

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 6, 2024

Date of resubmittal Sept 19, 2024

FIBERBUILT CUSHIONS AND UMBRELLA SITE PLAN

Request: Minor Site Plan
P&Z# 21-12000052
Owner: 2201, LLC
Project Location: 2201 W. Atlantic Blvd
Folio Number: Multiple Folios
Land Use Designation: Low Medium (5-10 DU/AC)
Zoning District: RM-12 (Multiple Family Residence-12) & B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: John Tice (jtice@galloherbert.com)
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@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

Max Wemyss | max.wemyss@copbfl.com Authorized with Conditions

-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).

- Major Administrative Adjustment (24-16500001) required for reduction in required parking spaces.

-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.

-The city has sufficient capacity to accommodate the proposal.



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11/06/2021 ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: A surface water management permit application is being submitted to Broward County.

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

Response: The NPDES NOI will be submitted by the 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: The NPDES NOI will be submitted by the Contractor.

4. On plan sheet WS-1 show a sewer cleanout set just inside the property line. Per city detail.

Response: A sewer cleanout has been shown just inside the property line. See Sheet C301, (WS-1)

5. On plan sheet WS-1 you are showing a 2" corporation stop, please replace with a 2" resilient seated gate valve. Per the city detail.

Response: The corporation stop has been replaced with the 2" resilient seated gate valve.

6. Plan sheet WS-1 needs to show the size of the proposed sewer line connection.

Response: The plan now shows the size of the proposed sewer line connection.

7. There is an existing fire hydrant not far from where you are proposing a new fire hyd.?? Why??

Response: Proposed fire hydrant has been eliminated.

8. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Response: So noted.

9. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

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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.

Response: Detail 316-1 has been added to Sheet C332.

11. Missing details for the road restoration and water and sewer. Upload the 2022 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: See Sheet C-231 for the surface restoration detail.

12. City Engineering requires a 60" right-of-way on NW 23 Ave.

Response: See architect's response.

**** 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

1. Proposed building would require a separate water supply tap for fire protection system.

Response: A fire line has been added. See Sheet C301.

2. () 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. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) 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)

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."

Response: See the provided fire flow calculations. There are two fire hydrants along NW 23rd Ave within 400 ft of the building.



3. Additional fire hydrants required for proposed site: refer to NFPA 1 Ch 18 for proper spacing of fire hydrants along fire apparatus access routes.

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Multiple fire hydrants and building fire protection systems would be required on a looped system with minimum of two connection points to public water supply. Minimum 8inch undergrounds connected to 8inch or larger public water supply.

Response: There are two fire hydrants along NW 23rd Ave within 400 ft of the building.

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.

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

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

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

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

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: 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 occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

2. FBC_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 system 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.

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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

Anthony Russo |

Anthony_Russo@sheriff.org

Reviewer: BSO Deputy A. Russo CCN 9527 for the City of Pompano Beach

Anthony_Russo@sheriff.org

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

Tuesday - Thursday, 8 AM - 4 PM

***** ATTENTION *****

Please Thoroughly Read & Initial All the Following Important Statements to Attest That the Security Plan Preparer/ Owner's Agent Understands & Will Comply with All the Following Conditions:

A. * CPTED / SECURITY CONSULTANT *****

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

Initials _____

B. * DISCLAIMER *****

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

Initials _____



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C. *** CPTED & SECURITY STRENGTHENING ***

CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. ***

Initials _____

D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS ***

“... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS...”

THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials _____

E. *** PRELIMINARY APPLICATION REVIEWS (PAM) ***

All comments made by the Broward Sheriff’s Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses.

Initials _____

F. *** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL:

Note: If EITHER the SECURITY STRENGTHENING AND CPTED Drawing OR Narrative Plans are a resubmittal, you may include ‘comment responses’ to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans, DO NOT JUST SAY “ACKNOWLEDGED, UNDERSTOOD or NOTED.!” Clearly stating “WILL COMPLY,” with a detailed description of HOW it will comply is required.

G. *** LATE-NIGHT BUSINESS NOW OR LATER? YES _____ OR NO _____

Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new and retrofit, must include the required conditions for a late-night business to legally open and operate. If a development project is authorized and completed without including all the late-night business safety and security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly and disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED PLAN (ON BOTH THE DRAWING PAGE & NARRATIVE DOCUMENT) FOR APPROVAL: ***

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage

a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

f. The property address number signage should be prominently displayed, unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway, preferably be reflective &/or illuminated for instant recognition by law enforcement & EMS when responding to emergency calls for service.

2: Territorial Reinforcement - Landscaping

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.



