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Chick-Fil-A Atlantic & Powerline
2100 W Atlantic Blvd., Pompano Beach, FL, 33069
PZ23-12000037

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

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Engineering Department

David McGirr | david.mcgirr@copbfl.com

- 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

Response: Noted.

- 2. Prior to the approval of the City Engineering division, the City’s Planning and Zoning Division must approve these plans.

Response: Noted.

- 3. Prior to the approval of the City Engineering division, the City’s Utilities Division must approve these plans.

Response: Noted.

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

Response: Noted.

5. Submit / upload a sediment and erosion control plan for the subject project.

Response: Noted, please see sheet C-3.1 and C-3.2.

6. On plan sheet 003 PS-1.0 note 1W needs to be a 2" gate valve and not a corporation stop.

Response: Noted, please see revised Sheet 003 PS-1.0

7. On plan sheet 003 PS-1.0 the irrigation meter needs to have its own tap coming of the 12" watermain.

Response: Noted. Please see revised sheet 003 PS-1.0.

8. On plan sheet 003 PS-1.0 the water meters need to be set just inside the property line.

Response: Noted, please see the revised sheet 003 PS-1.0

9. Please note on civil plan sheet 003 PS-1.0 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 will need to be as-built per our engineering as-built standards.

Response: Please see note has been added to sheet 003 PS-1.0

10. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: Noted. Please see sheet 003 PS-1.1, PS-1.2 and PS-1.3.

11. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard Street tree detail 316-1

Response: Plan revised to as note #1 under "City of Pompano Beach Utility Note" on sheet L-100.

Waste Management

Beth Dubow | beth.dubow@copbfl.com

1. It appears that a garbage truck will enter the site from the south entrance to service the containers. Please provide a circulation plan showing all turning radii measured in feet (not auto turn) along the paths a

garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.

Response: Noted. Please see sheet 003C-2.1 for the garbage truck turning plan, showing the required radius.

2. NOTE: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.

Response: Noted.

3. NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

Response: Noted.

4. NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste & Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

Response: Noted.

5. NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

Response: Noted.

Landscape Review

Wade Collum | wade.collum@copbfl.com

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

Response: Plan revised to as note #2 under "City of Pompano Beach Utility Notes" on sheet L-100.

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

Response: Plan revised to show Florida Registered Landscape Architect seal on sheets L-001, L-100, L-101, and L-102.

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

Response: See survey sheet.

4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

Response: Plan revised to Tree Appraisal prepared by an ISA Certified Arborist on sheet L-001.

5. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

Response: Plan revised to show list of existing trees and dollar value on sheet L-001.

6. Update the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

Response: Plan revised to show calculations per requirements on sheet L-100.

7. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.

Response: Plan revised to show minimum 14' Hgt. for half of all canopy trees and 18' OA for half of all palms on sheet L-100.

8. Proposed tree heights must meet minimums; Large canopy trees are @ 12', understory @ 1' tall. Palms @ 14' tall OA.

Response: Per comment #7, plan revised to show minimum 14' Hgt. for canopy trees and 18' OA for palms on sheet L-100.

9. Proposed caliper specs are not synonymous with proposed tree heights, Please verify and correct.

Response: Plan revised to show minimum tree calipers and heights on sheet L-100.

10. Provide VUA requirements as per 155.5203.D along the south side.

Response: Plan revised to show VUA requirements on south side on sheet L-100.

11. 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.

Response: Plan revised to show and label 10' perimeter landscaping strip on sheet L-100.

12. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 10' 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.

Response: Plan revised to show dimension of landscape width and proposed landscape on sheet L-100.

13. 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.

Response: Plan revised to show proposed foundation plantings on sheet L-100.

14. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: Plan revised to show Building Base Plantings on sheet L-100.

15. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

Response: Noted.

16. 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.

Response: Plan revised to show required landscaping on sheet L-100.

17. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: Plan revised to show eight feet minimum landscape island on sheet L-100.

18. Provide additional tree in NE parking island.

Response: Plan revised to add tree in NE parking island on sheet L-100.

19. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows. Four (4) large canopy trees per row. Is this going to be a swale? If so Cypress trees would be an acceptable solution

Response: Plan revised to show continuous hedge and canopy tree on sheet L-100.

20. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

Response: Plan revised to show curbing around all VUA on sheet L-100.

21. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

Response: Plan revised to show street trees per 40 LF of frontage on sheet L-100.

22. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas

Response: Details revised to show cross section detail on sheet L-101.

23. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C

Response: Details revised to show dumpster detail #9 on sheet L-101.

24. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

Response: Irrigation plan sheet L-200 will be provided upon approval of landscape plan.

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

Response: Noted. Irrigation plan sheet L-200 will be provided upon approval of landscape plan.

26. Please provide a details sheet to accompany the landscape plan.

Response: Landscape Details provided on sheet L-101.

27. Love note #23 on the landscape plan!

Response: Noted!

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

Response: Landscape Details provided on sheet L-101.

29. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.

Response: Landscape Details provided on sheet L-101.

30. Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.

Response: Plan revised to update note #18 under "Southeast Landscape Notes" on sheet L-100 and detail on sheet L-101.

31. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

Response: All trees will be B&B, and noted as #9 under "City of Pompano Beach Notes" on sheet L-100.

32. Provide a mechanical equipment screening detail.

Response: Details revised to show mechanical equipment screening detail on sheet L-101.

33. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.

Response: Plan revised to add note #7 under "City of Pompano Beach Notes" on sheet L-100.

34. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Response: Plan revised to add note #3 under "City of Pompano Beach Utility Notes" on sheet L-100.

35. 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.

Response: Plan revised to add note #8 under "City of Pompano Beach Notes" on sheet L-100.

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

Response: Plan revised to add note #6 under "City of Pompano Beach Notes" on sheet L-100.

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

Response: Plan revised to add note #3 under "City of Pompano Beach Notes" on sheet L-100.

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

Response: Plan revised to add note #7 under "City of Pompano Beach Notes" on sheet L-100.

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

Response: Noted.

40. Additional comments may be rendered a time of resubmittal.

Response: Noted.

Fire Department

Jim Galloway | jim.galloway@copbfl.com

1. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

Response: Noted. Please see the fire truck route sheet 003 C-2.2.

2. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the 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.

Response: Noted, a fire flow test will be conducted.

3. 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 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

Response: Please note there are no proposed fire hydrants.

4. 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.

Response: Please note that there are two fire hydrants with a distance of 171 ft from each other and less than 400 ft from the building. Please see sheet 003 PS-1.0.

Zoning

Hellena Lahens | hellena.lahens@copbfl.com

1. This application is subject to the Major Site Plan and Building Design provisions.

Response: Noted.

2. Applicant shall provide evidence that the project will achieve at least twelve sustainable development points, prior to Zoning Compliance Permit approval, per TABLE 155.5802: Sustainable Development Options and Points.

Response: Noted.

3. 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 (155.5509).

Response: Noted.

4. Provide a project narrative that describes the scope of the proposed use, hours of operation, and type of restaurant.

Response: Please see the revised project narrative letter.

5. Will there be any speakers outside? All speakers are subject to Chapter 97 Noise control. No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be used, operated, or played in the outdoor seating area at a volume that is any louder than necessary for the convenient hearing of persons within the outdoor seating area, and that would disturb the peace, quiet, or comfort of adjoining properties. Include information in the narrative.

Response: Noted, please see updated project narrative letter.

6. Provide a breakdown of the number of tables and seats indoor and outdoor on the seating table.

Response: Refer to A201 for added interior table and chair breakdown. Added sheet A202 shows the patio plan with exterior table and chair breakdown.

7. The outdoor seating is subject to Sec. 155.4303.V. Include in narrative the outdoor seating will comply with the provisions of this accessory use.

Response: Noted, please see updated project narrative letter.

8. Provide the maximum occupancy load on the site data table.

Response: Maximum occupancy load has been added on the site data table.

9. Label all elements and provide dimensions on the site plan.

Response: Noted, please see revised site plan sheet C-2.0.

10. Label setbacks on the site plan as followed: Front yard- Premier Drive, Street side yard- south side of property line, interior- abutting canal, and rear- abutting west property line.

Response: Noted, please see revised site plan sheet C-2.0.

11. Each sight triangle shall be measured from the intersection of the extended curb or edge-of-pavement lines for the intersecting roadways (or intersection roadway and driveway), to a point located ten feet along the

curb or edge-of-pavement line for one roadway/driveway, to a point along the curb or edge-of-pavement line for the other roadway/driveway located ten feet from the original point. Dimension sight triangle on the site plan. (155.5101.G.9.b).

Response: Noted, please see sheet C-2.0 for the measured sight triangles.

12. All pedestrian walkways must be seven feet wide in commercial zoning districts (155.5101.H.3). Show and dimension the pedestrian walkway abutting the outdoor seating to the South of the building.

Response: Please see the site plan sheet C-2.0 showing the 7' wide sidewalks.

13. The site plan shows a shared driveway to the west of the property. Easements allowing cross-access to and from properties served by a shared driveway, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development proposing the shared driveway access.

