



August 27<sup>th</sup>, 2025

Development Review Committee  
City of Pompano Beach  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Big Tree BBQ Site Plan @ N POWERLINE RD POMPANO BEACH FL 33069 (Folios  
[484233020220](#); [484233020230](#); [484233020550](#); [484233020560](#); [484233040770](#))

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the April 29<sup>th</sup>, 2025 Pre-Application 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.

**FIRE DEPARTMENT**

Jim Galloway  
4/21/25 3:50 PM

1. Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18).  
*A flow test will be ordered but this is more of a construction drawing response.*
2. 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.  
City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.  
*There are two existing fire hydrants strategically located at each side street along Powerline Road. There are approximately 380' apart.*
3. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.  
*Noted- This flow test is order.*
4. 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:  
 NFPA 13 Standards of Installation of Fire Sprinklers,  
 NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

*Item has been noted, and site plan has also been updated to show a note saying that "Contractor shall order fire service backflow and meter assemblies immediately upon contract award. Documentation of purchase must be provided to the owner and City of Pompano Utilities and fire prevention for permit compliance. These items have extended lead times and failure to order promptly may delay project schedule and inspections."*

## ENGINEERING DEPARTMENT

David McGirr

4/21/25 4:15 PM

5. The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:  
*See responses below.*
6. 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.  
*This drainage permit will be submitted at the time for Building Permit.*
7. Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.  
*The prepared SWPPP is included in this resubmittal.*
8. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.  
*At the time of Building Permit the contractor will apply for and upload this NPDES permit.*
9. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.  
*At the time of Building Permit the contractor will apply for and upload this NPDES permit.*
10. On the site plan sheet change S. Powerline rd. to N. Powerline rd.  
*Site plan has been updated to show N Powerline rd. and S. Powerline rd. has been removed.*
11. Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in pdf format.  
<https://www.pompanobeachfl.gov/government/engineering/standard-details>  
*A details sheets has been prepared showing the applicable City's standard Details*
12. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.  
*Noted*
13. Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.  
*Noted*
14. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) 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 Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-*Notes added and water lines illustrated on landscape plans. Refer to sheet LA2-01.*

15. Show truncated warning dome mats on plan sheet 009 C3 the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

*This detail has been added to the set and notes added to the plan view calling for truncated domes at the sidewalk connections.*

16. Please note on the civil plan sheets 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. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards.

How to retire old laterals

If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral)

If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)

If the existing main is clay pipe, you must 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)

*All of these notes have been added to the Title Block area on Water and Sanitary Sewer Plan, Sheet C2 under "City Notes".*

## BUILDING DIVISION

Todd Stricker

4/22/25 8:43 AM

### 17. 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

**AAC**

PZ25- 12000012  
02/03/2026

satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

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

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

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

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

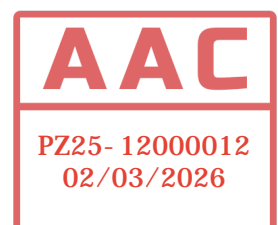
FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

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

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

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

*All building comments will be addressed with building permit submittal.*



18. 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.

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.

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.

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.

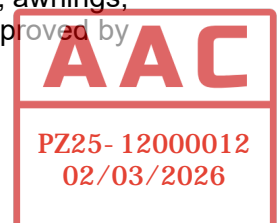
FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

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.

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.

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.

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.

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).

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.

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.

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.

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.

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.

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.

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.

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.

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,



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.

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.

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.

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.

*All building comments will be addressed with building permit submittal.*

## BSO

Anthony Russo  
4/22/25 10:56 AM

### 19. \*\*\* ATTENTION \*\*\*

Comment

Development Review Committee Date Reviewed: 04-22-2025

Subject: CPTED and Security Strengthening Report: PZ#: 25-12000012

Name: Big Tree BBQ

Address / Folio: N. Powerline Rd. betw. NW 4th Ct & NW 5th St. (484233020220)

Type: Pre-Application (PAM)

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

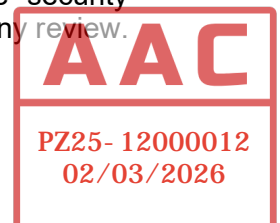
*No response required.*

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

#### A. \*\*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.

*This note has been incorporated into drawing PS-1 CPTED Plan.*



B. \*\* PRELIMINARY APPLICATION REVIEWS (PAM) \*\*

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

*This note has been incorporated into drawing PS-1 CPTED Plan.*

C. \*\* ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING \*\*

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans.

