



August 19<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 July 2<sup>nd</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)

Pending Development Order

1. 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. (Info Only).

*Understood, thank you.*

2. Plat to be approved (recorded) prior to building permit issuance. Site Plan Conditions per Plat:
  - a. In note number 6 on Plat page 2 of 2, make the following changes:
  - b. All facilities for distribution of electricity, telephone, and cable and similar utilities shall be installed underground.
  - c. Residential Flex allocation must be approved prior to the approval of this Plat.
  - d. A SCAD letter must be submitted if not provided already.
  - e. Structures cannot encroach onto an easement. Easements must be abandoned prior to this Plat moving forward.
  - f. Provide cross access easement for adjacent northern property.

*These comments will be addressed under plat application 24-14000007.*

3. 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.

*That's correct, thank you.*

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4. 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.*
5. 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.*
6. 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.
  - a. 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
  - b. 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).*
- (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 Development Order

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.

*This will be provided for permit submittal.*

2. Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.

*This will be provided for permit submittal.*

3. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.

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- This will be provided for permit submittal.*
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.  
*This will be provided for permit submittal.*
  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.  
*This will be provided for permit submittal.*
  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.  
*This will be provided for permit submittal.*
  7. The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can.  
*Understood, thank you.*
  8. Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.  
*Understood, thank you.*
  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.  
*This will be provided for permit submittal.*
  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.  
*This will be provided for permit submittal.*
  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.  
*This will be provided for permit submittal.*
  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>  
*Refer to Sheets C5.1-C6.3 for water and sewer 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.  
*This comment has been taken under advisement and the approximate location of the duct bank is labeled on the civil sheets. Refer to Sheet C3 for water services which do not conflict with the existing duct bank.*
  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.  
*Refer to Sheet C3 which specifies the (2) approved products which are approved by Pompano Beach and should be used to Sewper coat the existing manhole at the NE corner of the site.*

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

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CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

*Understood, thank you. Response letter is provided herein.*

## **FIRE DEPARTMENT**

Jim Galloway | jim.galloway@copbfl.com

Pending Development Order

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).

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

*Understood, thank you.*

## **BUILDING DIVISION**

Todd Stricker | todd.stricker@copbfl.com

Pending Development Order

### **Advisory Comments**

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

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

*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.

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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.

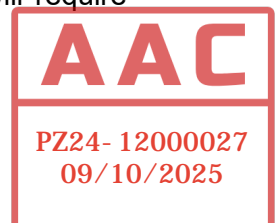
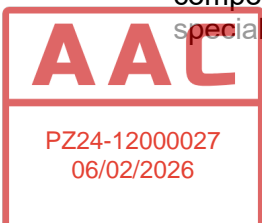
8. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. 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 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.

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  
Pending Development Order

### 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, will comply.*

### 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 & wellbeing of the employees, residents, tenants, visitors & all legitimate users of the site.

*Understood, will comply.*

### 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, will comply.*

## UTILITIES

Nathaniel Watson | Nathaniel.Watson@copbfl.com  
Resubmittal Required

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process. (Info Only).

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*Understood, thank you.*

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. This is required during the official e-plan submittal. (Condition).

*This comment has been taken under advisement, and as a condition the surface water permit will be provided prior to building permit issuance.*

3. Please procure a Broward County Wastewater Collection permit or exemption for the proposed wastewater sanitary sewer system. This is required during the official e-plan submittal. (Condition).

*This comment has been taken under advisement, and as a condition the Broward County wastewater collection permit will be provided prior to building permit issuance.*

4. Please procure an FDEP permit for the proposed domestic water main extension. This is required during the official e-plan submission. (Condition).

*This comment has been taken under advisement, and as a condition the Florida Department of Environmental Protection permit for the water main extension will be provided prior to building permit issuance.*

5. Site civil plan 003 AP 0.5 Civil Plan proposes singular dual water service connections. The proposed water service connections are not to City Engineering Standard details. Please refer to City Engineering Standard detail 107-1-Typical-1-inch-Water-Service. Please correct.

*The Water and Sewer Plan has been revised to reflect water service connections per City Engineering Standards (Detail 107-2), refer to Sheet C3.*

## LANDSCAPE REVIEW

Mark Brumet | mark.brumet@copbfl.com

Pending Development Order

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 tree species to large canopy tree species.

*Overhead utilities are to remain along a portion of east property line. Notes are on planting plans. Additionally, refer to PFL letters provided. FPL does not underground anything under the thresholds of their Tariff.*

2. 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. Provide an end island with tree and sod adjacent to parking stall #29.

*See revised layout.*

3. Provide a suspended pavement plan and cross section detail for the proposed suspended pavement. Also show suspended pavement on the site/civil plans.

*Revision made, see sheets L-208 and L-208b.*

4. Please be aware that the required Type B buffer fence location as proposed will require a CPTED waiver signed by the DSD.

*Waiver submitted by Paola West. Refer to Type B buffer on planting plan and detail on sheet L-207. Pending review by the Director.*

5. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

*Comment response is provided herein.*

Additional comments may be rendered a time of resubmittal.

