**PZ21-12000045**

**1/19/2022**

Pre-Application Review Meeting  
November 23, 2021  
**P&Z # 21-12000045**



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

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

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

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.

**DRC**

**PZ21-12000045**

**1/19/2022**



Pre-Application Review Meeting  
November 23, 2021  
**P&Z # 21-12000045**



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 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.

15.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.

16.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.

17.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.

18.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.

19.1804.4 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.

20.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.

Pre-Application Review Meeting  
November 23, 2021  
**P&Z # 21-12000045**



21.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.

22. 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: To be addressed at building permitting.**

**DRC**

**PZ21-12000045**

**1/19/2022**