



March 12<sup>th</sup>, 2025

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: PZ# 24-12000027 MAJOR SITE PLAN - VERA / 1600 FEDERAL LLC (1600 S Federal Highway)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the March 5<sup>th</sup>, 2025 DRC Meeting. We would like to take the opportunity to respond to those comments issued from at this time. If you believe the comments have been satisfied and the project can move forward, please indicate so.

Thank you and I look forward to your response.

## PLANNING

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

- This request is for a Site Plan for a property located at 1600 S Federal Hwy, which is located on the east side of S Federal Hwy at the at the south end of the City. There is one folio included in the subject property (494212000070). The property is zoned B-3 and has a land use designation of Commercial. The access will be on Federal Hwy. The property is 102,393 sq. ft and currently houses a 78,734 sq. ft. office building. The applicant intends to redevelop the property into a mixed-use development with 132 multi-family residential units and 82,384 sq. ft. of commercial retail uses in addition to the existing office building.  
*Understood, thank you.*
- Plat to be approved (recorded) prior to building permit issuance. Site Plan Conditions per Plat:  
In note number 6 on Plat page 2 of 2, make the following changes:
  - All facilities for distribution of electricity, telephone, and cable and similar utilities shall be installed underground.
  - Residential Flex allocation must be approved prior to the approval of this Plat.
  - A SCAD letter must be submitted if not provided already.
  - Structures cannot encroach onto an easement. Easements must be abandoned prior to this Plat moving forward.
  - Provide cross access easement for adjacent northern property.*These comments will be addressed under plat application 24-14000007.*
- In accordance with Resolution 2022-185, the applicant must utilize Broward County Policy 2.16.4 for the residential entitlements. The property is 2.35 acres in size. The property is Commercial Land Use and Zoned B-3. B-3 permits 46 dwelling units per acre, however properties using BC Policies 2.16.4 are eligible for a 1.5x density bonus or 69 dwelling units per acre. This would equal 162 units, therefore, the 132 units proposed are permitted with this process.  
*Understood, thank you.*
- Developments following these policies must comply with the additional standards of code

section 155.4202.A. Mixed-Income Residential and Mixed-Use Density Bonus Policies.  
(Zoning to review for compliance)

*Understood, thank you.*

- The property abuts Federal Hwy where 120-foot ROW is required. Based on the survey, the property provides 60 feet to the centerline, therefore, no additional ROW is required to be dedicated.

*Understood, thank you.*

- 15% of units must be set aside for affordable housing or a payment-in-lieu must be provided for each market rate unit. Specify which option will be used for this project.
1. Policy 2.16.4 does allow for a buy-out of the affordable requirement at a cost of \$10,000 for every unit in the project. This amount will escalate 3% on January 1st of every year following January of 2023.

OR

2. Provide the unit mix on the site data and indicate the number of units reserved for affordable housing units, equally distributed across the unit mix. A Declaration of Restrictive Covenants will be required to be recorded prior to building permit approval.

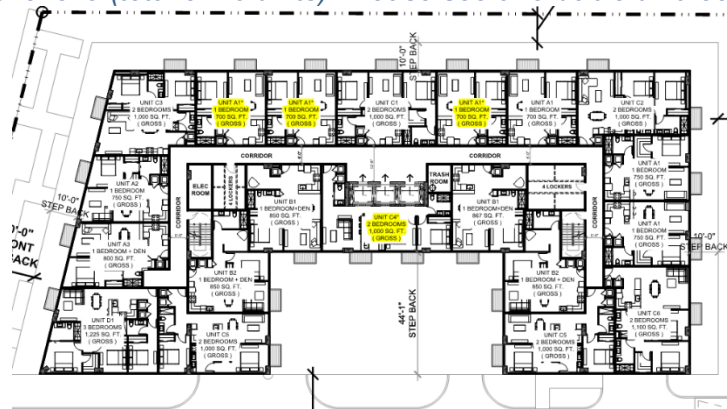
*We are providing 20 affordable units allocated in the building. Please see table 4 on sheet A-006 for more details.*

#### --General Comments regarding Policy 2.16.4 --

POLICY 2.16.4 Within parcels designated Commerce on the Broward County Land Use Plan and fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners, herein after referred to as a Qualified Road, or within a parcel designated Activity Center, multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

- (1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following bonus units to affordable unit formula(s) described below:
  - (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
  - (b) Low income: nine (9) bonus units for every (1) one low income unit.
  - (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.

