



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-119

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DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 19, 2021

### COLLIER CITY BSO SUBSTATION SITE PLAN

**Request:** Minor Site Plan  
**P&Z#** 21-12000014  
**Owner:** City of Pompano Beach  
**Project Location:** 2714 NW 4 CT  
**Folio Number:** 484233045300 & 484344045310  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-2 (Community Business)  
**Commission District:** 5  
**Agent:** Paola West (954-529-9417)  
**Project Planner:** Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

### Summary:

The applicant is requesting MINOR SITE PLAN approval in order to construct a 2,749 square foot building for use as a Broward Sheriff's Office (BSO) police substation.

### Staff Conditions:

### PLANNING

Daniel Keester | daniel.keester@copbfl.com

Review Complete Pending Development Order

-Land use for this parcel is Commercial (C) & Residential (L); the zoning is RS-3 & B-2. A police Station was approved by special exception (P&Z: 19-17000008), to operate on the residential portion of

the property.

-The property is unplatted, and a copy of the proposed plat was uploaded with this submittal. Provide a recorded copy of the approved plat, prior to building permit approval. The proposal is in conformance with the proposed plat note, which limits the property to 3,030 square foot police substation.

-The city has sufficient capacity to accommodate the proposal.

## ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Review Complete Pending Development Order

1. 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

2. The proposed paving, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.

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

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

5. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

6. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project.(It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

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

## **FIRE DEPARTMENT**

Jim Galloway | jim.galloway@copbfl.com

Review Complete Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

## **BUILDING DIVISION**

Todd Stricker | todd.stricker@copbfl.com

Review Complete Pending Development Order

### **Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply.

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. Signsshall 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 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 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.

3.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.

4.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.

5.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.

6.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

**DRC**

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.

7.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.

8.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.

9.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).

10.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.

11.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.

12.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.

13.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.

14.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.

15.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.

16.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.

17.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.

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.

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.

## BSO

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

**Review Complete Resubmittal Required**

### 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.

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan. Initials \_\_\_\_\_

2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:

a. Landscaping type, placement & dimensions, Initials \_\_\_\_\_

b. Lighting types such as pole, motion-sensor, etc., Initials \_\_\_\_\_

c. Fencing type, placements & dimensions, Initials \_\_\_\_\_

d. Signage type & placement, Initials \_\_\_\_\_

e. Camera type, location & scope of cameras, Initials \_\_\_\_\_

f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials \_\_\_\_\_

g. Pedestrian & vehicle circulation patterns, Initials \_\_\_\_\_

h. Dumpster/ enclosure type & design, Initials \_\_\_\_\_

i. Alarm types, locations, etc. Initials \_\_\_\_\_

j. Parking garage & lot types - include all security features & measures, Initials \_\_\_\_\_



- k. Any other special considerations relevant to the specific type of development, etc. Initials \_\_\_\_\_
3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials \_\_\_\_\_
4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials \_\_\_\_\_

## **CRA**

Kimberly Vazquez | kimberly.vazquez@copbfl.com

Review Complete No Comments

No comments.

## **UTILITIES**

Nathaniel Watson | nathaniel.watson@copbfl.com

Review Complete Pending Development Order

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official Bldg. permit submittal.
3. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
4. Plan 008 L-3 - Irrigation Permit Plan proposes a 1" irrigation meter along NE 27th Avenue. Please reflect this proposal on civil plan 017 EP-03 WS Plan.
5. Please show a City accessible sewer cleanout boxed just behind the recorded property line on NW

4th Court.

6. Please attach the following 2019 City Engineering Standard details as they apply: 106-1 Backflow Preventer, 107-1 Typical 1" Water Service, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 210-2 Sewer Box and Cover Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

7. Please note on Landscape Plan 007 L-2 Permit Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

## LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

**Review Complete Resubmittal Required**

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509, on the south side.
2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Include street trees on the East side and adjust to show on plan or replace as part of this project.
3. 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.
4. Provide methodology for tree appraisal as condition values appear to be low.
5. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.
6. Provide a graphic scale on landscape plan.
7. Correct the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.
8. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' of landscape areas between a vehicular use area and an abutting building.

