



DRC COMMENTS and RESPONSES

June 14, 2022

City of Pompano Beach, Florida
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Development Review Committee Meeting 21-12000052

UTILITIES: Reviewed by: Saul.Umana@copbfl.com

FIRE DEPARTMENT: Reviewed by: Jim Galloway, jim.galloway@copbfl.com

1. What is the proposed occupancy use/classification as per Florida Fire Prevention Code 7th Edition? **RESPONSE: Mercantile Occupancy. An occupancy used for the display and sale of merchandise. (101:6.1.10.1). The use is a "Design Center" with retail display and product inventory.**
2. What fire protection and life safety systems are to be included with the proposed building? **R: The building will be fully sprinklered.**
3. See attached documents and forms located with the E-Form Attachments folder of E-Plan for City of Pompano Beach – Fire Dept Access and Water Supply. **R: Noted.**
4. 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 arc are measured from. **R: Noted, see revised Site Plan and sheet EX-100 Fire Truck Maneuverability.**
5. Canopy at rear of building:
 - a. Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6in. (NFPA 1 2018ed chapter 18 section 18.2.3.5.1.2) **R: Clearance will be 14'-0" minimum.**
 - b. Fire hydrant flow test required for all new structures; minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1,2015ed chapter 18) **R: A Flow Test will be conducted and report submitted with permit documents.**
 - c. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing. **R: Noted, see revision.**
 - d. 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

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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. **R: Noted, see revision.**

- e. Provide Required Fire Flow Data for each proposed structure: 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. 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" **R: Noted.**
- f. 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: **R: Noted.**
 - i. NFPA 13 Standards of Installation of Fire Sprinklers,
 - ii. NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).
- g. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 s. Andrews Ave, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118) **R: A signal strength model will be provided. The building will be designed to accommodate a BDA system. The building will be tested to confirm BDA need.**

WASTE MANAGEMENT: Reviewed by: Beth Dubow, beth.dubow@copbfl.com

- 1. Ensure adequate height clearance, access, and maneuverability collection vehicles are provided. **R: Noted, see revised Site Plan. The area where the container sits is a large truck loading area.**
 - a. Show all existing and proposed garbage collection areas.
 - b. Specify what kind of containers are being used.

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- c. Show all turning radii 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'.
2. NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. (as of this writing) or current City franchise collector. **R: Noted.**
3. NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained a licensed recovered material hauler. **R: Noted.**
4. NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.132 (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 (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All material 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. **R: 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 question or concerns regarding this review. **R: Noted.**

LANDSCAPE: Reviewed by: Wade Collum, wade.collum@copbfl.com

1. 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. Is there an actual survey showing tree locations that the dispo was taken from? **R: Noted, see Disposition Plan, Sheet L-1, L-2 & L-3. A tree survey was prepared. Our existing tree plan was based on the tree survey.**
2. Existing drive aisle along the east side of the building appears to be proposed to be removed and install landscaping, please verify. There may be an access agreement with the property to the east. **R: Noted, see access agreement attached. Cross access still exists at the southeast of the property. The paving along the east side of the existing building is proposed to be removed. It only provided access to the back of this property but did not provide cross access except as stated above. There was always a narrow landscape strip between the paved area and the adjacent property to the east. The only cross access that currently exists is at the southeast corner.**
3. Please provide the permit # of the existing building and parking area to the south. **R: Permits applied for have been for interior buildouts (Permits 21-00007999, 21-00003261, 21-00002392), none have been applied for existing driveway or sitework.**
4. Provide a graphic scale on landscape plan. **R: Noted, see revised plan.**
5. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 20' 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. **R: On the new building 8' is required. On the north side, 6'-6" is provided. On the west side, 8' is provided. On the south side, 7'-6" is provided. On the east side 6'-9" is provided. A superior landscape design is proposed consisting of continuous hedge, groundcover, and palm trees. On the existing building there are areas where no existing planting area exists and there is not**

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the opportunity to provide planting between VUA's and the building. In the areas where planting strips do occur superior landscape is being proposed. We are proposing palm trees, a continuous hedge, and groundcover on the west side. On the south side where space allows we are proposing a continuous hedge and groundcover. Along the north side, planting areas adjacent to the building do not exist for the most part. Where there is planting area we are proposing a continuous hedge. See code chart on sheet L-7 for specifics.

