

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Application #: PZ23-12000005
KEITH Project No. 12411.00

Dear City of Pompano Beach Reviewers:

Based on your Minor Site Plan Review comments dated June 12, 2023, KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

Plan Reviewer: Daniel Keester | Daniel.Keester@copbfl.com

Status: Authorized with Conditions

Comments requiring action from the Applicant:

-Land use for this parcel is Commercial (1.17 gross acres). An application (P&Z: 23-05000001) has been submitted requesting Flexibility Units and must be approved by the City Commission.

Notes / No Action Necessary:

- A Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board has been submitted, and the final approval must be submitted prior to building permit approval.
- A platting determination letter from Broward County Planning Council has been submitted confirming that platting would not be required for this property (dated 3/29/2023).
- The property is abuts N Dixie Highway, NW 15th Court & NW 15 Place. The survey provided indicates the overall width of Dixie Highway (95 feet). It also indicates that there are 50 feet of right-of-way for NW 15 Court and NW 15 Place (noting 25 feet to the centerline). These roadways provide the minimum right-of-way required pursuant to Chapter 100.01.
- The property fronts onto N Dixie Highway, which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 80 feet for this roadway. No additional right-of-way is required.
- The city has sufficient capacity to accommodate the proposal.

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ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

Plan Reviewer: David McGirr | David.McGirr@copbfl.com

Status: Authorized With Conditions

6-5-23

The following comments must be addressed prior to 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.
2. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
4. The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or tracy.wynn@copbfl.com.
6. 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 Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

Plan Reviewer: Jim Galloway | Jim.Galloway@copbfl.com

Status: Authorized with Conditions

5/25/2023

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.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.



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CRA DEPARTMENT COMMENTS

Plan Reviewer: Kimberly Vazquez | Kimberly.Vazquez@copbfl.com

Status: Authorized with Conditions

The CRA is currently in a Development Agreement for construction of townhomes on this parcel and the CRA is full support of this project.

BSO DEPARTMENT COMMENTS

Plan Reviewer: Anthony Russo | Anthony_Russo@sheriff.org

Status: Pending Resubmit

Development Review Committee Date Reviewed: 06/12/23

Subject: CPTED and Security Strengthening Report: PZ#: 23-12000005

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

anthony_russo@sheriff.org

M-(561) 917-4556 (Call, Text & Email; No Voicemail)

patrick_noble@sheriff.org

M-(954) 709-7006 (Call, Text & Email; No Voicemail)

Monday – Thursday; 8 AM – 4 PM

***** ATTENTION IMPORTANT *****

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

***** DISCLAIMER *****

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

***** ATTENTION IMPORTANT *****

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

*****ATTENTION IMPORTANT*****

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.



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Comment:

I have reviewed your ePlan "CPTED Questionnaire" submittal that was initialed by someone within your group as well as your "Comment Responses Letter", whereby you addressed BSO's comments for your initial submittal, however, please be advised that those comment corrections you provided & the requirements you initialed in your CPTED Questionnaire must be incorporated into your CPTED Narrative & Drawing Plan.

RESPONSE: Comment Acknowledged. Please refer to the revised narrative and CPTED site plan.

Please note that your updated CPTED Narrative & Drawing Plan should be synonymous with each other. As an example, your updated CPTED Narrative makes no mention of BSO No Trespassing signs or CCTV surveillance cameras, however your updated CPTED Drawing Plan clearly indicates these requirements. What we are looking for is consistency.

RESPONSE: Comment Acknowledged. Please refer to the revised narrative and CPTED site plan.

Additionally, your updated CPTED Narrative & CPTED Drawing Plans were submitted into the AAC file of ePlan. It might be required for you to move your updated CPTED Narrative & Drawing Plans into the DRC file of ePlan. You may want to inquire with the ePlan coordinator.

RESPONSE: Comment Acknowledged. Please refer to the revised narrative and CPTED site plan.

Please feel free to email me if you have any questions.

LANDSCAPE REVIEW COMMENTS: WADE COLLUM

Plan Reviewer: Wade Collum | Wade.Collum@copbfl.com

Status: Authorized With Conditions

5.31.23

1. Provide required Type C Perimeter Buffers on the West sides as per 155.5203.F.3. and provide a cross section detail.
2. All tree work will require permitting by a registered Broward County Tree Trimmer.
3. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
4. Additional comments may be rendered a time of permit submittal.

UTILITIES DEPARTMENTS COMMENTS:

Plan Reviewer: Nathaniel Watson | Nathaniel.Watson@copbfl.com

Status: Authorized with Conditions

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.
6. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to a 60 to 90 day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.



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ZONING DEPARTMENT COMMENTS: Saul Umana

Plan Review: Saul Umana | Saul.umana@copbfl.com

Status: Pending Resubmittal

1. Obtain approval of the Dixie Highway Right-of-Way abandonment.
RESPONSE: The Dixie Highway Right-of-Way Abandonment was approved by the City Commission on 7-11-2023.
2. Prior to building permit approval, provide a cross-access agreement, or similar instrument, subject to the City Attorney's approval.
RESPONSE: The applicant will provide an access agreement in regards for the public alley way prior to the building permit Approval.
3. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.\ **RESPONSE: The CPTED approval is in progress.**
4. The use of townhomes adjacent to Single-Family requires a Type C landscaping buffer. Provide required Type C Perimeter Buffers on the West sides as per 155.5203.F.3. AND with the VUA Landscaping requirement for the proposed internal driveway.
RESPONSE: The Applicant has submitted a Variance Application VAR-2023-6 and is awaiting ZBA approval for relief from the Type "C" Buffer requirement.
5. Mechanical Equipment shall not be placed in the front of the principle structure (North Façade)
RESPONSE: Comment Acknowledged.

ENVIRONMENTAL SERVICES DEPARTMENT COMMENTS

Plan Reviewer: Beth Dubow | Beth.Dubow@copbfl.com

Status: Pending Submittal

Environmental Services Comments

Project Name: Pompano Townhomes

Address: 1531-1537 N Dixie Highway

P&Z#: 23-12000005

Reviewed: 06/06/2023

DRC Meeting: 06/21/2023

REVIEW COMPLETE; PENDING D.O.

1. Garbage and recycling carts must be stored in the garage and wheeled to the curbside on service days.
RESPONSE: Acknowledged.



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2. Relabel the "proposed individual trash bin location" as "staging location for garbage and recycling."
RESPONSE: Site Plan has been updated to show as Typical staging area for garbage collection.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).

RESPONSE: Acknowledged.

NOTE: Owners of this commercial property (rental units are considered commercial use as it pertains to garbage collection) are responsible for securing garbage collection service directly from Coastal Waste & Recycling.

RESPONSE: Acknowledged.

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 and 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: Acknowledged.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents.

RESPONSE: Acknowledged.

Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

BUILDING DIVISION COMMENTS: TODD STRICKER

Plan Reviewer: James DeMars | James.DeMars@copbfl.com

Status: Authorized with Conditions

BLDG 5-24-23

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

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

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

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



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

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

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 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.
2. 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.
3. 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.

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4. 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.
5. 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.
6. 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.
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 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.
14. 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.



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15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

