

COMMENTS AND RESPONSES- JANUARY25, 2024

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: AUGUST 17, 2022 – Next meeting March 6, 2024

FIBERBUILT SITE PLAN

Request: Minor Site Plan with Building Design
P&Z# 21-12000052
Owner: 2201, LLC
Project Location: 2201 W. Atlantic Blvd
Folio Number: Multiple Folios
Zoning District: B-3
Commission District: 4 (Beverly Perkins)
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting MINOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to construct a new 21,492 SF retail building in the rear of an existing development.

Staff Conditions:

PLANNING

Daniel Keester | daniel.keester@copbfl.com

Authorized with Conditions

The City's Residential Compatibility 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 shown on the conceptual site plan. A type B buffer is proposed, where a Type C buffer is required, and the site plan must be revised.

-The layout proposed include parking areas that do not comply with code, and circulation issues for the large trucks that would need to access the rear loading zones on the existing building, and does not screen the overhead doors from visibility from the public right-of-way. The Flex application presented to the City Commission must include a conceptual site plan, and as presented there are several conflicts with the code requirements.

Notes / No additional action required:

DRC

PZ21-1200052
11/06/2024

Land use for this parcel is Commercial (C) & Low-Medium Residential (LM). The proposed use listed on the site plan indicates this is a "commercial addition," which is permitted in this land use category with the allocation of commercial flex. The Applicant must receive approval from the City Commission for the commercial flex (P&Z: 22-05000001).

-The property is un-platted. Based on the approved plat & the proposed scope, there are no additional platting requirements. Provide a letter from the Broward County Planning Council indicating whether it must be platting for the proposed development.

-The property is abuts NW 23 Avenue. The survey indicates that there is an existing 25 feet to the centerline. The required right-of-way width at this location is 60 feet, and thus an additional 5 foot dedication is required - as illustrated on the site plan.

-The city has sufficient capacity to accommodate the proposal.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Pending Resubmittal

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

Response note: The original Civil Engineer Dan Fee of CDI Engineering has retired and we have hired a new Civil Engineer to take over all the Civil Engineering work from this point forward. Rosana Cordova of Cordova Associates is engaged and has made the site plan updates to the PGD plan and has added a Water and Sewer Plan and detail sheet as well as a Pollution Prevention plan.

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: Plans are being submitted to the county.**
2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit

DRC

PZ21-1200052
03/06/2024

PZ21-1200052
11/06/2024

- for the proposed storm water discharge from the proposed site construction activities. **Response: NPDES will be submitted by contractor.**
3. 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. **Response: NOI will be submitted by contractor.**
 4. Submit water and sewer civil plans showing any proposed water and sewer connections to the city utility system. **Response: Water and Sewer plans submitted, see attached SHT C301.**
 5. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans. **Response: So Noted.**
 6. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. **Response: So Noted.**
 7. 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 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 Upload the 2019 City Engineering standard details for the proposed off-site sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering. **Response: City standard details on SHT C331.**

City Engineering requires a 60' right-of-way on NW 23 Ave. **Response: So noted.**

**** 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

Jim Galloway | jim.galloway@copbfl.com

Pending resubmittal

() 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. **Response: See sheet C301 with existing and proposed new fire hydrant.**

() 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 (i.e. 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: A flow test was completed and has been uploaded.**

() 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: We are currently in design and will provide fire flow calculations for the proposed structure. It will be fully sprinklered and constructed using NFPA 1, ch 18 for construction type which will more than likely be a non-combustible type and ordinary hazard.**

() Provide location of proposed fire sprinkler connections, backflow and FDC on site. **Response: See sheet C301. The fire line is currently in design with the intention to connect to existing on site line on owner's side of right of way on NW 23rd Ave. From here the line will turn north and enter the new building on the southwest corner.**

() 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. **Response: Acknowledged.**

Installation of assembly as per backflow/meter specifications and following standards:

NFPA 13 Standards of Installation of Fire Sprinklers,

NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

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

BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Authorized with Conditions

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.

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 storm water runoff.

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

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

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

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

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupied 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_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 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with

proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc.), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA.
F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

16. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

17. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

18. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

19. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

20. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

21. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

22. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

23. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

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

BSO

Scott Longo | scott_longo@sheriff.org

Authorized with Conditions

Disclaimer:

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

This 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, or liabilities that might occur without any review.