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3. CPTED Lighting Standards

a. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

b. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

c. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

d. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. (Please note that LED lighting is recommended as it provides excellent color rendition for nighttime visibility.)

e. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

f. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

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

a. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

b. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached.

c. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

d. Solid walls, specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

e. Solid walls that are low to the ground (knee high) & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.

f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

g. Incorporated traffic calming devices where necessary to protect pedestrians, employees & to prevent excessive vehicle speed.

5. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

a. For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

b. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

c. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, etc.

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4. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops &/or bar should be designed with a clear delineation &/or enclosure separating public from private areas. The purpose is to protect employees & to deter the accidental or intentional trespass into a restricted area & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. This also provides a greater sense of security for employees utilizing the space.

6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

f. Dumpster areas must be secured with Access Control and video surveillance.

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

a. Describe access key control security system - general description only, such as Mechanical, Electrical. Biometric, etc.

b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

c. A surveillance camera must monitor the office key storage area.

d. Management office door must have a security viewer (door scope /peephole) or reinforced security window.

8. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

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

a. An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

b. If vehicle access control gates, please describe how they will operate i.e.: manual, electronic, etc.

c. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

d. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

e. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles

f. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

9. Graffiti Maintenance - CPTED

a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building

perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

10. Electronic Surveillance - Security Strengthening

*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW- ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."

b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc.

c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

d. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

f. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

12. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

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c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

g. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

h. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

i. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.

j. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.

NOTE:

Please issue DRC Comment Responses in the Affirmative such as “Will Comply”, “Will Be Done” or “Will Do”. Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance.

CRA

Kimberly Vazquez |

kimberly.vazquez@copbfl.com

Authorized with Conditions

The proposed project is a commercial addition which is permitted in Commercial (C) & Low-Medium Residential (LM) with the allocation of commercial flex. The CRA has no objection to proposed development on this site.

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 Bldg. E-plan submittal.

Response: A surface water management permit application is being submitted to Broward County.

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

Response: A Pollution Prevention Plan is part of this submittal.

8. Please attach pertinent City Engineering Standard details that apply to any off-site water and/or sewer work for the subject development.

Response: City Standard Details have been added to the plans.

9. Civil plan WS-1 Water & Sewer plan proposes a public hydrant along NW 23rd Avenue. NW 23rd Avenue has two existing public fire hydrants in close proximity to the proposed hydrant; 208 lf from the northern hydrant and 160 lf from the hydrant to the south. Should the location require a hydrant, propose a private hydrant with a dedicated fire meter and backflow device. Please correct.

Response: The proposed fire hydrant has been eliminated.

10. Civil plan WS-1 Water & Sewer plan proposes to connect to an existing sewer lateral showing a City accessible clean out in the roadway. Please note that a City accessible sewer cleanout must be shown just behind the recorded property line boxed to grade. Please correct.

Response: An accessible sewer cleanout has been shown just inside the property line. See Sheet C301, (WS-1)

11. Civil plan WS-1 Water & Sewer plan proposes an unmetered 2" domestic water service. The proposed water service must be shown as metered. The proposed water service must be shown just behind the recorded property line with a backflow device. As per City Engineering standard detail 107-2 Typical 2" Water Service, the service must be shown with a 2" resilient seated gate valve boxed to grade. Please correct.

Response: A proposed 2" water meter is shown on Sheet C301.

12. Civil plan WS-1 Water & Sewer plan proposes a new dedicated fire service to the new bldg. The plans must demonstrate that the metered service is capable for supplying both bldgs.

Response: The MEP will provide calculations demonstrating that the service is capable for supplying both buildings.

13. Please note on Civil plan WS-1 Water & Sewer plan that any existing water or sewer service available to the proposed development not utilized must be retired at the main as per City specification by the owner.

Response: So noted.

14. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response: These details have been added to the plans. See Sheets C331, C332, and C333

ZONING

Lauren Gratzer | Lauren.Gratzer@copbfl.com

13. Comment not addressed: All parking shall be doubled striped, per 155.5102.C. Identify this on the site plan or provide a note on the plan.

Response: A note has been shown on Sheet C201 requiring the double striped per code.

14. Provide a continuous curb for the parking spaces along the south of the new building. These are required parking spaces, not loading zones.

Response: Curbing has been added.

LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

PLEASE NOTE that Dave Bodker Has retired and the project Landscape Architect is now Kim Moyer. We have replaced the Landscape sheets with Kim Moyers title block with the same design. We have also replaced the Arborist Report sheets with multipage pdf 8.5" x 11" document by Jeremy Chancey with his knowledge and approval.

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:

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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**

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.**

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 |

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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:**

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.**

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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%).**

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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 144 provided. The Major Administrative adjustment for parking reduction was passed March 27, 2024.**

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 striping, 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. Clarify if 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 stripped 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**

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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 design team edited by:



John E. Tice Architect
Vice President Gallo Herbert Architect

DRC

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