As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer.

*This note has been incorporated into drawing PS-1 CPTED Plan.*

D. \*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL \*\*

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

Initials \_\_\_\_\_

*Responses are provided herein, or addressed in the CPTED Plan or CPTED Narrative.*

21. E. \*\*SECURITY PERSONNEL\*\* YES \_\_\_\_ OR NO \_\_\_\_

If this project includes a dedicated on-site Security Guard(s) &/or Loss Prevention Employees, provide the hours of operation & scope of duties such as active patrol of the interior / exterior, stationary location inside / outside, monitoring security surveillance video, uniformed, plain clothes, etc. Please incorporate this information into your CPTED Narrative & Drawing Diagram.

Initials \_\_\_\_\_

F. \*\* LATE-NIGHT BUSINESS NOW OR LATER? \*\* YES \_\_\_\_ OR NO X \_\_\_\_

Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

*This is not a late-night business as the hours of operation are Sunday 12pm-9pm, Monday-Thursday 10am-10pm, and Friday and Saturday 10am-11pm. A late-hour business is defined in code section 115.26 as "A place of retail or commercial business that is open*



*for business to the public at any time between the hours of 11:00 p.m. and 5:00 a.m. and which does not meet the definition for a Convenience Business.”*

**G. \*\*BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM\*\***

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

Initials \_\_\_\_\_

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE

SIGN FULL NAME: \_\_\_\_\_

PRINT FULL NAME: \_\_\_\_\_

*This property will participate in the No Trespass Program. Sign locations are shown on drawing PS-1, and noted on PS-2, as well as the CPTED Narrative. Sign locations and affidavit will be coordinated at permit submittal.*

22. \*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. \*\*\*

**A. Natural Surveillance (Landscaping)**

1.) Design in dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc.

Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

*A note to this effect is located in PS-2, as well as the CPTED Narrative.*

**A1. Natural Surveillance – Security Strengthening**

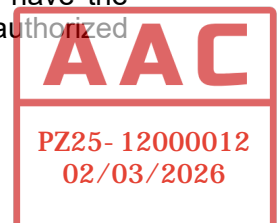
1.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.

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

*Item has been noted. ADA ramp as required for accessibility will have see through railing/guardrails.*

23. B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms

1.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.



*Dumpster does not include a pedestrian passageway.*

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

1.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

*A note has been added to the floor plan, CPTED notes, and CPTED narrative to state "Management office door shall be equipped with a wide-angle security viewer (door scope/peephole) for access control and occupant safety. Installation shall comply with Owner's security requirements."*

## C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking

1.) Install Access Control vehicular gates into the parking lot to deter and help prevent trespass opportunities. These entrances must be under video surveillance.

*Gates are proposed at the North and South entrance of the driveways to help prevent trespass opportunities and pass through traffic after hours. A note has been added to this effect on the CPTED notes sheet and CPTED narrative.*

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

*Gates are proposed at the North and South entrance of the driveways. It is noted that they have click 2 enter (C2E) Universal access systems. A note has been added to this effect on the sheet PS-2 and CPTED narrative.*

3.) Install sufficient sidewalk safety aisles (non-mountable curbs) in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

*We have added a crosswalk that will take pedestrian from the south parking area to the public sidewalk, then up to the building entrance.*

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

*Bollards are proposed on the Powerline Road side.*

5.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed

*As this is a very complex site for ingress and egress, traffic calming is not anticipated to be a significant issue and will be handled by the crosswalk added. Do Not Enter signage is located at the south driveway due to the one-way traffic flow. Additionally, a vehicular gate is proposed at both access points.*

## 24. D. Maintenance & Management – Security Strengthening

Costly equipment such as ground floor air conditioning units, exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind.

Please Note: For AC Units options to consider are Metal Strap Tie Downs, Secured Enclosures, Alarmed Sensory Devices, etc. For storage tanks / containers for hazardous contents, only use fire code approved security systems / mechanisms.

