

January 25, 2023

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

**RE: Application #: PZ22-12000052**  
**KEITH Project No. 12866.01**

Dear City of Pompano Beach Reviewers:

Based on your Pre-App Review comments dated January 10, 2022, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

Plan Reviewer: Daniel Keester | [Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)

Status: Authorized With Conditions

1. Land use for this parcel is Industrial (I). The proposed uses listed on the site plan include a warehouse/distribution industrial building (123,972 square feet). The proposed industrial uses are listed as permitted principal uses in this land use.

**RESPONSE: No comment, site complies.**

2. The property is platted (Addition to Copans Industrial Complex No. 1 - Parcel "D") recorded in the Broward County Records (ORB 111 Pg 22), which there were two amendments noted but neither related to use restrictions for this parcel. There are no use restrictions on the plat.

**RESPONSE: No comment, site complies.**

3. The property is abuts NW 18 Street (AKA: Bonsal Way) and N Andrews Avenue. The survey indicates that there is an existing 40 feet of right-of-way measured to the centerline of the road on NW 18 Street, and the total width of the right-of-way is 80 feet. The survey indicates that there is an existing 55 feet of right-of-way measured to the centerline of the road for N Andrews Avenue. The right-of-way is sufficient to comply with the requirements in Chapter 100.

**RESPONSE: No comment, site complies.**

4. The property does front on a road identified on the Broward County Trafficways Plan (N Andrews Avenue). No additional right-of-way is required.

**RESPONSE: No comment, site complies.**

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

**RESPONSE: No comment, site complies.**

6. Applicant may submit to DRC for a formal review.

**RESPONSE: Submitted.**

[www.KEITHteam.com](http://www.KEITHteam.com)

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Plan Reviewer: David McGirr | [David.McGirr@copbfl.com](mailto:David.McGirr@copbfl.com)

Review Status: In Review

1-10-23

1801 N. Andrews Ave.

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

**RESPONSE: Acknowledged. Keith with process a Surface Water Management License with an Environmental Resource permit to BCEPMGD once plans are permit ready.**

2. Plan sheet 400 CP-1 show all existing meters.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged. Keith will coordinate with the city's Utility Division for plan approval.**

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

**RESPONSE: Acknowledged. Keith will coordinate with the city's Planning and Zoning Division for plan approval.**

5. The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com).

**RESPONSE: Acknowledged.**

6. Show on landscape plans 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: Existing and proposed utilities are shown for reference on the Landscape Plans**

7. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**RESPONSE: The latest Engineering Standard details have been included with this submittal**

8. 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: Acknowledged. Keith will include with this submittal an Erosion Control Plan to identify the BMPs to be implemented by the contractor. The contractor will submit the NPDES General permit through FDEP**

9. 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: Acknowledged. Keith will include with this submittal an Erosion Control Plan to identify the BMPs to be implemented by the contractor. The contractor will submit the NPDES General permit through FDEP**

10. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements on N. Andrews Ave.

**RESPONSE: Acknowledged. Keith will process a BCHCED permit once plans are permit ready.**

11. Plan sheet 400 CP 1 show a meter before the DDCV per the engineering standard 106-3

**RESPONSE: Meters have been added to all proposed DDCVs.**

12. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com) Engineering Standard street tree detail 316-1 and 315-1.

**RESPONSE: This note has been added to the Landscape Plan**

13. Plan sheet 300 SP-1 north entrance crosses over the side property line.

**RESPONSE: Design has been modified so that we do not cross property line.**

14. Please note on civil plans when submitted that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

**RESPONSE: Noted, all standards will be included.**

#### **How to retire old laterals**

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)



- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

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

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

**ZONING DEPARTMENT COMMENTS: HELLENA LAHENS**

Plan Review: Hellena Lahens | [Hellena.Lahens@copbfl.com](mailto:Hellena.Lahens@copbfl.com)