6. 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. **R: Noted, see revised Site Plan showing 8' wide islands being provided with trees. Existing parking islands will remain as is.**
7. Show how requirements as per 155.5203.E., Building Base Plantings are being met. **R: For new building see revised Planting Plan. Superior landscape is proposed. The existing building also has superior landscaping proposed to compensate for narrow existing planting areas. See code chart on sheet L-7 for specifics.**
8. 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 area between parking bays, and landscaping between vehicular use areas and buildings). Existing light poles may have to be relocated from existing islands populated by poles. **R: We will place all new light poles in new development areas per code. We are requesting existing non-conforming light poles to remain. Some landscape enhancement is being provided at existing areas to offset non-conforming conditions.**
9. 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. **R: See revised plans, a minimum of eight feet is provided.**
10. 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 slabs as it relates to these areas. **R: See drawings on Sheet SP-002.**
11. Shift locations of proposed MF's to the open spots along the north perimeter, currently they are being shown adjacent to or under proposed SB's. **R: Noted, see revised Planting Plan Sheet L-5. The MF's are proposed to go between the plantings of the Silver Buttonwood Trees.**
12. Swap light pole location on large end island on NW corner with tree so that the required tree is adjacent to parking now. **R: Noted, see revised Site Plan, Sheet SP-001.**
13. Wall stops prematurely on the NW corner, please clarify. **R: Noted, See revised Site Plan, SP-001 continuing wall to 5'-0" before Property Line to provide required setback/sidewalk.**
14. Change Cathedral Live Oak to regular Live Oak *Quercus virginiana*; no cultivars. **R: Noted, see Sheet L-7. The Cathedral Live Oaks were changed to Live Oaks.**
15. Provide alternate species for IE's in parking islands; these are to be large canopy trees. **R: Noted, see Sheet L-7. Live Oaks replaced the IE's in the parking islands.**
16. Provide a cross section detail of the buffer areas as it relates to trees, shrubs, wall location, etc. **R: Noted, see Sheet L-7. Cross sections were added for the North and East Property Lines.**
17. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway. **R: Noted, see Sheet L-6 & L-7.**

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18. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. **R: Noted, see sheet L-6 & L-7.**
19. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved. **R: Noted, see sheet L-6 & L-7.**
20. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violation of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree. **R: Noted, see Sheet L-2 & L-3.**
21. Please provide contracted specifications and directive by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any as well as all pruning for existing trees prior to final landscape approval. **R: See revised existing tree list on sheet L-3 and arborist info on sheets L-8 thru L-11.**
22. 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. **R: Noted, see Sheet L-2 & L-3.**
23. 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. **R: Noted, see Sheet L-2 & L-3.**
24. All tree work will require permitting by a registered Broward County Tree Trimmer. **R: Noted.**
25. Provide a comment response sheet as to specifically how comments have been addressed at a time of resubmittal. **R: Noted.**
26. Additional comments may be rendered a time of resubmittal. **R: Noted.**

BUILDING DEPARTMENT: Reviewed by: James DeMars, james.demars@copbfl.com

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. **R: Noted.**
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 indication that the statement of responsibility has been submitted. **R: The project is a new building, asbestos will not be an issue.**

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3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. **R: A fire sprinkler system will be installed in new building. Our intent is to extend existing system to new.**
4. FBC 701.1 The enforcing agency will require that the provision of this chapter, governing the material, 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. **R: Noted.**
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. **R: Noted.**
6. FBC 1003.1 The enforcing agency will require that all general requirements specified in section 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. **R: Noted.**
7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustration 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 station if applicable. Also provide tested design from accepted agency for rated walls and penetration details. **R: A Life Safety Plan will be included indicating all above.**
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 filled with the building official for review and approval prior to installation. **R: Product approvals will be included in Permit Submittal and have review stamps by architect.**
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. **R: Noted.**
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). **R: Noted.**
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. **R: Noted.**
12. FBC_BCA110.10.1 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