Response: Noted.

14. The parking calculation provided does not include the outdoor seating. Revise the parking calculations to reflect a breakdown of each use. A restaurant requires one parking space per 4 persons of maximum occupancy capacity of customer service areas(s), not the number of seats. The outdoor seating requires 1 space per 8 persons of maximum occupancy capacity of outdoor seating area(s).

Response: Please see the revised parking calculation.

15. Based on the proposed layout, staff recommends angled parking on the one way drive aisles for better vehicle circulation.

Response: Noted.

16. The parking layout exceeds the allowed maximum number of off-street parking spaces. Minimum Number of Off-Street Parking Spaces, the number of off-street parking spaces shall not exceed 125 percent of the minimum number of parking spaces required, except as may be allowed through approval of an alternative parking plan in accordance with Section 155.5102.J.2, Provision over Maximum Allowed.

Response: Please see parking study on the updated documents.

17. Provide stacking measurements for the drive-thru. Restaurants require a minimum of 4 stacking spaces measured from the order box. Additionally, restaurants with drive-through service shall provide at least four additional stacking spaces between the order box and the pick-up window—see Figure 155.5101.G.8.a: Stacking spaces for a drive-through restaurant.

Response: Please note the distance between the order area and the drive-thru entrance allows for a stacking of 4 spaces and the distance from the order area to the pickup door allows for an additional 4 stacking spaces.

18. Required stacking spaces are subject to the following design and layout standards:
 - a. Stacking spaces shall be a minimum of nine feet wide and 18 feet long.
 - b. Stacking spaces shall not impede onsite or offsite vehicular traffic movements or movements into or out of off-street parking spaces.

- c. Stacking spaces shall not impede onsite or offsite bicycle or pedestrian traffic movements.
- d. Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary for traffic movement and safety by the Development Services Director.

Response: Comment acknowledged

- 19. Applicant may submit an alternative parking plan to demonstrate need for exceeding the allowed maximum parking space pursuant to Section 155.5102.J.2.

Response: Please see attached parking study.

- 20. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area (155.5102.L).

Response: Noted. Please see note #29 on the site plan sheet C-2.0 showing the bike racks.

- 21. The vehicle use area is subject to at least 15 percent landscaped planting areas. Landscaped planting areas making up at least 15 percent of the total area of a vehicular use area shall be provided and maintained within the interior of a vehicular use area in accordance with the following standards (155.5203.D.4). Revise the landscape plan to comply.

Response: Noted. Please see the revised landscape plan sheet L-100.

- 22. A landscaped area shall be provided between a vehicular use area and an abutting building. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area (155.5203.D.5).

Response: Plan revised to show required planting around building on sheet L-100.

- 23. Except for single-family dwellings, shrubs shall be planted along the base of any building facade facing a street. This requirement shall not apply to a building facade constructed along or within one foot of the street right-of-way boundary, or along those parts of a building facade containing building entrances, driveways into garages or carports, or loading docks (155.5203.E).

Response: Plan revised to show required planting around building on sheet L-100.

- 24. Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. The elevations are shown measured from the finished floor; revise the height measurements to be from average finished grade. (155.9401 G. Height).

Response: Average building height from average finished grade has been noted on Exterior Elevations on Sheet A301.

- 25. Clarify the following on the dumpster enclosure details, pursuant to Section 155.4302.C. 3)
 - a. Gates shall be opaque to provide purposes of screening.

- b. The color and finish material of the enclosure shall be identified and match with the primary color of the building.
- c. The height of the screening walls and gate shall be at least six inches higher than the height of the container.
- d. The external sides of walls screening a commercial container shall have a "finished" surface (e.g., textured or painted) and shall be landscaped to soften their visual impact in accordance with Section 155.5302.F.3., Fence and Wall Landscaping.

Response: Dumpster elevations have been added to Sheet A301.

- a) **Dumpster will be enclosed with metal panel gate painted to PT-113.**
- b) **Dumpster enclosure will be finished with SC-2 to match the building.**
- c) **Top of dumpster enclosure is 8'-8" above grade.**
- d) **All sides of dumpster enclosure will be finished with SC-2 to match the building. Refer to landscape drawings for landscape screening.**

26. Identify all mechanical equipment on the site and provide detail of the proposed screening. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened (155.5301.A)

Response: Mechanical equipment has been dashed in on exterior elevations on sheet A301. All roof top equipment will be screened by building parapets.

27. Provide the length of the building and canopy of the elevations.

Response: Building and canopy lengths have been added to exterior elevations on sheet A301.