Status: Authorized With Conditions

1. This application is subject to the Major Site Plan and Building Design provisions.  
**RESPONSE: Understood major site plan.**
2. The site is subject to Section 155.3402 General Industrial dimensional standards. Provide a Zoning legend in accordance with dimensional standards provided.  
**RESPONSE: Data table includes dimensional standards.**
3. The subject property may require a Plat. Please contact the Broward County Planning Council of a plat determination. The project is required to provide the Determination letter if not required. If required, a Plat or Plat Note Amendment shall be completed prior to Zoning Compliance Permit approval.  
**RESPONSE: Discussion at pre-app is that this is not required since site is platted and developed.**
4. Pursuant to Section 155.5509, all electrical secondary feeder line and other utility lines located on the development site and/or along the public right-of-way fronting the development site shall be placed underground.  
**RESPONSE: Discussion at pre-app was that when Andrews Avenue was widened recently new concrete poles in the ROW were installed and the system feeds the entire Andrews corridor and 18<sup>th</sup> lines also provide connectivity east and west of the site and undergrounding is not necessary. All utility lines on site will be underground.**
5. Update the project narrative to include the proposed use of the building.  
**RESPONSE: Narrative revised.**
6. Demonstrate how the loading areas are screened viewing from the adjacent properties and streets, pursuant to Section 155.5301.B, Screening of Off-Street Loading and Service Areas. 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. Points of vehicular access into or from the loading or service area need not be screened, provided they are



located and designed to minimize direct views into the service or loading area from adjacent streets and properties.

**RESPONSE: Loading area does not face any ROW. Building design also shields view from street. In additional there is lush landscaping buffers on the ROW and on property line of adjacent interior property.**

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

**RESPONSE: Site meets or exceeds standards and will be LEED certified. Revised points (12) are indicated on the attached worksheet.**

8. The CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.

**RESPONSE: CEPTED plan is included and will coordinate with BSO.**

9. Provide a site details sheet.

**RESPONSE: Sheet added.**

10. Label and dimension all yard setbacks on the site plan. The front yard is NW 18th Street and the street side yard is N Andrews Avenue.

**RESPONSE: Setback have been added and indicated which is front.**

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

**RESPONSE: : See revised elevations, sheets A-4.0, A-4.1, A-4.2 & A-4.3 for measurements of the building from average finish grade to top of roof line based on requested 18<sup>th</sup> Ave. being front.**

12. Each sight triangle shall be measured from the intersection of the extended curb or edge-of-pavement lines for the intersecting roadways (or intersection roadway and driveway), to a point located ten feet along the curb or edge-of-pavement line for one roadway/driveway, to a point along the curb or edge-of-pavement line for the other roadway/driveway located ten feet from the original point. Dimensions of the sight triangles have not been provided. Include dimensions on the site plan. (Section 155.5101.G.9.b).

**RESPONSE: Site triangles added.**

13. Show the proposed pedestrian connectivity between the vehicle areas and the building. 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 (Section 155.5101.I.2).

**RESPONSE: Sidewalks from street to building entrances included.**



14. Label and dimension the pedestrian walkways. Pedestrian walkways in industrial zoning districts should be five feet wide (Section 155.5101.I.3).

**RESPONSE: walkways dimensioned with minimum at 5 feet.**

15. Clarify the following on the dumpster enclosure details, pursuant to Section 155.4302.C. 3)
- a. Gates shall be opaque to provide purposes of screening.
  - b. The color and finish material of the enclosure shall be identified and match with the primary color of the building.
  - c. The height of the screening walls and gate shall be at least six inches higher than the height of the container.

**RESPONSE: See Dumpster details, Sheet A-0.3. The Dumpster enclosure will be made of concrete tilt-up panels, 6 ft height, painted to match main building color/finish. Gates to be painted, solid metal deck gates.**

16. Provide double striping for the off- street parking area and space, and the loading areas and berth, pursuant to Section 155. 155.5102. C. 4.

**RESPONSE: double striping added.**

17. No mechanical equipment has been rendered on the site plan. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the mechanical equipment being screened, pursuant to Section 155.5301.

**RESPONSE: Mechanical equipment will be roof mounted, refer to Sheet A-3.0 for Roof Plan & Sheet A-4.3 for rooftop screening diagrams.**

18. Provide a roof plan.

**RESPONSE: Please refer to Roof Plan, Sheet A-3.0.**

19. Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way. Label and provide a 10ft wide landscape strip in accordance with the Code. (155.5203.D.3)

**RESPONSE: Please refer to landscape plans.**

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

**RESPONSE: Refer to Landscape plans & Site plan, Sheet A-0.1 calculations and more information**

21. A landscaped island shall be provided at each end of every row of parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces (155.5203.D.4.b).Dimension all of the landscape islands on plan sheets.

**RESPONSE: Refer to Site Plan, Sheet A-0.1.**



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

**RESPONSE: Refer to Landscape plans & Site plan, Sheet A-0.1.**

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

**RESPONSE: Noted.**

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

**RESPONSE: A sample board will be provided at time of ACC submittal.**

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

**RESPONSE: Refer to attached concept rendering and elevations sheets for actual color and material schemes.**

26. Provide foot-candles at the property lines and in the vehicle use area on the Photometric Plan in accordance with Table 155.5401.E: Minimum and Maximum Illumination Levels.