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form be completed and submitted for approval. **R: A Special Inspector form will be included as required.**

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. **R: Not applicable.**
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. **R: Not 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. **R: Roofing submittal will include HVHZ RAS form.**
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. **R: Noted, see Site Plan Data Table: 218 parking spaces are being provided.**
17. FBC A208.2.3.3 Parking for guests, employees, and other nonresidents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2. **R: Noted, current and proposed use is Commercial.**
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. **R: Noted, see Site Plan showing electric charging stations, standard as well as ADA parking spaces.**
19. If Applicable, FBC R802.1.7.1 [IRC R82.10.1] Truss design drawings, prepared in conformance with section R80.1.7.1, shall be provided to the building official and approved prior to installation. **R: Structural system not yet determined.**
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. **R: Noted.**
21. FBC 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 were 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. **R: See Paving, Grading and Drainage Plan, Sheet PGD-1.**

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22. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction, to ensure that all road right-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. **R: Noted.**
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. **R: Noted.**
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 plan 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. **R: Noted.**

BSO: Reviewed by: Saul.Umana@copbfl.com

PLANNING: Reviewed by: Jean Dolan, jean.dolan@copbfl.com

1. The legal description does not cover the entire area shown on the survey that is subject to this series of Applications. The 6 residential lots north of 2201 West Atlantic are included in this site plan. Those 6 lots have a residential underlying land use designation and are subject to the Application of Commercial Flexibility and rezoning from RM 12 to B-3 to allow the proposed commercial building. A Commercial Flex Application and a Rezoning Application will need to be uploaded for DRC, P&Z and two readings at City Commission. These can be done concurrent with the site plan. **R: Noted, see revised Legal Description to include northern parcels.**
2. Ordinance 84-58 applied Commercial Flexibility to 2201 West Atlantic (which also has an underlying residential land use designation) and rezoned it from RM 12 to B-3. That process effectively landlocked the eastern 5 of the 6 residential lots because road access was not required to be granted from the 2201 property as part of that development approval. Given the past history of Commercial Flex on this property and the difficulty in developing those 6 residential lots as anything other than part of the 2201 property due to access constraints, this is a reasonable approach to developing this area. **R: Noted.**
3. The incompatibility standards in the code suggest that parking along the backyards of the SF homes is the last choice for locating adjacent commercial parking, however, the Type C buffer required if parking is located next to the SF lots if there is no other reasonable location for the parking is being shown on the conceptual site plan. The narrative for the site plan and the commercial flex application should explain why the parking adjacent to the SF homes is the only reasonable location given the existing site layout and project objectives. **R: The new parking for the new building is located as far as possible from the existing single-family lots. This facade is also the retail part of the building which has the lower intensity of the use and the parking cannot be placed any other way. We have angled parking with a one-way drive which also reduces traffic at this side of the project. We also are using a Type B buffer (Not a type C) between the SF lots and our project.**

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4. The narrative for the site plan should present the project objectives and what the owner is intending to do with the new commercial building. Right now, the only narrative mentions the commercial flex and that narrative is a bit confused as it mixes aspects of commercial flex and residential flex units which are not relevant to this request. **R: Noted, see revised narrative.**