2. CPTED Landscaping Standards

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.
- b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.

d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

a. Install, a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting

Parking Garage & Lot, and Adjacent Access Perimeters:

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

b. Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture

Miscellaneous: CPTED & Security Strengthening

a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind

Authorized with Conditions

Provided there is a sufficient landscape buffer between the commercial use and the single-family homes to the north, the CRA is in support this project.

UTILITIES

Nathaniel Watson |

Nathaniel.Watson@copbfl.com

Pending Resubmittal

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process. **Response: So Noted.**
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. Response: **EPD Surface Water Management permit in Process of acquiring.**
3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems. **Storm Water Pollution Prevention Plan (SWPPP) attached, see SHT C111.**
4. Please submit a sedimentation and erosion control plan. **Storm Water Pollution Prevention Plan (SWPPP) attached, see SHT C111.**
5. The subject plan does not indicate if new proposed off-site water and/or sewer utility connections are required or if the utility connections are existing and established on site. Please clarify. **Proposed connections to existing services shown, see SHT C301.**
6. Please note the water consumptive use of the site in (GPD) gallons per day for the new development. **Water consumption added to concurrency table, see SHT C301.**
7. Please note the wastewater discharge of the site in (GPD) gallons per day for the new development. **Wastewater discharge added to concurrency table, see SHT C301.**
8. Please attach pertinent City Engineering Standard details that apply to any off-site water and/or sewer work for the subject development. **City details provided for offsite utility work, see SHT C331.**

LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

Pending Resubmittal

Please provide the permit # of the approved landscape plan for the existing building and parking area

to the south. Please provide the original approved landscape plan to go along with the number.

Response: we have located an approved Landscape plan BP13-00005303 8/19/2013. The plan is included in this package. See Sheet L-13.

LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

Pending Resubmittal

1. Please provide the permit # of the approved landscape plan for the existing building and parking area to the south. Please provide the original approved landscape plan to go along with the number. **The Permit number from the original approved landscape plan is BP13-00005303. The plan is included in this package. See Sheet L-13.**
2. 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:
 - a. Palms must be provided in multiples (doubles or triples); **double trunk palms have been added.**
 - b. If palms and trees are combined, one row of shrubs can be provided; **shrubs and groundcover are provided in the landscape areas between V.U.A's and buildings. Additionally, palms have been used in most of these areas on the north side of the new building. A combination of palms and trees have been provided.**
 - c. If palms or trees are provided, shrubs must be included in layering or height tiers with a minimum of 2 layers or tiers; **2 tiers have been provided shrubs and groundcover**
 - d. If trees are provided, design must include a minimum of 2 species; **a minimum of 2 tree species has been used**
 - e. Trees or palms must be a minimum of 14 feet in height; **trees and palms have been specified at a min. ht. of 14'**
 - f. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; **tiers with 2 species have been provided**
 - g. Suspended pavements systems are provided for the adjacent vehicular use area.
3. 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. South and North end of West parking row. **A planting island has been added at the northwest corner of the site. An additional planting island has been added in the parking area west of the existing building where currently there are 11 spaces without an island. Additional trees have been added to all of the islands on the west side of the property.**
4. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised

based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised. **Existing trees have been appraised bases on Rule 14-40.030. The values have been updated as of 1-29-24 and the base price units have been added to the Existing Tree List on Sheet L-3.**

5. The mitigation table does not seem to align with the trees counts. Mitigation is to be above and beyond the tree requirements for the whole site, correct. **The mitigation table has been adjusted and the quantities used for compliance with city code does not include the quantities included for mitigation.**
6. The arborist report did not correctly upload. **The arborist report is shown on sheets L-8, L-9, L-10, and L-11 and will be uploaded with the updated plans.**
7. Please provide a plant list on the landscape plans. It is not necessary on the overalls. **The plant list has been added to sheets L-5 and L-6**
8. Provide required Type C Perimeter Buffers @ 10' on the north side as per previous comments and 155.5203.F.3. and provide a cross section detail. **The required type c perimeter buffer on the north side is 10' wide. The trees on the residential side of the wall are spaced at 20' o.c. due to overhead power lines. A 5' hedge is provided on the residential side of the wall meets the planting requirements for type C perimeter buffer and a 8' ht. masonry wall is proposed. A cross section detail is on Sheet L-7**
9. Show wall on the landscape plan in this area. **The wall is indicated on the plan and the cross section.**
10. Provide 10' perimeter landscaping strip requirements on the east side by new proposed parking as per 155.5203.D., to include trees, shrubs, irrigation, and sod. This is to be a clear measurement not to include vehicular overhang. **A 10' landscape buffer is provided with trees, shrubs and sod.**
11. Change the CG's to Peltophorums to match the ongoing plantings along the corridor. **The CG's have been changed to Peltophorums**
12. 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. **See City Notes, Note #2. All perimeter trees are specified at 14' o.a. ht.**
13. Please provide contracted specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and root ball size for all relocation proposed if any as well as all pruning for existing trees prior to final landscape approval. **This is provided on Sheets L-10 and L-11**
14. 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. **See City Notes, Note #3.**
15. 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. **See City Notes, Note #4.**