*Understood, thank you. We propose 20 moderate income affordable units; 4 units per floor from level 5 to level 9 (total of 20 units). Please see affordable unit locations below:*



- (2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-

bedroom, two-bedroom, three- bedroom, etc.) in the development project; or

*Please see table 4 on sheet A-006 for more details.*

- (b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).

*Please see table 4 on sheet A-006 for more details.*

- (3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.

*No residential units are proposed on the ground floor level.*

- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.

*Agreement will be drafted and provided with P&Z submittal.*

- (5) Within a development containing residential units, the following shall apply:

- (a) Office and commercial use may either be vertically or horizontally integrated providing the following:

1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;

*100% of the ground floor of the portion of the building facing Federal Highway is provided as commercial use.*

2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

*Retail space is provided on the ground floor. See site plan on sheet A-080.*

- (b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.

*The property is less than 5 acres.*

- (6) Affordable unit requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund\*\* equal to \$10,000 per unit for the total number of units within the development which sum shall increase by 3% annually.

*20 affordable units are allocated in the building. Please see table 4 on sheet A-006 for more details.*

- (7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.

*Understood, thank you*

- The City has sufficient water and wastewater treatment capacity to accommodate the proposal.

*Understood, thank you*

## ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com Pending Resubmittal

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

1. Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.  
*Provided prior to building permit issuance as applicable.*
2. Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.  
*See Sheet ESC for Erosion and Sediment Control measures.*
3. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities  
*Provided prior to building permit issuance as applicable.*
4. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.  
*Provided prior to building permit issuance as applicable.*
5. Submit/upload a copy of 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 systems shown on the civil engineering plans.  
*Provided prior to building permit issuance as applicable.*
6. Submit/upload a copy of 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.  
*Provided prior to building permit issuance as applicable.*
7. The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can.  
*Noted.*
8. Before the approval of the City Engineering Division, the Citys Utilities Division must approve these plans.  
*Provided prior to building permit issuance as applicable.*
9. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way.  
*Provided prior to building permit issuance as applicable.*
10. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of S. Fed. Hy.  
*Provided prior to building permit issuance as applicable.*
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 S. Fed.  
*Provided prior to building permit issuance as applicable.*
12. Submit/upload the 2025 City Engineering standard details for the proposed off-site water and sewer connections. These detailed drawings may be obtained from the City's website in pdf format.  
<https://www.pompanobeachfl.gov/government/engineering/standard-details>  
*See Sheets C5.1-C6.3 for applicable Pompano Beach standard details.*

13. An existing AT&T duct bank might run parallel on the east side of the existing 6" water main. This could affect the two proposed taps on the east side of Federal Hy.  
*The Water and Sewer Plan, Sheet C3, has been updated to take this comment into consideration.*
14. Note on plan sheet 038 C3, All sanitary sewer manholes owned and maintained by Pompano Beach must be Sewper Coated. Only Sewpercoat & Refratta HAC 100 are the two approved products allowed in our system.  
*This has been added as a note on Sheet C3 for the existing sewer manhole at the NE property corner.*
15. PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.  
*Noted.*

## FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com  
Authorized with Conditions

1. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.  
*See hydrant flow test in the Documents folder.*
2. 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 builders 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.  
*See hydrant flow test in the Documents folder.*
3. On Plan 012 A-080 Site Plan, Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2021ed Chapter 18).  
*An entrance from Federal Highway has been provided with mountable curb and grass pave.*
4. On Plan 038 C3 WS Plan, Proposed water supply connections are both connected to the same 8-inch dead end water supply located on West side of Federal Hwy.  
*On-site fire hydrant water main is now 8", refer to Sheet C3.*
5. On Plan 038 WS Plan, required to connect to equal or larger size public water main.  
*Noted.*
6. On Plan 038 WS Plan, Minimum water main size for multiple fire hydrants and/or fire protection system would be 8-inch.  
*On-site fire hydrant water main is now 8", refer to Sheet C3.*
7. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications

and following standards:

- a. NFPA 13 Standards of Installation of Fire Sprinklers,
- b. NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.
- c. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

*Noted and shall be provided prior to building permit issuance.*

## BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com  
Authorized with Conditions

### Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

*Plans for permit will comply with requirements.*

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

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

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

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

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) .