ENGINEERING DEPARTMENT: Reviewed by: David McGirr, david.mcgirr@copbfl.com

1. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities. **R: Noted.**
2. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities. **R: Noted, will be provided 30 days prior to construction.**
3. Submit water and sewer civil plans showing any proposed water and sewer connections to the city utility system. **R: We plan to connect from the existing water and sewer on-site; no civil will be required for this.**
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans. **R: Noted.**
5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. **R: Noted.**
6. Place note on landscape plans and overlay the existing utilities on the 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 utilizes 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 o the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard Street tree detail 316-1. **R: Noted, see Sheet SP-001.**
7. Upload the 2019 City Engineering standard details for the proposed offsite sewer connections. These detail drawing may be obtained in pdf format from the city's website www.pompanobeachfl.gov under departments/engineering. **R: Noted.**
8. City Engineering requires a 60" right-of-way on NW 23 Ave. ****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. **** **R: Noted. Because of the existing conditions a 5' sidewalk along NW 23rd Ave cannot be accommodated. Installing the sidewalk adjacent to the right-of-way line would impact 15 existing trees. Shifting the walk closer to the road would impact the existing road drainage by eliminating the existing drainage swale and it would also impact the existing utilities and fire hydrant. In addition to the obstacles in the way of locating a sidewalk along NW 23rd there are significant grade changes between the existing elevated sidewalk along Atlantic Blvd, which has an iron railing because the grades drop off +/- 2' from the back of walk to the adjacent grade, and the higher site elevations where we must maintain a perimeter grade elevation of 12.20' for site drainage control. The existing edge of road elevations range from 9.38 to 10.36, so the driveway slopes (which range from 6.0% to 8.0%) cannot accommodate**

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sidewalk which meets ADA requirements without creating extreme slopes that would cause vehicles to bottom out.

ZONING: Reviewed by: Lauren Gratzner, Lauren.Gratzer@copbfl.com

1. This project is being reviewed as a Minor site Plan and Major Building Design. **R: Noted**
2. Provide an updated legal description to include all 7 parcels included in this project. Only 1 legal description was provided. **R: Noted, see revised Legal Description with all 7 parcels listed.**
3. The site plan calls out 5 parcels and not all 7 included in the proposal. Include all 7 legal descriptions and parcel IDs on the site plan. The item called out at "Parcel 4" is not a legal description and does not include a parcel ID, correct this. **R: Noted, see revise Site Plan.**
4. The DRC application, when submitted, must be signed by all property owners and all 7 folios must be listed on the application. BCPA identifies Carolyn Singletary and 2201 LLC as the two property owners of these 7 parcels. **R: All the parcels have been purchased by our client. See revised DRC application and BCPA records showing 2201 LLC as owner of all 7 parcels.**
5. All parcels included in this project shall be unified as one prior to building permit approval. **R: Noted, see copy of Unity of Title application with Broward County.**
6. 5' of Right-of-Way is required to be dedicated to the City along NW 23 Ave prior to building permit approval. Revised the site plan to reflect this dedication. **R: See revised Site Plan showing 5' Right-of-Way Dedication by road easement along NW 23rd Avenue. By utilizing a road easement, it would keep the existing DDCV completely within the property boundaries instead of creating a non-conforming condition.**
7. The narrative uploaded was for a Flex application; however, the application submitted was for a site plan Pre-Application Meeting. Provide a narrative that describes the site plan project and addresses the standards of site plan approval for the DRC submission. Clarify what use will occupy the new building. **R: Noted, see Narrative for Site Plan attached.**
8. The 6 northern parcels are subject to commercial Flex Allocation and Rezoning approval prior to permit approval. **R: Noted, see applications provided.**
9. The site plan incorrectly identifies the land use as "Pompano Commercial". All seven parcels have a land use of LM-LOW-MEDIUM 5-10 DU/AC. Revise this information on the site plan. Likewise, identify the current use of the northern parcels as vacant and parking, not commercial. **R: See revised Site Plan.**
10. Provide the total pervious (living material) calculations on the site plan. B-3 requires a minimum of 20% of the lot to be pervious (containing living material). The project will be subject to this requirement once the rezoning is complete. **R: The total pervious area is 52,218.03 SF or 21.4%.**
11. On the site plan data table, label the setbacks (front, street side, interior side, and rear) with their directions (north, south, east, west). The front setback is be the south side, the street side setback is be the west side, the interior side setback is the east and the rear is the north. This is based off of the combined parcels, not the orientation of the building. **R: Noted, see revised Site Plan.**
12. Provide the actual setback dimensions on the site plan. They are not provided for the existing building. **R: See revised Site Plan with dimensions added.**
13. Sec. 155.5102.D.3 Developments containing more than one principal institutional or commercial use shall provide parking spaces in an amount equal to the total of the requirements applied to all individual principal uses. Provide a parking calculation breakdown of all the uses on the site. Note that "inventory" is identified on the site plan data table but this is not a valid parking