16. All tree work will require permitting by a registered Broward County Tree Trimmer. **See City Notes, Note #7.**
PZ21-1200052
11/06/2024

17. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
2. Additional comments may be rendered a time of resubmittal.

ZONING

Lauren Gratzer | Lauren.Gratzer@copbfl.com

Pending Resubmittal

1. This project is being reviewed as a Minor Site Plan and Major Building Design. **R: Understood.**
2. Revise the location map uploaded in the DRC Documents folder to outline all subject parcels. There is only one property ID on this map but the project contains 7 parcels. **R: Location Map has been revised to show all seven (7) parcels along with the parcel numbers.**
3. Remove all duplicate plans from the submittal. The elevations (A-201) were uploaded twice. Clarify if there is supposed to be a secondary elevation sheet. **R: Revision Clouds have been removed, there is only one elevation drawing sheet, duplicate is the result of a “-“missing in the name.**
4. Remove the clouding on the site plan. Clouding is typically only used for plans that have been previously approved and subsequently revised. This plan has not yet been approved and the clouding makes it messy to look at. **R: Clouds have been removed.**
5. Revise the property lines of the site plan to exclude the required 5' ROW dedication. This should be outside of the property lines. The setbacks shall then be shown from the new property line. Unless approval from the City Engineer is obtained, a ROW easement is not sufficient. **R: See revised Overall Site Plan, SP-001, showing new Property Line boundary. Property line has been revised to exclude ROW easement.**
6. Provide call outs for all dimensions on the site plan. There are various dimensions that don't have an apparent purpose. Additionally label all elements on the site plan including but not limited to awnings, canopies, pedestrian walkways, screen walls, water features, fencing etc. **R: See revised Overall Site Plan, SP-001, labels have been added, dimensions have been revised.**
7. All call outs for “overhead doors” are not pointing to the correct site element. Revise the call outs to point to the accurate location of the doors. Likewise, the call outs for “overhead canopy (TYP.) are not pointing to anything. Finally, call out the boxes between the southern building and the existing parking to the south, is this landscaping? Call out the non-stripped area just beyond the existing building to the west. There is a doorway here, is this landscaping or a new sidewalk? Provide different patterns to identify different types of areas (landscape, sidewalks, asphalt, etc). **R: Labels have been added and revised. A hatch pattern has been added for landscape/green areas.**

8. Clarify why there are two dimensions called out for 90'-2" for the southern building to the front property line. What is this for? This is not the closest point to the southern property line and therefore is not the setback of the building. Provide the closest setback from the building on this side and call it out as the front setback. **R: Dimensions have been revised, see Sheet SP-001, Overall Site Plan.**
9. Call out all setbacks on the site plan drawing from the closest building point to the property line (rear, front, interior side, and street side). The dimensions provided on the site data table do not appear to be accurate. Revise this chart per the setbacks found on the drawing. **R: Dimensions have been revised accordingly. Table has been updated, see Sheet SP-001, Overall Site Plan.**
10. Clarify why there are curbed parking spaces proposed in front of the existing overhead doors. Is the intent to no longer use these overhead doors and remove them? If this space is for loading it cannot count the required parking spaces count the required parking spaces. **R: Existing overhead doors are not being used and will not be removed. Parking spaces will remain and count towards requirement.**
11. There is a section on the site data table for landscape and pervious/impervious calculations, however, this information was not filled in. Provide all relevant information on this chart. **R: Table has been updated, see SP-001 Overall Site Plan. Pervious 51,603 SF (36%) and Impervious SF 91,603 (64%).**
12. Comment not addressed, breakdown not provided on site plan: 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. There are 6 existing businesses with Business Tax Receipts (BTRs) operating within the existing building. List these 6 businesses, the type of business they were approved as, and their required parking. Do the same for the proposed building.