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The

Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

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

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

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

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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).

11. 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.

12. 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.

13. 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.

14. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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 2percent 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.

22. 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.

23. 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.

24. 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.

*Plans for permit will comply with requirements.*

## BSO

Anthony Russo | Anthony\_Russo@sheriff.org Authorized

Development Review Committee Date Reviewed: 02-13-2025

Subject: CPTED and Security Strengthening Report: PZ#: 24-12000027 Name: Vera

Address / Folio: 1600 S. Federal Hwy., Pompano Beach, FL Type: Major Site Plan

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony\_russo@sheriff.org

M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM

### A. \*\*DISCLAIMER\*\*

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

*Understood— This is noted on the CPTED plan and narrative. Please see sheet A-801.*

### B. \*\*PLEASE NOTE\*\*

When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well- being of the employees, residents, tenants, visitors & all legitimate users of the site.

*Understood— This is noted on the CPTED plan and narrative. Please see sheet A-801.*

### C. \*\*BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM\*\*

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

*Understood— This is noted on the CPTED plan and narrative. Please see sheet A-801.*

### A. Activity Support Security Strengthening

1.) Public, Visitor &/or Common Use Restrooms, Storage Rooms, Locker Rooms, Fitness Rooms, Saunas, etc. (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

*Understood—This is noted on the CPTED plan and narrative. Please see sheet A-801.*

2.) For projects with multiple stairwells, each stairwell must be prominently identifiable with wayfinding signage, preferable by number or letter, to help expedite response times for emergency personnel (Police, Fire Rescue, Security, Management Staff) in case of possible crisis events within the building.

*Understood—This is noted on the CPTED plan and narrative. Please see sheet A-801.*

**UTILITIES**

Nathaniel Watson | Nathaniel.Watson@copbfl.com Status

*New comments have not been provided by the Utilities Department as of the time of drafting this report (February 20, 2025) addressing the March 5, 2025 DRC review. Please contact Nathaniel Watson for updated comments.*

**LANDSCAPE REVIEW**

Mark Brumet | mark.brumet@copbfl.com

Pending Resubmittal

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Place note on the site plan and change proposed understory treespecies to large canopy tree species.  
*Overhead utilities are to remain along a portion of east property line. Notes are on planting plans.*
2. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced. Update list providing dollar value for all palms.  
*Arborist to provide.*
3. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Proposed mitigation spelled out on the submittal does not translate. More caliper is muddying the waters and hard to manage based on the plant availability. We suggest staying with the minimums and negotiating from there on either extra trees or standard payment to the TCTF. Mitigation Summary Table on sheet L-000 shows 203" dbh to be mitigated, 124" dbh proposed mitigation and 79" dbh shortfall. Clearly define and designate mitigation trees and palms in the plant list and on the proposed landscape plan so that staff can verify what is proposed mitigation vs what is required for the site.  
*A mitigation chart has been added to sheet L-000 and trees have been differentiated on plant list on sheet L-207 as requested. There still is a shortfall with no more room to plant.*
4. Update data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping according to the correct square footage of 102,393 square feet. Site 35 trees and 171 shrubs, 9 (338 linear feet of row) street trees, correct data table to reflect these numbers  
*Data table has been corrected to reflect your comment.*
5. Provide required Type B Perimeter Buffers on East sides as per 155.5203.F.3. and provide a cross-section detail to include the location of the fence/wall. Data table information indicates option 1, the detail does not match the proposed option; showing only one row of hedges and all trees inside fence, in addition the provided landscaping on L-200 does not meet the B type buffer as identified in code section 155.5203.F.3.  
*This type buffer is a bit confusing. Is there an example that can be sent to us to review. Would it mean that the fence would have to be put several feet into the property to allow for a row of shrubs on the exterior side? If so, how are these plants maintained?*
6. All trees shall be large canopy unless OHW exist. Comment was not addressed as indicated in the response.  
*All trees have been changed to large canopies. However, there are a few areas that will not allow for large canopies (not counting under o/h areas) and have left smaller canopy trees for better landscape architecture practice. We'd also like to know why*

*smaller trees can't be used on site. We were trying to achieve bio-diversity in plant material and heights.*

7. There appears to be utility conflicts bisecting required landscape areas, please revise, relocate, and correct. Comment not addressed as stated in comments response.  
*If the area on the south is what's in question. The drainage culvert is to be 3' to 3.5' below grade. We are to propose a bio-barrier for extra protection in these areas. See detail on sheet L-207.*
8. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building. Clearly define what is required and what is being provided to include dimensions.  
*See response for comment below.*
9. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:
  - i. Palms must be provided in multiples (doubles or triples);
  - ii. If palms and trees are combined, one row of shrubs can be provided;
  - iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
  - iv. If trees are provided, design must include a minimum of 2 species;
  - v. Trees or palms must be a minimum of 14 feet in height;
  - vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
  - vii. Suspended pavements systems are provided for the adjacent vehicular use area. Clarify options used in a narrative on L-207.