*Smoker Security: Outdoor smoker shall be enclosed by a secure, lockable gate to prevent unauthorized access. Rooftop A/C: Air conditioning units are proposed to be roof mounted*

*to avoid ground level placement and reduce risk of vandalism, theft or misuse of any kind. Notes have been added to this effect on the sheet PS-2 and CPTED narrative.*

#### E. Activity Support – Security Strengthening

1.) Light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

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

*All lightweight, non-permanently secured exterior furniture will be clearly labeled as property of Big Tree BBQ and easily identifiable. Furniture is intended to be secured or stored indoors after restaurant closing hours or when not in use. A note has been added to this effect on the sheet PS-2 and CPTED narrative.*

2.) Public / Employee Use Restrooms must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. Purpose: To deter acts of concealment, assault, ambush, etc.

*Will comply and will coordinate with electrical engineers to ensure toilet rooms are provided with secured motion sensor (occupancy) lighting systems that meet requested illumination and recommended lighting level. A note has been added to this effect on the sheet PS-2 and CPTED narrative.*

#### \*\*\*Note\*\*\*

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

*Corrections have been made to sheets PS-1, PS-2, as well as the CPTED narrative, and comment responses are provided herein.*

## LANDSCAPE REVIEW

Wade Collum

4/23/25 5:48 PM

25. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.

*Provided.*

26. 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.

*Tree Survey to be provided by others.*

27. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

*Understood. No mitigation required for this project. Refer to Existing Tree Disposition Plan and List on sheet LA1-01.*

28. Provide a graphic scale on landscape plan, plan is not measurable in current format, please pdf.

*Graphic scale provided.*

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

*Data table provided. Please refer to Landscape Requirements table on sheet LA2-01.*

30. Provide VUA requirements as per 155.5203.D along all sides.  
*VUA provided. Please refer to the planting plan and Landscape Requirements table on sheet LA2-01.*
31. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.  
*10'-0" perimeter landscaping strip provided.*
32. 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. Provide what is required vs. what is going to be proposed as to a superior landscape design.  
*Provided.*
33. 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.
- Understood.*
34. Show how requirements as per 155.5203.E., Building Base Plantings are being met.  
*Building Base Plantings provided. Please refer to the planting plan and Landscape Requirements table on sheet LA2-01.*
35. 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.  
*Parking islands provided with trees, shrubs and irrigation in each. Please refer to the planting plan on sheet LA2-01.*
36. As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.  
*Noted. Provided.*
37. Provide soil specifications in percentage for i.e. 70/30, 50/50, etc.  
*Provided.*
38. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.  
*Provided.*
39. Provide Street Trees at 1:40' as per 155.5203.G.2.c.  
*Required street trees provided.*
40. Provide required Type B Perimeter and Type C Buffers on West side as per 155.5203.F.3. and provide a cross-section detail.  
*Type B Perimeter provided on west side. Please refer to the planting plan and section on sheet LA2-01.*
41. 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.  
*Irrigation head layout plan provided. Piping and connection to be provided.*
42. Bubblers will be provided for all new and relocated trees and palms.  
*Bubblers for every tree and palm to be provided.*
43. Provide landscape notes and details sheets.  
*Landscape notes and details provided.*
44. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.  
*Note added.*
45. 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.  
*Note added.*
46. As per 155.5203.B.2.b; 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 and be replaced with planting soil prior to landscape installation.  
*Note added.*
47. All tree work will require permitting by a registered Broward County Tree Trimmer.  
*Note added.*
48. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
*Comment response sheet provided.*
49. Additional comments may be rendered a time of resubmittal.  
*Understood, thank you.*
50. 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.  
*Noted. Light poles only placed along the R.O.W. on Powerline Rd.*

## ZONING

Diego Guevara  
 4/24/25 4:41 PM

51. Provide a written response explaining and addressing the comments issued. Additional comments may be rendered after resubmittal.  
*Item has been noted and comments addressed accordingly below.*
52. Revise Intensity and Dimensional Standards Chart. (pervious Calculation seems to be off). Sec. 155.3402.C. Do not add or remove items. Include all items listed.  
 Building Coverage is related to the areas under a roof. Pervious area is the area where no paving is provided, allowing the water percolation to the ground.  
*Item has been noted and site plan chart has been corrected to reflect the pervious calculations both numerically and with percentages.*
53. The square footage of the property is listed two times and the numbers provided are conflicting. ((21,416 Sf. - Notes / 12,745 Sf. – Provided). Revise and coordinate.  
*Plans have been updated to reflect correct square footage. The site plan numbers are shown slightly less than survey due to additional 7' right of way needed to be added. Survey: 21,416 Sq ft and Project area: 20,012 Sq Ft.*
54. Provide the distance between the building and the property lines.