New York Quartz LLC was approved as a “home and building supply center”. At 1 per 300 SF, this business requires approximately 84 spaces per the square footage provided on the approved BTR. Atlantic Wallpaper & Décor Pro was approved as “other retail”. At 1 per 300 SF, this business requires approximately 16 spaces per the square footage provided on the approved BTR. Pool and Patio Depot Inc was approved as a “professional office”. At 1 space per 400 SF, this business requires approximately 40 spaces per the square footage provided on the approved BTR. Asena Tile and Stone was approved as “other retail”. At 1 per 300 SF, this business requires approximately 5 spaces per the square footage provided on the approved BTR. Fiberbuilt Umbrellas Inc was approved as “other retail”. At 1 per 300 SF, this business requires approximately 150 spaces per the square footage provided on the approved BTR. Luxe Outdoor Living LLC was approved as “other retail”. At 1 per 300 SF, this business requires approximately 30 spaces per the square footage provided on the approved BTR.

The above existing uses require 325 parking spaces alone. The proposed building, if filled with retail uses (1 space per 300 SF) will require an additional 72 spaces, for a total of 397 spaces. It does not appear there is enough space for the minimum required number of parking spaces for this site. Confirm the square footage of each bay within the existing building by providing a floor plan of the building in order to confirm the above calculations. **Response: After this comment was issued, we have done an on-site parking study by KBP and produced a report supporting our proposed parking solution. We have added 10 additional parking spaces and have submitted application for a Major Administrative Adjustment scheduled to be heard on the February 15, 2024 date.**

13. Note that the parking calculations on the site plan show a showroom as a use. A showroom is not a permitted use at this location. Remove this from the calculations and provide a note on the site plan stating “Showroom uses are not permitted at this location per Code section 155.4230”. Additionally, the proposed floorplan appears to be a warehouse. Please note that warehouses are not permitted in this zoning district. Provide a note on the site plan stating that there will be NO “warehouse, storage, & distribution” uses at this location per Code section 155.4228.C. **R: Parking calculations have been revised. Notes have been added, see Sheet SP-001 Overall Site Plan. We show the required parking as 240 and 145 provided. The Major Administrative adjustment noted above is a request to accept the 39.6% reduction.**
14. Also be aware that “Warehouse, Distribution, and Storage” uses are not permitted at this location per Code Section 155.4228.C. This site should be developed as retail space and not warehousing/showrooms. **R: Note has been added, see Sheet SP-001 Overall Site Plan.**
15. The site plan parking calculations state that there are 218 parking spaces provided. However, only 160 spaces are shown on the site plan. Provide accurate calculations on this chart. **Response: This comment is obsolete with the changes noted in comment 13 above.**
16. Comment not addressed: 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. Revise the note to say all existing and proposed utilities will be placed underground, not

just the new ones. **R: We will be seeking relief from this code to preserve the existing mature shade trees along the NW 23rd Ave. right of way.**

17. Comment not addressed: The electric vehicle charging stations and all of the light poles appear to be located within the required 2' overhang for the parking spaces. Move all items beyond this 2' space. **Response: we have located the new chargers beyond the 2 foot vehicle overhang and provided a diagram for clarity.**
18. Comment not addressed: All parking shall be double striped, per 155.5102.C. Identify this on the site plan or provide a note on the plan. **R: All parking has been revised to show double stripping, see SP-001 Overall Site Plan.**
19. 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). All loading berths, existing and proposed, block the drive aisles. The proposed circulation of this site is not sufficient and shall be improved. The existing proposal not only has blocked aisles but requires the large trucks to drive through required customer parking and requires the pedestrian to walk through this industrial side of the property. **Response: We have responded by removing all the parking spaces from the existing truck loading and movement turn area north of the existing building.**
20. Per code section 155.5101.I, "Except individual lot development of a single-family dwelling or two-family dwelling, all developments shall be served by an internal pedestrian circulation system walkways (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin and destination points within the development, as well as between the internal pedestrian circulation system and adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining public parks, greenways, schools, community centers, and shopping areas:
 - i. The primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions);
 - ii. Off-street parking bays; **R: Pathways have been provided throughout the proposed new project building site at west, south and north where there is parking and building entrances. We also have provided a walk continuation from existing to new building at the west side where this occurs.**
 - iii. Any designated or planned bus stops and shelters (on-site or on an adjacent street); and
 - iv. Recreation facilities and other common use area and amenities".