**RESPONSE: Refer to Site Photometrics Plan, Sheet A-0.2.**

27. The overall height of lighting fixtures measured from the finished grade to the top of fixture shall not exceed 30 feet in height, pursuant to Section 155.5401.D.

**RESPONSE: Noted.**

28. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles.

**RESPONSE: Please see photometric and landscape plans.**

29. Pursuant to Section 155.5401. I, Wall Pack Lights. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less.

**RESPONSE:: There are no Wall Packs, we are proposing wall mounted light fixture with a horizontal bracket providing a tenon to mount the luminaire, which comply with the listed requirements. Please refer to sheet A-0.2 For Site Photometrics and Sheet A-0.3 for light pole/wall mounted fixture specifications.**

**BUILDING DEPARTMENT COMMENTS: JAMES DEMARS**

Plan Reviewer: James DeMars | [James.Demars@copbfl.com](mailto:James.Demars@copbfl.com)

Review Status: 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.

**RESPONSE: Noted.**

2. 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.

**RESPONSE: Noted**

3. 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.

**RESPONSE: Noted**

4. 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.

**RESPONSE: Noted**

5. 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.

**RESPONSE: Noted**

6. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

**RESPONSE: Noted, refer to life safety plan, Sheet A-1.2.**

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

**RESPONSE: Noted.**



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

**RESPONSE: Noted.**

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

**RESPONSE: Noted**

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

**RESPONSE: Noted.**

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

**RESPONSE: Noted.**

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

**RESPONSE: Noted.**

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

**RESPONSE: Noted**

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

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**



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

**RESPONSE: Noted.**

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

**RESPONSE: Noted**

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

**RESPONSE: Noted.**

18. 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.

**RESPONSE: Acknowledged.**

19. 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.

**RESPONSE: Acknowledged.**

20. 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.

**RESPONSE: Acknowledged.**

21. 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.

**RESPONSE: Noted. To be provided by contractor.**

22. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the



plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

**RESPONSE: Noted.**

#### **BSO DEPARTMENT COMMENTS**

Plan Reviewer:

Review Status: Assigned

No Comments

#### **FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

Plan Reviewer: Jim Galloway | [Jim.Galloway@copbfl.com](mailto:Jim.Galloway@copbfl.com)

Review Status: Pending Resubmit

01/09/2023

1. Proposed fire hydrant and Fire Department Connection Location: Locate at corner of proposed structure. Allows for access from two directions and staging of apparatus outside of building collapse zones.

**RESPONSE: Acknowledged. Fire hydrant and Fire Department connection are now shown on Southwest corner.**

2. Fire hydrant shown supplied by a 6inch water main, minimum fire protection standards for industrial commercial is 8 inch.

**RESPONSE: The fire hydrant supply is now proposed at 8"**

3. Fire Pump water supply shown supplied through proposed structure with a 6 inch water main. Fire pump should be supplied from exterior to protect water main from fire hazards. Provide fire flow data, water main size for this size building usually has a larger supply than 6 inch.

**RESPONSE: Fire pump water supply now shown entering at pump room location. Fire flow data will be provided with next submittal. Fire supply main now shown as 8".**

4. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four(24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

**RESPONSE: Fire Hydrant test included with this submittal.**

5. 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: Acknowledged. Fire flow data will be provided with next submittal**

6. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

Additional fire hydrants required for proposed building, refer to NFPA 1 2018ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants. Plans are showing fire hydrants on adjacent properties that are not accessible along a fire apparatus access route and/or have fences and landscaping blocking access.

**RESPONSE: Acknowledged, See updated water and sewer plans for new fire hydrant placement. Four fire hydrants are now proposed along fire apparatus access routes, meeting 400' min distance between two fire hydrants and NFPA Chapter 18 guidelines for building coverage.**

7. Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.

**RESPONSE: Acknowledged**

8. Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2018 Ch. 18 Sec. 18.5.7)

**RESPONSE: Trees and shrubs have been placed with required separation from fire apparatus.**

9. Clear Space around Fire Hydrants, Fire Department Connections (FDC), and any other Fire Appliance requiring clearance for access. A 36-inch clear space shall be maintained around the circumference of fire hydrant/appliance. Large diameter fire hydrant port must face fire apparatus access lane with a minimum 60-inch clear space maintained. (NFPA 1 (2018ed) Ch. 18 Sec. 18.5.7)

**RESPONSE: Trees and shrubs have been placed with required separation from fire apparatus.**

10. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards:



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).