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calculation for the City of Pompano Beach. **R: Parking Data Table is provided on Site Plan. Total of 220 is required with 218 being provided.**

14. All overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground per Code section 155.5509. Identify this on the plans. **R: Moving existing overhead utilities underground will be reviewed and a proposed solution will be submitted.**
15. 90-degree parking spaces shall be 9x16' with a 2' overhang for a total length of 18', per 155.5102.C. The angled parking in the rear has its own dimensional parking requirements in addition to the 2' overhang. See the above-mentioned chart. Provide all dimensions in the various parking areas on the site plan and identify this 2' overhang with a dotted line. Nothing shall be located within this overhang. **R: Noted, see parking dimensions added to Site Plan.**
16. The site plan calls out electric vehicle charging stations but does not show where they will be placed. Identify them on the site plan and show that they will not be within the required 2' overhang. **R: Electric Vehicle Charging is located near the corner of NW 23rd Ave and W. Atlantic Blvd. Dimensions have been provided.**
17. Call out all elements of the site plan. Clarify what the boxes and circles are in front of the existing building. Clarify what the proposed boxes are that are located outside of the existing building on the northwest corner. Clarify what the boxes with dots inside them represent, located around the newly proposed building. **R: Circles in front of existing building are existing columns. Overhead canopies are proposed on NW corner of existing building. Similar canopies with light fixtures are proposed around proposed building, refer to note "overhead canopy (typ)".**
18. All parking shall be double striped and have a continuous curb, per 155.5102.C. Identify this on the site plan. **R: A continuous curb is provided for all new parking. Existing parking will be restriped to comply. Where curb is not shown additional enhancements to landscape is provided. All striping will be double striped per code.**
19. Wheel stops are not permitted. Remove these from the landscape and Civil plans. Additionally, wheel stops are not shown on the site plan or CPTED plan. All plans must have consistent information. **R: All new areas have continuous curbs. Wheel stops will be removed and replaced with continuous curb in areas which are to be reconstructed. Existing areas not in scope will remain with wheel stops.**
20. Provide directional arrows showing the flow of traffic. **R: Provided on revised Site Plan.**
21. Provide the width of all drive aisles, including the new parking in the rear of the existing building. One-way traffic shall be at least 12' wide and two-traffic shall be at least 24' wide, per 155.5101.G.7. **R: See revised Site Plan.**
22. The applicant shall provide a public sidewalk within the Right-of-Way along NW 23 Ave, per Code section 155.5101.F. Show this on the site plan. **R: Because of the existing conditions a 5' sidewalk along NW 23rd Ave cannot be accommodated. Installing the sidewalk adjacent to the right-of-way line would impact 15 existing trees. Shifting the walk closer to the road would impact the existing road drainage by eliminating the existing drainage swale and it would also impact the existing utilities and fire hydrant. In addition to the obstacles in the way of locating a sidewalk along NW 23rd there are significant grade changes between the existing elevated sidewalk along Atlantic Blvd, which has an iron railing because the grades drop off +/- 2' from the back of walk to the adjacent grade, and the higher site elevations where we must maintain a perimeter grade elevation of 12.20' for site drainage control. The existing edge of**

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road elevations range from 9.38 to 10.36, so the driveway slopes (which range from 6.0% to 8.0%) cannot accommodate a sidewalk which meets ADA requirements without creating extreme slopes that would cause vehicles to bottom out.