Provide sidewalks leading from the parking spaces between the two buildings to the front entrances. The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development. Walkways shall be at least 7' wide. **R: A 7' wide pedestrian path has been provided for the proposed building, an existing 5' wide pedestrian has been enhanced to connect with new.**

21. Clarity in the existing and proposed uses will be using the large semi-trucks for deliveries, as shown on the plan. These large trucks significantly impact the tight site. Each loading berth shall be of

sufficient size to accommodate the types of vehicles likely to use the loading area. **Response: The large trucks currently use the existing loading areas and have more than adequate space to circulate and load. This site has been functioning this way for decades. Our new structure is placed and sized to not interfere with these activities.**

22. Clarify on the site plan where all 20 bike parking spaces are located. Revise so there are some at the front entrances of each building for customer use in addition to the rear location. **Response: We have located the new bike rack on the south side of the new building, across from the NE corner of the existing building.**
23. The Vehicular Use Area (VUA) perimeter buffer shall be at least 10' wide per Code section 155.5203.D.3.c. The buffer along the north property line the west property line does not meet this requirement (post dedication). Revise the layout. **R: The 10' wide buffer has been provided along the north property line, a variance is being requested for the west property line as 7'-8" is being provided instead of the required 10'-0".**
24. The parking spaces abutting the eastern property line, just north of the existing building shall also have a VUA buffer of 10'. The current proposal shows the parking touching the eastern property line, which is not permitted. Revise the parking layout. **R: Drawings have been revised to provide the required 10' buffer, parking has also been adjusted. See sheet SP-001 Overall Site Plan.**
25. The parking spaces proposed between the buildings are not sufficient. They shall be double striped, contain a continuous curb, contain landscape islands at either end, and contain a landscape area at least eight feet wide between abutting parallel parking bays. Revise this parking section to comply with Code. Simply striping this area is not permitted. **Response: We have altered the design to incorporate double stripes, continuous curbs, landscape islands at ends of all runs of parking.**
26. There is a note on the right side of the site plan that says the retaining wall is being replaced. Provide the height of the new retaining wall that will go here. **R: The earth in this area slopes, retaining wall will vary but average height will meet the 8'-0" tall requirement. Details have been adjusted, see sheet SP-002 Site Plan Details.**
27. Provide the outline of the roof top mechanical equipment on the elevations. Show that a parapet wall, roof screen, or similar device will be a height equal to or exceeding the height of the mechanical equipment. **R: RTU outline has been provided on the elevations, see A-201 Exterior Elevations. RTU are proposed behind high parapet wall and centered.**
28. Comment not addressed: Provide a detail of the dumpster enclosure. It shall meet the requirements of Code section 155.5301.C. **R: A variance is requested as the dumpster area is shielded from all sides except when exiting. Parking in between the buildings is proposed for employees.**
29. There is a light pole shown on the photometric plan that does not appear on the site plan and does not identify the mounting height. Clarify if the intent is to keep the pole just east of the new building along the most eastern curb. If so, show it on the site plan and provide the mounting height. Likewise, remove the duplicate pole in the new striped area in the rear of the existing building. **R: The light fixtures have been revised per new layout see SP-001 Overall Site Plan. Mounting heights have been revised to a height of 15'-0" and 20'-0".**