*Distances between the buildings and property lines have been added.*

55. The proposed south access driveway does not comply with Sec. 155.5101.G.3 Vehicular Access Management. This provision of the Code requires any driveway access to be at least 100 feet from the intersection of a principal arterial street, minor arterial street, or collector designated on the Broward County Trafficways Plan. This driveway will create a potential traffic conflict with the existing traffic pattern of the area.

Instead of the of the proposed two-way connection to NW 4th Court (south driveway), the creation of one-way exit to Powerline Road may be a possibility the applicant should coordinate with the Florida DOT. In such a case, demonstrate compliance with Sec. 155.5101.G.7.d.

*Understood. The site plan has been changed to show one way exit out onto NW 4<sup>th</sup> court. We anticipate a variance for this due to the hardship of not being able to meet the 100' from the principal arterial street. However, we are encouraging exiting only away from the building.*

56. Provide a circulation plan showing the vehicular, pedestrian and bicycle circulation within the project.

*The vehicular circulation is shown on both site plan and civil plans at the moment. However, when we are working with the city to finalize finish floor elevation which would then confirm pedestrian and bicycle circulation.*

57. Add sight Triangles to the site plan as required by Sec. 155.5101.G.9.a.

*Sight triangles have been added to the site plan.*

58. The site plan shows the required bicycle rack. Add the proposed rack to the floor and the pavement marking restriping plans.

*We intend to propose a bike rack near the patio, however we are working with city engineers to finalize finish floor elevations in efforts to best locate within the project.*

59. Extend the floor plan drawing to show the hardscape adjacent to the proposed building. Include dimensions and material description as needed.

*Site plan has been revised to show the hardscape on the floor plan.*

60. Table 155.5203.C establishes the minimum trees and shrubs required to include in the landscaping plan.

*Item has been noted and addressed with landscaping plans.*

61. Sec. 155.5203.D requires the provision of landscaping at the Vehicular Use Areas (VUA). Provide the vehicular use area calculation as required.

*Landscape plans show the requirements for the vehicular use area. The site plan chart has been updated to show the vehicular use area calculation.*

62. Provide a Type B Buffer Option 1, along the property line abutting the abutting residential area.

*Type B buffer option has been added on the landscaping plans.*

63. Mechanical equipment must be screened as required by the Code. See Sec. 155.5301.

*Item has been noted and proper screening has been added to the exterior elevations.*

64. Provide a photometric plan. The minimum and maximum illumination levels are established by Table 155.5401.E.

*Photometric plan is provided.*

65. Sec. 155.5602.C.2 Building Orientation. This provision of the Code requires the primary entrance of the building to front onto a street, not an off-street surface parking area. A secondary entrance facing a surface parking is allowed.

*The building main entrance is proposed to be oriented toward NW 5th Street, which the street associated with the projects address.*

66. The same Section listed above requires the building to be configured with the long axis of the building parallel to the street it fronts, or be consistent with existing development patterns.



*The building is pretty square but the longer by 2' side fronts Powerline. It is also worth mentioning that the existing neighborhood homes' short side fronts 5th Street, which is what we did to keep consistent with the development pattern.*

67. Provide a narrative explaining how the project will achieve the 12 points required for nonresidential developments. See Table 155.5802 Sustainable Development Options and Points.

*Narrative is included in the Documents folder.*

## UTILITIES

Nathaniel Watson

4/28/25 7:21 PM

Comment

68. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

*Understood, thank you.*

69. 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.

*Noted and this will be completed before Building Permit submittal*

70. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.

*A Stormwater Pollution Prevention Plan is submitted as part of this resubmittal package.*

71. Civil plan 010 C2 WSS proposes a new off-site dedicated fire connection without a dedicated fire meter. As per City Ordinance § 50.02 WATER DISTRIBUTION; GENERAL. (B) (7) Please show the connection with a 4" dedicated fire meter. Please correct.

*The City's details have been added showing this dedicated meter and the plans have been revised to coordinate.*

72. Please submit a sedimentation and erosion control plan. Please correct.

*A Stormwater Pollution Prevention Plan is submitted as part of this resubmittal package.*

73. Please note on the 013 LA2-01 Landscape Plan, as per City Ordinance(s) 50.02(A) (4) and 100.35(G), street trees shall not be placed on top of or 5" of either side of any City-owned utility infrastructure. No street trees, shrubbery, or obstruction shall be placed within a 3" radius of a City-owned sewer lateral cleanout or water &/or reuse meter.