28. At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the storyline denoting the second floor) shall be occupied by windows or doorways, as per 155.5602.C.7.a. Verify it on exterior elevations.

Response: Overall Façade Area and clear Glazing Area square footage calculations have been added to exterior elevations on sheet A301.

29. All ground level windows on street-facing facades shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades, per Section 155.5602.C.7.b. Verify it on exterior elevations.

Response: All ground level windows will be transparent clear glazing per exterior elevations on Sheet A301.

30. Provide a callout legend of the building materials and color schemes on the elevation.

Response: Exterior Finishes Legend is located on exterior elevations on sheet A301

31. Provide a circulation plan demonstrating trash pickup, drive-thru circulation, and pedestrian and vehicular areas.

Response: Noted. Please see sheet 003C-2.1 for the garbage truck turning plan.

32. A photometric plan will be required at time of DRC. Site lighting shall meet the requirements of code section 155.5401. Note that light fixtures are restricted to a maximum height of 30' in nonresidential district. Additionally, a minimum of 1.0 foot-candle is required within the vehicular use areas and a maximum of 3.0 foot-candles is permitted along the property lines.

Response: Photometric plans have now been added. Plans include a list of exterior lighting requirements listed out per: Broward County – Code of Ordinances/Chapter 39 – Zoning/Article IX. – General Provisions/Sec. 39-112. – Outdoor Lighting and City of Pompano Beach Zoning Code/Chapter 155: Zoning Code/Article 5/155.5401 General Exterior Lighting Standards. Light fixtures are mounted less than 30' and Pompano Zoning Code allows a max of only 1.0 foot-candles at the property line.

33. Illustrate locations of lighting fixtures with 15 ft radius circle on the landscape plan to verify conflicts with tree trunks, per Section 155.5203.B.2.g.. If palm or tree trunks are shown within 15 ft radius circle, relocate the lighting fixtures.

Response: Current and proposed site conditions make location of trees and light poles difficult. We are requesting that a meeting be held between the landscape designer, photometric designer, and City Arborist to review tree and light pole locations.

34. Provide a cut-sheet or product information of proposed lighting fixtures per Section 155.5401.

Response: Cutsheets have been provided within photometric set for all proposed lighting.

35. Per Chapter 156, sign requires a separate permit. It shall be removed from a building permit or sign permit numbers will be required.

Response: Noted, a separate sign permit will be processed.

36. If a free-standing sign is proposed in a recorded easement, an executed easement agreement will be required prior to permit approval.

Response: Noted.

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

Response: Please see this comment response letter as how the comments have been addressed.

38. Additional comments may be rendered a time of resubmittal.

Response: Noted.

39. AAC requires original paint color and material samples. A sample board, desired for 11'X17' in size shall be submitted when the proposed development is requested to be placed for the AAC meeting.

Response: A material sample board will be provided for the AAC meeting.

40. Provide color renderings of the building elevations presenting actual color and material.

Response: Color renderings have been included on sheets A900, A901, and A902.

Building Division

Todd Stricker | todd.stricker@copbfl.com

Advisory Comment

- *A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.*
- *FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.*
- *City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.*
- *City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).*
- *FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.*
- *City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas 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: CityOrdinance 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 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.*
1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

Response: Comments Acknowledged.

2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.
3. 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.
4. 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.
5. 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.
6. 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.

7. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
8. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).
10. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.
11. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.
12. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.
13. FBC_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.
14. 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.
15. 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.
16. 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.
17. 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.

18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

Response: Comments Acknowledged.

Planning

Daniel Keester | Daniel.keester@copbfl.com

1. Land use for this parcel is Commercial (C), and the proposed use (4,950 square foot restaurant) is permitted in the land use category.

Response: Noted.

2. The property is platted (Tract "A" of Atlantic Business Center; Plat Book 169 Page 126), which was recorded March 6, 2001. There have been two plat note amendments (PB 38277 Pg 0406 & PB 50161, Pg 568). The original plat note restricted the property to 490,300 square feet of office/ industrial uses, 203,750 square feet of assembly/ distribution industrial use and 50,000 square feet of commercial use. Subsequent plat note amendments changed the note to decrease the amount of office space (253,300 square feet), and increase the industrial use to 1,013,250 square feet), and added a children's recreation facility.

Response: Noted.

3. The property abuts W Atlantic Blvd, which is listed on the Trafficways Plan, the remaining streets are private. The overall width of W Atlantic Blvd exceeds the minimum width required of 120 feet (60 feet to the center line). No additional right-of-way is required.

Response: Noted.

4. The city has sufficient capacity to accommodate the proposal.

Response: Noted.

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



Jenny Baez
Branch Manager
Bowman