9. 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. This area can be shared but cannot supersede tree counts and requirements.
10. Provide required the Type Perimeter Buffers on South and West sides as per 155.5203.F.3. and provide a cross section detail. The site is required to have a Type C buffer on the west and the portion of the south property line that abuts a single family home, per the residential compatibility standards. The remaining 90 feet or so along the south will be required to have minimally a 10' wide VUA buffer in lieu of the Type B buffer. Correct and add the appropriate tree counts and shrub heights and note on the plan.
11. Provide a cross section detail of the proposed wall footers as it appears that it will encroach into the required landscape buffer soil space. Staff recommends post and panel installation.
12. The location of the wall at the property line may require relief.
13. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. All areas of the plan are remiss. Palms do not meet the requirement.
14. Parking layout is confusing, adjust plan and provide back outs as the majority of spaces are not configured correctly. What are large hatched areas in the parking lot?
15. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. Correct north parking island with half being impervious.
16. All trees shall be large canopy trees unless overhead wires are present including street trees.
17. Provide an alternate to Pigeon Plums as this species do not historically perform well in an urban heat island atmosphere.
18. Bubblers will be provided for all new and relocated trees and palms. Show on plan and provide a note. Also note that irrigation will provide 100% coverage with 50% overlap.
19. All tree work will require permitting by a registered Broward County Tree Trimmer.
20. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
21. Additional comments may be rendered a time of resubmittal.

## ZONING

Lauren Gratzer | Lauren.Gratzer@copbfl.com

**Review Complete Resubmittal Required**

1. This application is being reviewed as a Minor Site Plan.
2. On the site plan, provide the stacking distance to the parking lot entrance to the north. A minimum of 25 feet is required for stacking at the parking lot entrances (155.5101.G.8.B).
3. A “bicycle facility” (bike rack) is required near the primary entrance and be in a well lit area for site plan approval (155.5102.L). Show this on the site plan. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces-provided that no more than 20 bicycle parking spaces shall be required in any one parking area.
4. Provide the length of the parking stalls on the site plan. A parking space is required to be a minimum of 9’ X 18’. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas (155.5102.C.9).
5. Provide the width of the sidewalk to the west of the building.
6. The rolling gate and standard fence is called out on the CPTED plan but not on the site plan. Label all elements on the site plan including but not limited to awnings, canopies, pedestrian walkways, screen walls, fencing, etc.
7. Provide the height of the proposed wall on the site plan. The maximum height is 6 feet in the portion of the property that is zoned residential and 8 feet in the portion zoned commercial.
8. The west property line and the portion of the south property line that abuts a single family home must have a Type C buffer, not a Type B buffer, in order to meet the Residential Compatibility standards (155.5604.C.4.b). The Type C buffer requires an 8’ fence or wall as well as trees and bushes per 155.5203.F.3. A Public Purpose Adjustment or CPTED waiver may be used for the discrepancies of fence requirements. The portions of the property along the south, not abutting the single-family home, must have a VUA buffer of at least 10 feet wide (155.5302.D.3.c).
9. Parking for a police station is 1 space per 500 square feet (155.5102.D.1). The site plan data table says the building area is 2,749.6 SF, but the parking calculations are based off of 2,718 SF. Correct the data table to show the correct square footage for the parking calculations.
10. Include a “Provided” column on the “site code information” table on the site plan, next to the required information that is shown. Label this existing column as “required”.
11. The site plan has a “project location” plan in the right hand corner. Outline both subject parcels on this location plan rather than just one.
12. Building base plantings shall be provided between the north east corner of the building and the property line per 155.5203.E.
13. Clarify if the use of a dumpster enclosure will be included or not. If so, it must meet the requirements of code section 155.5301.C.
14. There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure.
15. The light poles located on the west side of the property in the RS-3 zoning district are permitted to be a max height of 17.5 feet. Revise the two light poles in this district. The remaining light pole (on the east side) is permitted to be a max height of 20 feet (155.5401.D).
16. Provide the width of the building facades on the elevations. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. See

Figure 155.5602.C.5.a Example of front facade offsets.) (155.5602.C.5.a). See section 155.5602.C.5.b for offset alternatives if applicable.

17. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways (155.5602.C.7). Provide the fenestration calculations on the elevations. Additionally, the windows shall be transparent, not heavily tinted or mirrored.
18. Provide the height of the building from average finished floor grade to the roof line.
19. The two subject properties must be unified with Broward County before building permit approval.

## SOLID WASTE AND RECYCLING

Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) <<mailto:beth.dubow@copbfl.com>>  
Review Complete Pending Development Order

REVIEW COMPLETED; NO OBJECTIONS

NOTE: Garbage and recycling totes must be rolled out to the curb for service on the scheduled service days.

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

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.

PLEASENOTE: 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).