30. Light fixtures within 200 of a residential zoning district shall not exceed 20' in height (155.5401). The light poles measuring 25', closest to the new building are within 200' of the residential zoning. Revise to not exceed 20' and provide the setback distance to the northern property line. **R: The light fixtures have been revised per new layout see L0 Photometric Plan. Mounting heights have been revised to a height of 15'-0" and 20'-0".**
31. Comment not addressed: Provide material and color call outs on the elevations. Note, 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 facade 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). **Response: We have designed the building using concrete tilt wall with paint and glass in aluminum frame. Colors have been added to the exterior elevations.**
32. Comment not addressed: "large retail establishments" are those of 60K SF or larger. The proposed building is 21K and therefore the reduction to 20% fenestration does not apply. Revise the elevations to have 30% fenestration on the west. Provide the fenestration calculations on the elevations. At least 30 percent of the street-facing facade 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. 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: Elevations and fenestration calculations have been revised to reflect the 30% requirement, see Sheet A-201 Exterior Elevations.**
33. Comment not addressed: Flat roofs on principal buildings shall be concealed by parapet walls that have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane. Provide a cornice on the elevations. **R: A high parapet wall has been provided. Given the fact that there is an existing building on the property in which we are connecting to through a canopy the contemporary design does not tie in with a cornice treatment. A score line is proposed to supplement this request.**
34. Comment not addressed, call out the measurement from grade. 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: Existing grade will change per proposed plan. Elevations shown represent the average grade change and heights.**
35. Comment not addressed: 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 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 of the new building from view from NW 23rd Ave. **R: Given the existing conditions of the site and the improvements that are being provided we are requesting a variance. The large tree near**

the entrance will remain however for vehicle visibility purposes we are not providing hedges or other barriers.

36. The building square footage on the floor plan does not match the rest of the submittal. The floor plan says the new building will be 22,487 SF but the other plans say 21,492 SF. Make all plans consistent. **Response: We have corrected this and the 21,492 square feet is correct.**
37. Per the residential compatibility standards (155.5604.C.4.b), off-street surface parking areas located adjacent to single-family residential development shall be screened by a type C perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers. The pre-app plans stated this will be a type C buffer and was changed for this submittal. Revise all plans to state the buffer will be Type C and not Type B (Fire plan, landscape plans, site plan, lighting, etc). This includes increasing the wall from 6' to 8' in order to meet these standards. Revise all wall elevations as well. **R: Drawings have been revised to reflect an 8'-0" Type C buffer wall. See sheets SP-001 and SP-002.**
38. There were three surveys by Karl Kuhn uploaded with this submittal. All of these have been removed as they do not include all 7 parcels for this project. The tree survey was the only sufficient survey provided. Do not upload the Karl Kuhn survey for the future submittals unless revised to include all 7 parcels with all easements and records identified. **R: An updated survey has been uploaded.**
39. The site plan data table references the sign code for overlay districts. This property is not in an overlay district. Additionally, signage is not approved via site plan approval. Remove this chart from the site plan. **R: Chart has been removed, see SP-001 Overall Site Plan. Placement is provided for reference only.**
40. Provide the lighting details for all types of lighting fixtures. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets (155.5401.G). **R: See sheet L0 Photometric plan for revision.**
41. Provide a sustainability narrative that outlines how this project aims to achieve at least 12 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points. **R: Refer to Sustainability Narrative attached. A total of 12 points are achieved by the following: Efficient cooling, efficient water heating, hurricane resistant structures, overhangs present on all south facing windows and a white roof.**
42. Standard comments prior to building permit approval:
 - a. The 6 northern parcels are subject to commercial Flex Allocation and Rezoning approval prior to permit approval. **R: Understood.**
 - b. All parcels included in this project shall be unified as one prior to building permit approval. Submit this application to the City of Pompano Beach. This application should be reviewed by the City before going to the County. **R: The Owner's attorney will submit this.**
 - c. 5' of Right-of-Way is required to be dedicated to the City along NW 23 Ave prior to building permit approval. Unless approval from the City Engineer is obtained, a ROW easement is not sufficient. **R: See sheet SP-001 Overall Site Plan for revised drawing.**

d. 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: This will be provided and submitted prior to building permit.**

SOLID WASTE AND RECYCLING

Beth Dubow |

beth.dubow@copbfl.com

Pending Resubmittal

Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.

1. Relocate the dumpster to allow for a garbage truck to access and service it. **Response: we have relocated the dumpster away from the roll off dumpster to provide access.**
2. Provide an enclosure and/or use bollards to keep the dumpster in its place. **Response: we will provide bollards.**
3. 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'. **Response: We have provided a truck turn plan for the site and especially the service area which shows that the open area has very ample turning space for large trucks including solid waste vehicles.**

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. (as of this writing) or Coastal Waste & Recycling (after October 1, 2022). **Response: Noted**

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be

obtained a licensed recovered materials hauler.

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 (Waste Management 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.

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.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

Responses by



John E. Tice Architect
Vice President Gallo Herbert Architects