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Chick-Fil-A Pompano Beach
2250 N Federal Highway
DRC meeting – August 4, 2021
File # LN-165
P&Z number: 21-16500001

Bowman Consulting is in receipt of the Development Review Committee comments for the proposed Chick-Fil-A drive thru modifications in the City. We respectfully submit the following responses:

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Planning Department

Daniel Keester - daniel.keester@copbfl.com

- 1. No Comments on the request. Comments for the administrative adjustment will be rendered by the Zoning Reviewer.

Response: noted.

Engineering Department

David McGirr | david.mcgirr@copbfl.com

2. No Comments

Response: noted.

Fire Department

Jim Galloway | jim.galloway@copbfl.com

3. No Comments

Response: noted.

Building Division

James DeMars | james.demars@copbfl.com

Review Complete Pending Development Order

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 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.

Response: noted. Separate building applications will be provided at time of building permit.

2. 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. 61g116.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response: noted, the plans have been electronically signed and sealed with third party verification.

3. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

Response: noted, the plans have been electronically signed, sealed and dated with third party verification.

4. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Response: noted, this application will provide the administrative adjustment for the parking requirements.

5. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

Response: noted.

6. FBC A502.6 - The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: City detail for the Accessible space sign has been added to site and drainage details sheet C-5.0.

7. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

Response: noted. No proposed changes to the existing grading around the building are proposed. Existing drainage patterns do not show any accumulation of water around building foundations.

8. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: noted, no grade changes to the periphery of the building are proposed. Existing drainage patterns do not show any accumulation of water around building foundations.

9. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response: noted. No work in the right of way is proposed.

10. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

Response: noted, Interplan is proceeding with building permits (for the dumpster enclosure and new canopy) and will provide this information at the time of that application.

11. 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: noted.

BSO

Plan Reviewer

No comments provided as for 7.26.2021.

CRA

Plan Reviewer

Status

No comments provided as for 7.26.2021.

Utilities

Nathaniel Watson | nathaniel.watson@copbfl.com

Review Complete Resubmittal Required

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

Response: Noted.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. e-plan submittal.

Response: Please see the correspondence from Broward County enclosed in the resubmittal. A permit is not required due to the minor scope of the improvements. Below is a screenshot for ease of reference as well.

[EXTERNAL] RE: Chick-Fil-A Administrative Adjustment (CFA Pompano Beach drive thru mod)



Narvaez, Johana <JNARVAEZ@broward.org>
To: Jenny Baez; Alma Romero
Cc: Kristhian Morales

↩ Reply

↩ Reply All

→ Forward

...

Tue 8/10/2021 1:23 PM

Good Afternoon Jenny,

Sorry for just getting back to you. The project does not require a License due to the minor modifications on the existing property.

Please do not hesitate to contact me if you have any questions.

Sincerely,



JOHANA NARVAEZ, M.S.E.E., ENVIRONMENTAL PROGRAM MANAGER

Environmental Protection and Growth Management Department

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Surface Water Management Licensing

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519- 0318 Fax: (954) 519- 1412

jnarvaez@broward.org

Broward.org/PermittingAndLicensing | [ePermits](#) |

We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

3. The proposed dumpster drain appears to tie into the sanitary sewer system leading to the municipal wastewater collection system. How will the proposed dumpster drain prevent excessive infiltration from rain or similar occurrences unrelated to wastewater collection and treatment?

Response: Plans were revised to remove the connection to the sewer system and the dumpster will get graded towards the pervious area at the rear of the structure.

Landscape Review

Wade Collum | wade.collum@copbfl.com

Review Complete Pending Development Order

1. Staff is in support of the overall design change.

Response: noted and appreciated!

2. Proposed landscape plan must attempt to reach the intent of the original approved plan on file #09-1335 as to tree and palm count, correct. There are good many trees missing from proposal. Communicate with staff on palms vs canopy tree counts.

Response: noted, please see the revised landscape plan.

3. Scoot trees to the middle end of the landscape parking islands.

Response: trees are scooted to the middle end of the islands.

4. All interior island trees are to be large canopy, switch out proposed Crape and Clusia's.

Response: changed crape and clusia to gumbo limbo.

5. Upload original plan to permit submittal file for reference.

Response: Original plan was uploaded to the system.

6. If Understory trees are proposed, they are to be a minimum of 10' tall

Response: no understory trees are proposed in this project.

7. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

Response: the survey was submitted to the system and renamed "014 S-0.1 Tree Survey".

8. 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: See uploaded updated tree report which contains all the appraised values of the trees and the DBH of all non-specimen trees removed vs. the dollar value of and caliper of trees replaced. A table was also added to the landscape plans reflecting the report's information.