*Understood, thank you.*

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**ZONING**

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

1. There is a 10 FPL easement that contradicts your proposed development; an abandonment may be needed to correct this or provide documentation from FPL that your proposal will not interfere with their easement. (Condition)  
*An FPL consultant will coordinate abandonment of the FPL Easements prior to obtaining a building permit through the City of Pompano Beach.*
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. (Condition)  
*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. 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.
  - a. Details for each proposed sustainable narrative must be submitted prior to the building permit approval. (Condition).  
*Please see Sustainability Narrative for more details. 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 were achieved.*
4. 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. (Info Only).  
*Please see updated elevations on Sheet A-501, A-502, A-503, A-504*
5. Per Florida Statutes 366.94 Electric Vehicle Charging. (3)(a) It is unlawful for a person to stop, stand, or park a vehicle that is not capable of using an electrical recharging station within any parking space specifically designated for charging an electric vehicle. Update the parking plan to ensure EV parking spaces with chargers are counted separately from a regular parking space on the Parking data table.
  - a. Although the EV parking spaces have been called out, the plan doesn't show where the charging station infrastructure is. Please provide a detailed sheet of the EV chargers and show where they are on the plans. Also, please note that per section 366.94(3)(a) of the Florida Statutes, it is unlawful for a person to stop, stand, or park a vehicle that is not capable of using an electrical recharging station within any parking space specifically designated for charging an electric vehicle.

*Please see locations of charging stations on Sheet A-080, A-201 and A-202.  
Please see detailed sheet of EV chargers on Sheet A-080, A-201 and A-202.*

6. The site circulation does not support the proposed location of the shared parking spaces. Per the Director's review, we cannot support the current shared parking proposal. A revised proposal outlining how parking will be provided for the site will need to be submitted for further consideration.
  - a. After further review with the Director, your proposal to reduce the number of parking spaces still raises concerns. In addition to the other parking reduction request, please specify the code section to reduce the number by 16 spaces. To aid you in your request, designating the parking spaces specifically for residential units may help justify the approval of your parking reduction request.

*The project is utilizing the 40% parking reduction allowed under Major Administrative Adjustment (AOD, TO, CRAO, and Non-Residential District). The total number of required parking spaces is 243, and the total proposed parking spaces is 259. Detailed parking calculations are provided on sheet A-005.*

7. Per section 155.5102.E, Parking spaces used as electric vehicle charging stations shall consist as one or more group(s) of contiguous spaces located where they can be readily identified by electric vehicle drivers (e.g., through directional signage), but where their use by non-electric vehicles is discouraged (e.g., not in locations most convenient to the entrances of the buildings served). The plan shows all the parking spaces to be EV on the eastern side of the existing office building. Replace some of these spaces with standard parking and move into the parking garage and/or farther away from an entrance, as this existing proposed layout may lead to many attendees of the existing building having to park far from the entrance.

*All EV parking spaces have been relocated in the parking garage and away from entrances. Please see updated locations of EV parking spaces on sheet A-080, A-201, A-202.*

8. Provide a plan (floor plans) for the existing office building. Staff was unable to confirm the square footage of the building based on previous plans submitted.

*Floor plans for the existing building are located under Public Records Request PR-2024-1634 (permits #9901 for the office building and #79-1079 for the bank). As shown below, square footage for the office building was not provided in these plans, but the bank shows an approved area of 3,250 sq. ft. We used the rent roll spreadsheet from the owner, which provides a more accurate area than BCPA, where there is a confirmed 60,097 sq. ft. for the office building. This was acceptable to Principal Planner Max Wemyss.*

LOT INFORMATION	
LEGAL DESCRIPTION: ALL THAT PART OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE HIGHWAY IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS LYING & BEING IN BROWARD COUNTY FLA.	
LOT SIZE	102,648 SQ. FT. (2.360 ACRES)
LOT COVERAGE (ALLOWABLE)	
FLOOR RATIO (ALLOWABLE)	
ACTUAL LOT COVERAGE	
ACTUAL FL. COVERAGE	
PARKING REQUIREMENTS	
PARKING SHOWN	171

SITE INFORMATION:	
TOTAL BANK SQ. FT.	3,250
CUSTOMER SERVICE:	1,000
NO. OF EMPLOYEE	8
PARKING SPACES FOR:	
BANK EMPLOYEES	4
BANK PARKING	225
RETAIL PARKING SPACES	234
ACTUAL PARKING SPACES	259

**AAC**

PZ24-12000027  
06/02/2026

**AAC**

PZ24-12000027  
09/10/2025

9. Who is going to roll out the dumpsters for service? The one that is labeled "Trash Room" does seem far. (Question).  
*Waste management company – Some contracts include "push-out" service where the hauler's crew moves the dumpster themselves.*  
*The proposed trash room location is next to a loading area where the trash pickup truck collects the trash and leaves the site.*
10. Does this developer assume the truck will drive into the area labeled "Trash Room" to service? Seems very tight to make that turn. If so, I would need a turning radius overlay on the proposal.  
*Please see turning radius overlay on sheet X1.*
11. Ensure spelling is correct on all plans. For example, on sheet A-004, it says 'DIVEWAY WIDTH' instead of DRIVEWAY WIDTH. Correct this on the plan. (Info Only).  
*The spelling error has been addressed.*
12. As the application seeks to reduce parking by providing bike parking facilities to promote bicycle commuting, consider distributing bike parking to serve commercial building entrances. (Info Only).  
*The project is no longer seeking parking reduction by providing bike parking facilities to promote bicycle commuting. The project is utilizing the 40% parking reduction allowed under Major Administrative Adjustment (AOD, TO, CRAO, and Non-Residential District).*
13. Per Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. (Condition).  
*Understood. All overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground, unless unacceptable by FPL. Please refer to FPL letters provided.*
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.*

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



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