23. Pedestrian sidewalks in a commercial zoning district shall be at least 7' wide per 155.5101.I.3. Provide the dimensions for the proposed sidewalks and cross walks surround the buildings. **R: Noted, see revised Site Plan.**
24. Identify the loading areas on the site plan and the size of the loading berths. Off-street loading areas shall be arranged so no loading berth extends into the required aisle of a parking lot (155.5102.C.3.a.iv). The new building requires at least 1 loading berth per 155.5102.M.1. Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is at least 12 feet wide and 55 feet long. The Development Services Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met. **R: Loading berth is provided between the proposed building and the existing building. See revised Site Plan showing 12 x 55 loading berth.**
25. 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 all be required in any one parking area (155.5102.L). Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic. Identify the location of the required bike racks and provide the total number of bike spaces in the site plan data table. **R: Bicycle racks have been added to the Site Plan between both buildings near the entrance of the existing building. Per a site visit this area seems to serve current employees better. See updated data table on Site Plan showing twenty (20) bicycle spaces provided.**
26. Provide the dimensions of the landscape buffers from the property line to the edge of pavement. The Vehicular Use Area (VUA) perimeter buffer shall be at least 10' wide per Code section 155.5203.D.3.c. **R: Noted, see dimension added to Site Plan.**
27. A landscaped island shall be provided at each end of every row of parking spaces per Code section 155.5203.D.4.b. Revise the parking spaces to the east, between the two buildings. **R: A landscape island is provided for all new parking spaces. Enhancements in new landscape areas are provided to offset requirements where not met.**
28. A landscaped area at least eight feet wide shall be provided between abutting parallel parking bays per Code section 155.5203.D.4.c. Revise the parking spaces to the east, between the two buildings. **R: A landscape island is provided for all new parking spaces. Enhancements are being provided to offset requirements where minimum requirement is not met.**
29. There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. 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. Note that mechanical equipment is not permitted to be placed in front of the principal structure. **R: Noted**

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mechanical equipment proposed will be mounted on the roof. Parapet height will match equipment height.

30. Provide a detail of the dumpster enclosure. It shall meet the requirements of Code section 155.5301.C. **R: Existing dumpster area is to remain. Dumpster area is not located within street view. The existing and new buildings create a complete visual screen of the dumpster a wall exists to the east as well. The dumpster is not visible from any point outside of the site.**
31. Provide a detail of the proposed 8' wall surrounding the property. **R: Type B Buffer (6'-0" tall) is required for Commercial. See Site Plan Details on Sheet SP-002.**
32. A photometric plan must be provided at time of DRC that meets the requirements of Code section 155.5401. Light fixtures within 200 of a residential zoning district shall not exceed 20' in height. Light fixtures beyond the 200 feet can be up to 30' in height. Illumination levels in the VUA shall be a minimum of 1.0 foot-candle and a maximum of 3.0 foot-candle at the property line. **R: See Photometric Plan, Sheet L-0 Lighting Study.**
33. Provide the width of each building façade on the elevations. **R: See revised Exterior Elevations, Sheet A-201. Both the north and south has a width of 293'-0". East and west has a width of 73'-4".**
34. Identify the façade materials on the elevations. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any façade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director (155.5602.C.6). **R: See revised Elevations, Sheet A-201.**
35. Provide the fenestration calculations on the elevations. 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 story line denoting the second floor) shall be occupied by windows or doorways. This figure may be reduced to 20 percent of the first-floor front façade of a structure housing a large retail sales establishment. 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 (155.5602.C.7) **R: The west façade faces the street, NW 23rd Avenue. This is the only façade that faces a street. 20% has been used as proposed structure is considered a large retail establishment. A Fenestration Table has been added to sheet A-201 Exterior Elevations.**
36. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane. Identify the parapet height and the cornice on the elevations. **R: All parapets provided will meet minimum height requirements for proposed package units.**
37. Revise the elevations to measure the height from the average elevation of the existing finished grade to the top of the roof deck per Code section 155.9401.G. **R: Dimensions from average grade at elevations have been added. North: 24'-1" to roofline. East: 27'-3" to roofline. West: 24'-1" to roofline. West: 26'-0" to roofline.**
38. Provide screening of off-street loading and service areas, per Section 155.5301.B, Screening of Off-Street Loading and Service Areas. All off-street loading areas and services areas shall be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties. Exterior off-street loading and service areas shall be screened from view.

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from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Screen the proposed loading area facing the street. **R: The existing off-street loading area with the proposed new building creates a fully screened condition. The loading will not be visible from any point outside the loading area.**

39. This property is required to obtain a Master Sign Program per Code section 155.2416. This shall be submitted as a separate submittal to the Architectural Appearance Committee. **R: Noted, application will be submitted along with permit.**

CRA: Reviewed by: Saul.Umana@copbfl.com

Please call or email if any part of these responses will require further clarification.

Thank you

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