*Elements (iv, v, vi & vii) are being proposed in order to meet 50% of required width. See planting plan.*
10. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings). Show light poles w/radii on landscape plan and shift pole where there are conflicts.  
*Light poles are now shown on the planting plans with radii. Please refer to planting plans.*
11. 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. Not provided per comments response.  
*See site plan. Sod, trees and irrigation has been provided in all parking islands.*
12. 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. Please scoot trees to the end 1/3 of the islands. Adjust position of parking lot island trees further into landscape island to be at approximately 2/3rds into the end of the island.  
*See updated site plan from architecture.*
13. Provide Street Trees at 1:40' as per 155.5203.G.2.c. spread out along the length of the property. These trees cannot be counted towards site requirements. Only 7 street trees provided, 9 required; all street tree species shall be Live Oaks.

*Unfortunately, there is no room to meet this requirement as there is a large FDOT site triangle, a grasspave emergency fire department egress entrance and some utilities that cause conflict. We had to lose 1 more existing tree due to this fire access. Why must they be Live Oaks, are they part of a larger masterplan?*

14. Provide an end island with tree and sod adjacent to parking stall #27 and 74 to terminate the parking row.  
*See updated site plan from architecture.*
15. Provide a tree in terminal parking island adjacent to stall #28, 56 and 57.  
*See updated site plan from architecture.*
16. Areas labeled F on the site plan sheet A-080 appear to be oversized and look like loading zones. Please clarify.  
*See architecture plans.*
17. Provide an alternate species to CODI. Also, CODI being proposed in areas where there are no overhead utilities.  
*CODI has been replaced with smaller Simpson stoppers underneath powerlines. Why can't Pigeon Plums be used?*
18. TAHE in landscape parking islands shall be changed to a large canopy species. Staff recommends changing the TAHE to COER, and bookending the landscape row with DERE and converting the COER to Satinleaf trees. There also appears to be 2 extra trees in the row. Reduce count and offset from proposed landscape island trees.  
*We have replaced the TAHE with a larger Satinleaf tree. We have kept the COER and DERE as proposed per our design intent.*
19. Clarify the proposed use of structural soil as it appears that there is sufficient cubic feet of soil proposed for the proposed plant material.  
*We have revised structural soil to cover any potential root system within the canopy dripline under paved surfaces of any large proposed trees.*
20. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
*Understood, thank you.*
21. Additional comments may be rendered a time of resubmittal. (Info Only).  
*Understood, thank you.*

## ZONING

Jonathan Cady | Jonathan.Cady@copbfl.com  
Pending Resubmittal

1. Provide the heights at each 10-ft transition. Include a larger snapshot or a separate plan that clearly reflects the proposed effective height transitions. Improve the distribution of height transitions, as the current plan does not effectively distribute them. Per Section 155.4202.A.2., All developments greater than 35 in height must result in an effective transition of heights from abutting low-density residential (20 units per acre or less) development to the tallest portion of the development. The effective transition of heights is intended to demonstrate compatibility of heights with abutting low-density residential development and to demonstrate that the tallest portions of the development are appropriately located including a gradual and incremental increase in height that is proportionally tiered and reasonably distributed.  
*Please see sheet A-004B for a section and aerial roof plan showing spot elevations at each 10 feet transition from the east property line. The effective transition of height is greatly influenced by the presence of the existing office building, and our proposed*

*architectural design reflects the existing condition and make in our view the best possible transition. The section highlighted above shows how the different step backs of the proposed building diminish the presence of the building mass as it goes higher.*

2. Please note that there is also a 10 Utility Easement on the NE portion of the lot. An easement abandonment may be needed. Refer to Section 155.2431 for the city's regulations.