**RESPONSE: Acknowledged**

**LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM**

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

Status: Pending Resubmit

1-9-22

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

**RESPONSE: This note has been provided on the Landscape Plans**

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

**RESPONSE: A signed and sealed Landscape Plan is included with the resubmission**

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

**RESPONSE: A Tree Survey is included with the resubmission**

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

**RESPONSE: Tree appraisals have been provided for all specimen trees on site**

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

**RESPONSE: Dollar values, DBH and palm mitigation values have been added**

6. Provide a mitigation table. All mitigation must be above and beyond what is required.

**RESPONSE: A mitigation table will be provided with the resubmission**

7. Provide tree numbers of trees proposed to remain and be protected.

**RESPONSE: The tree numbers are provided**



8. Show sod on the plan.

**RESPONSE: Sod areas have been noted on the Landscape Plans**

9. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

**RESPONSE: A Landscape Data Table is provided**

10. Provide VUA requirements as per 155.5203.D.

**RESPONSE: Refer to the Landscape Data Table**

11. As per 155.5203.provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.

**RESPONSE: The existing buffer and street trees are compatible understory trees per FPL Guidelines**

12. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

**RESPONSE: Refer to the Architectural Elevations for reference**

13. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

**RESPONSE: Refer to the Landscape Data Table. This will be achieved with a mix of existing and proposed trees and palms**

14. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 23' of landscape areas between a vehicular use area and an abutting building. North side is shy and truck court needs more infilled in end areas.

**RESPONSE: Refer to the Landscape Data Table. Superior Landscaping has been used to mitigate any shortfall**

15. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

**RESPONSE: Acknowledged**





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

**RESPONSE: Refer to the Landscape Data Table**

17. 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 in the truck court.

**RESPONSE: Eight foot wide landscape islands have been provided. See Site Plan for dimensions**

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

**RESPONSE: The light pole locations will be coordinated to avoid conflicts**

19. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines;

**RESPONSE: The existing buffer trees will remain and be protected. Additional trees will be added as necessary to meet requirements**

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

**RESPONSE: Type D curbing is provided. See Civil plans for details**

21. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

**RESPONSE: Requirement has been met and shown on table.**

22. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along Andrews.

**RESPONSE: The existing street trees will remain and be protected. Additional trees will be added as necessary to meet requirements**

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

**RESPONSE: An Irrigation Plan is provided with a well and pump station utilizing a rust treatment system.**

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

**RESPONSE: This note has been provided on the Landscape Plans.**



25. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.

**RESPONSE: See Plant List for height, spread, and spacing of shrubs and groundcovers**

26. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**RESPONSE: This note has been provided on the Landscape Plans**

27. 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 staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

**RESPONSE: This note has been provided on the Landscape Plans**

28. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

**RESPONSE: This note has been provided on the Landscape Plans**

29. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**RESPONSE: This note has been provided on the Landscape Plans**

30. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**RESPONSE: Acknowledged**

31. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

**RESPONSE: This note has been provided on the Landscape Plans**

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

**RESPONSE: This note has been provided on the Landscape Plans**



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

**RESPONSE: A comment response sheet is provided with the resubmittal**

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

**RESPONSE: Acknowledged**

#### **UTILITIES DEPARTMENTS COMMENTS:**

Plan Reviewer:

Review Status: Assigned

No Comments

#### **WASTE MANAGEMENT DEPARTMENT COMMENTS**

Plan Reviewer: Beth Dubow | [Beth.Dubow@copbfl.com](mailto:Beth.Dubow@copbfl.com)

Review Status: Pending Resubmit

Environmental Services Comments

Project Name: 1801 N Andrews Industrial

Address: 1801 N Andrews Avenue

P&Z#: 22-12000052

Review: 01/09/2023

Pre-Application Meeting: 01/10/2023

REVIEW COMPLETE; NO OBJECTIONS

1. The proposed building is large; ensure there is enough capacity in the garbage containers to accommodate the operations for this site.

**RESPONSE:** Refer to Sheet A-0.3, for Dumpster Size and provisions.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling.

NOTE: Recycling collection is not required, but it is suggested. Recycling collection service may be obtained from a 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 (Coastal Waste and Recycling as of October 1, 2022) 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.

**CRA DEPARTMENT COMMENTS**

Plan Reviewer:

Review Status: Assigned

No Comments