*This has been coordinated with Landscape Designer.*

74. Please note on Civil plan 010 C2 WSS that any existing water and/or sewer connection to the subject lot not utilized for the final development must be terminated at the main per City specification. Please correct.

*A note has been added to Sheet C2.*

75. Civil plan 010 C2 WSS proposes a sanitary sewer lateral connection within the driveway approach of the subject property. Please show the lateral connection west of the driveway in the grass area. Please correct.

*As we discussed, there are a ton of proposed trees in the grassy area that will conflict with the new piping. The sewer lateral shown is also best because we suspect there is an existing sewer lateral that may be utilized in this vicinity.*

76. Civil plan 010 C2 WSS proposes a 2" domestic water connection on a proposed dedicated fire line. The proposal does not meet the city's specifications. Show the service as an independent connection to the existing 6" water main as per City Engineering Standard detail 107-2 Typical 2" Water Service. Please correct.

*A separate water tap is now shown and although the tap is 2" it will reduce to a 1" water service and meter.*

77. Please indicate on the on-site civil plan 010 C2 WSS Plan the total site water consumption

in gallons per day (GPD).

*The total water consumption is 40 seats at 50gpd= 2,000gpd and also shown on Sheet C2 in the title block notes*

78. Please indicate on the on-site civil plan 010 C2 WSS Plan the total site wastewater discharge in gallons per day (GPD).

*The total wastewater discharge is the same at the water consumption at 2,000 gpd and also shown on Sheet C2 in the title block notes.*

79. Please attach the following City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 107-2 Typical 2" Water Service, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

*City details have been added to Sheet C*

80. City Engineering Standard details can be obtained from the following link: Standard Details | City of Pompano Beach

*Understood, thank you.*

81. The proposed 3" and larger water meters are not stock items. These large meters are subject to an eight-month order lead time. Please order these items on time to ensure the services are available for installation.

*Understood, thank you.*

## PLANNING

Max Wemyss

4/29/25 7:59 AM

82. Property is platted "Collier City" PB 31, Pg 1 (1953), which appears unrestricted in terms of uses or points of access.

*Understood thank you.*

83. The land use for this parcel is Commercial, and the zoning is B-2 (Community Business). The proposed use is not listed on the Site Plan; the assumption is a Restaurant, which is listed as a permitted use in this zoning district.

*The use is "Restaurant" and has been added to the code report on site plan sheet.*

84. Broward County Trafficways Plan requires a minimum of 144' (up to 164') feet on Powerline Road; the survey and site plan indicate that there is approximately 65 feet to the center line of the road, where a minimum of 72 feet will be required, thus additional dedications are required. Broward County Trafficways Plan is regulated by the Broward County Planning Council. Questions may be directed to 954-357-6695. Chapter 100 of the City's Code of Ordinances also requires the ROW to be a minimum of 144 feet in width. The City Engineer must confirm any variation from this.

*Additional 7' right of way has been added to meet the minimum required 144' on Powerline Road.*

85. Access to this site will be difficult to accommodate. Our code does not allow access to the property within 100 linear feet of the intersection with Powerline Road. Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial or collector street.

*The 100' linear feet have been correct to meet the code on the north side. However, on the south side or NW 4<sup>th</sup> court poses a challenge and we anticipate a variance. This section will be one way exit only.*

86. Additionally, it appears that the ingress/egress movements on to the property may be

prevented by current traffic diverters. Please confirm conflict/non-conflict with Engineering Division.

*Engineering reviewed this project as part of DRC and they confirmed at our pre-app meeting that the better access into the site was from the north and egress would be at the south end right turn only.*

87. In addition to the Commercial Design Standards, please be aware of the Residential Compatibility Standards (Sec 155.5604.C) Particularly related to the Off-Street Parking Areas. A Type C buffer (Sec 155.5203.F) is likely to be required.

*The buffer is provided along the west property line and will be modified to permit the wall on the exterior of the buffer.*

88. The city has sufficient water and wastewater treatment capacity to accommodate the proposal.

*Understood, thank you.*

89. Applicant may submit to DRC for a formal review.

*Item has been noted.*

Please do not hesitate to contact me with any questions.



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