*This easement is for an existing sewer main which is to remain and has been verified with the City of Pompano Beach. The development does not encroach into the easement and access shall be maintained from the garage.*

3. There is an 10 FPL easement that contradicts your proposed development, An abandonment may be needed to correct this or provide documentation that from FPL that your proposal will not interfere with their easement.

*An FPL consultant will coordinate abandonment of the FPL Easements prior to obtaining a building permit through the City of Pompano Beach.*

4. Provide Photometrics plan and ensure that it complies with Section 155.5401. General Exterior Lighting Standards. Update Photometrics Plan to ensure that the vehicle use is a minimum of 0.5 foot-candle. The entrance and exit onto the site have a foot-candle lower than 0.5. Ensure that the plan complies with Section 155.5401.E.

*Please see photometric plans on sheet P-001, P-002 & P-003.*

5. Per Section 155.5802., All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development. Clarify the design feature chosen for the proposal and tally up the points in a table to comply with the regulations. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points. Please provide the response provided to the Sustainable Development Options and Points regulations in a Sustainability Narrative.

*The design features chosen are as follows: Efficient Cooling (2 points), Hurricane Resistant Structures to meet a minimum 150 mph load (4 points), Mixed Use Development (4 points) and White Roof (2 points). A total of 12 points achieved.*

6. The parking spaces labeled as #74 need to end with a landscape island. Update the plans to ensure compliance with Section 155.5203.D.4.b.

*Landscape island has been added next to parking #74, please see sheet A-080.*

7. Parking spaces labeled as #28 and #57 need to end with a landscape island with a radius to ensure the edge is not a harsh, sharp end. Update the plans to provide a radius for these parking spaces. Additionally, clarify the purpose of the turnaround, as the drive aisle is wide enough for it. Instead of using two spaces for the turnaround, use one space for it and convert the other into a landscape island. Ensure that it is in compliance with Section 155.5203.D.4.b.

*Radius has been added to the landscape island for parking #28 & #57, please see sheet A-080.*

8. Remove the wheel stops in parking spaces #1 and #2. Ensure the parking spaces comply with Section 155.5102.C.9.

*Wheel stops have been removed from parking #1 & #2, please see sheet A-080.*

9. Clarify how you intend to utilize the space in front of the commercial building. Please note that outdoor seating is subject to numerous regulations that must be followed if you plan to incorporate it (Section 155.4303.V.).

*The space in front of the retail space is intended to be a landscape plaza which is open to the public and will be used as an entrance to the retail space, no seating is proposed in this space.*

10. Provide elevations for the entire site, including both the proposed and existing structures. Ensure that the elevations align with the floor plan, particularly regarding elements such as the location of the parking garage. Additionally, each elevation plan should be distinct from the others to accurately reflect different perspectives.  
*The existing building has been added in all elevations. Please see sheet A-501, A-502, A-503 & A-504.*
11. Based on the elevations, the fenestration for the parking garage facing a street is still visible from the street. Per Section 155.5605.C.1.b.c., no vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and no deck or garage ramp areas shall be visible from the street and shall be internal to the building. Update plans to ensure the parking garage is in compliance with Section 155.5605.C.  
*A metal mesh screen has been added behind the decorative fins for the garage facing Federal Highway. Please see the rendering on sheet R-012 for a detailed view of the garage screening.*
12. Update plans to ensure that it follows the Design Standards Per Section 155.5602. For example, 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. Also, ensure that the building is in compliance with Section 155.5602.C.4., Buildings of three or more stories shall include a clearly recognizable base, middle, and top configured. refer to this section for the standards.  
*The street facing front building façade has been redesigned to have a clearly recognizable base, middle and top configuration. According to Section 155.5602.C.5.b. we are proposing an offset alternative which is changing the façade color that follow the same dimensional standards as the offset requirements. We are using two colors on the decorative fins to break the continuity of the retail façade. Please see elevation on sheet A-503 and renderings on sheet R-003, R-004 & R-005.*
13. Please note that commercial principal uses shall be limited to Eating or drinking establishments (including accessory outdoor seating areas); Professional/medical office; and Retail sales and service uses. Note this on plan and refer to this in the project narrative. (Info Only).  
*The note has been added to the site plan on sheet A-080.*
14. Please note that you may be subject to additional comments depending on the revisions provided with your next submittal. (Info Only).  
*Understood.*

Thank you for your consideration. Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA  
President, Land Planner