Chick-fil-A 2483 Pompano Beach

Qty	Common Name	Size	Amt	Total Cost
3	Gumbo Limbo	14' Hgt.	\$ 650.00	\$ 1,950.00
3	Green Buttonwood	14' Hgt.	\$ 650.00	\$ 1,950.00
1	Live Oak	14' Hgt.	\$ 650.00	\$ 650.00

Total Replaced Value \$ 4,550.00

Total trees Remain Value \$ 114,972.80

Total Trees Removed Value \$ 17,731.00

9. Provide tree numbers for existing trees on the landscape plan.

Response: added tree numbers the landscape plan; see sheet L-100

10. Redesign exfiltration trench on grading and drainage plan as the proposed bisects required landscape islands.

Response: The new/proposed exfiltration trench has been redesigned to prevent any interference with the landscape on the islands. Existing exfiltration trench on the south portion of the parking lot is to remain as is to avoid disturbing the drive thru operations as much as possible. These improvements will be constructed during off hours and on Sundays to ensure the restaurant can keep operating and avoid disturbance to the abutting tenants as well.

11. As per 155.5401.C. Be aware of light pole locations. 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: All light pole are existing to remain per the existing conditions except one, which is being relocated in the area between the expanded drive-thru and the adjacent parking bay. Refer to demolition plans (C-1.2) and site plan (C-2.0) for light pole locations.

12. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking space sand per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. Some are larger and may be adjusted to help meet the change.

Response: the parking at the front of the restaurant has been redesigned to provide the 8-foot landscape islands and required trees as requested by the City.

13. 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: please see the enclosed irrigation plans and details.

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

Response: No trees are being proposed for relocation. No proposed palms either.

15. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: reflecting biodegradable material for the straps (treestrap), see tree detail sheet L-100

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

Response: Added "City Notes" section to sheet L-100. All proposed trees are 14' Hgt.

17. Provide a tree protection barricade detail and show locations of tree protection on a tree management plan.

Response: city tree detail and tree protection fence location added to sheet L-100

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

Response: Added as a note under "city notes" on sheet L-100; see Arborist recommendations under their Tree Report.

19. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

Response: added note to sheet L-100

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

Response: added note to sheet L-100

21. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

Response: no trees are being proposed for relocation on this project.

22. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.

Response: Note has been added to site plan and landscape plan.

23. Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

Response: Note has been added to site plan and landscape plan.

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

Response: Noted. The project's arborist contracted by Chick-fil-A is already a registered Count tree trimmer (Broward County Tree Trimmer License A-1682).

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

Response: noted, this letter serves to address these comments.

Zoning

Lauren Gratzner | lauren.gratzner@copbfl.com

Review Complete Pending Development Order

1. The perimeter buffer is required to be a minimum of 10 feet in width. The proposed site plan says the east buffer is 9.6' wide and the west side is 6.9'. If this is existing, make a note stating so on the site plan. If it is proposed, revise to meet the minimum 10' width.

Response: the west and east buffer is not being touched as part of this project to avoid any disturbance to the existing tree root systems in these areas. Bowman labeled them as an existing buffer dimensions on the site plans.

2. Remove the note on the south of the site plan regarding a 10' landscape buffer as this is the middle of the drive aisle and landscaping is not proposed here.

Response: Noted. See changes on sheet C-2.0 where the south buffer note has been removed.

3. The project justification narrative states the property owner has entered into an agreement with a nearby property owner in order to use 12 parking spaces for Chick-Fil-A employees. Provide proof of this agreement and identity where these additional 12 parking spaces will be located.

Response: please see the enclosed parking easement agreement that was negotiated as part of the lease for the offsite parking for Chick-fil-A use. Below is the area with the location of these parking spaces.



4. Provide the maximum occupancy of the Chick-Fil-A customer service areas on the site plan. This number is used to determine the required parking per the current code standards (155.5102.D.I).

Response: Site plan has been updated with the maximum occupancy to determine the required parking count. The existing building has an occupant load of – 112 occupants.

5. The new dumpster enclosure must meet all requirements of code section 155.5301.C. at time of building permits.

Response: noted, the new dumpster enclosure will be in compliance and demonstrated through the building permit application process.

6. Provide architectural details of the newly proposed order canopy identified as note 15. This canopy will contribute to the overall lot coverage of the property. This additional lot coverage shall be identified on the site plan at time of building permit.

Response: noted, the details for this canopy will be provided at the time of building permit. Enclosed are some elevations for the City's recordkeeping.

Bowman

Solid Waste and Recycling

Beth Dubow | beth.dubow@copbfl.com

Review Complete No Comments

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 should you have any questions or concerns regarding this review.

Response: noted.

If you have any questions or require additional information, please do not hesitate to contact us,



Jenny Baez
Branch Manager
Bowman