

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

**RE: Application #: PZ22-12000042**  
**KEITH Project No. 12901.01**

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated December 12, 2022, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

Plan Reviewer: Daniel Keester

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 (59,912 square feet). The proposed industrial uses are listed as permitted principal uses in this land use.  
**RESPONSE: No response necessary in compliance.**
2. The property is platted (Alpha 250 Plat- Parcel 16) recorded in the Broward County Records (PB 156, Pg 26), which has been subsequently amended: PB 29264 Pg 1894, PB 38390 Pg 1651, PB 47531 Pg 1689, and PB 48429 Pg 1122. The original plat note restricts parcels 1-16, 18, 19, 22 & 23 to 2,000,000 square feet of industrial uses. A revised plat note (PB 47531 Pg 1689), specified that Parcels 4, 5 & 16 were restricted to 232,120 square feet of industrial uses (172,120 square feet of existing and 60,000 square feet of proposed). According to this plat note, only 60,000 square feet is permitted, and the proposed development has been revised to a 59,912 square foot building. The proposal is in compliance with the approved plat/plat notes.  
**RESPONSE: No response necessary in compliance.**
3. The property is abutting NW 19 Street and NW 25 Avenue. The site plan indicates that there is an existing 30 feet of right-of-way measured to the centerline of the road, and the total width of the right-of-way is 60 feet. The right-of-way is sufficient to comply with the requirements in Chapter 100. These measurements should be included on the survey for future submittals.  
**RESPONSE: Will add.**
4. The property does not front on any roads identified on the Broward County Trafficways Plan. No additional right-of-way is required.  
**RESPONSE: No response necessary in compliance.**

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5. The city has sufficient capacity to accommodate the proposal.  
**RESPONSE: No response necessary in compliance.**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

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

Review Status: Authorized with Conditions

Pre-Application review 11-28-22 david.mcgirr@copbfl.com 954-786-5514

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

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.  
**RESPONSE: Comment noted. Permit will be applied for after DRC Approval.**
2. The water and sewer are provided by BCOES for this area. Submit / upload a copy of the (BCOES) Broward County Water and Wastewater Service Utility permit or exemption for the proposed utility work.  
**RESPONSE: Comment noted. Permit will be applied for after DRC Approval.**
3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.  
**RESPONSE: Comment noted.**
4. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.  
**RESPONSE: Comment noted.**
5. 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: Comment noted. Permit will be applied for after DRC Approval.**
6. 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: Comment noted. Permit will be applied for after DRC Approval.**
7. The existing drainage within the city ROW is owned and maintained by the COPB Utilities Div. 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 the existing drainage. Show the location of all existing City owned and maintained storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard Street tree detail 316-1 and 315-1.  
**RESPONSE Will contact for details.**
8. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing. PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS

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(IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**RESPONSE: Comment noted. Permit will be applied for after DRC Approval.**

\*\*\*\* 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 Reviewer: Hellena Lahens (Hellena.lahens@copbfl.com)

Status: Review Complete Resubmittal Required

1. Provide a narrative response sheet demonstrating how the comments have been addressed.  
**RESPONSE: Responses prepared with DRC submittal.**
2. Clearly label and dimension all of the site elements on plan sheets.  
**RESPONSE: Additional labeling added to plans. Please refer to site plan sheet SP-101.**
3. Label the property lines on the plan sheets.  
**RESPONSE: Additional property line notation added. Please refer to SP-101.**
4. Re-label the yard setbacks. The front yard setback is abutting NW 25th Ave and the street side yard setback is abutting NW 19th Street.  
**RESPONSE: This is shown on site plan sheet SP-101.**
5. Proposed vehicle stacking is shown on the circulation plan. Show and label stacking on the site plan. The minimum stacking lane distance is 50 ft. (155.5101.G.8.B). The Stacking Lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.  
**RESPONSE: Site Plan SP-101 identifies a minimum 50 feet on NW 25<sup>th</sup> Avenue and on NW 19<sup>th</sup> Street.**
6. Dimension all driveways. Two-way driveways shall be at least 24 feet wide, as measured between the edges of paving (155.5101.G.7).  
**RESPONSE: Site Plan SP-101. identifies 35 feet on both due to truck traffic.**
7. 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. (155.5101.G.9.b).  
**RESPONSE: 10'x10' Sight Distance triangles are shown on Sheet SP-101 w/ dimensions.**



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8. 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 (155.5101.1.2).  
**RESPONSE: Sidewalk from site connecting to NW 25 Avenue is indicated. There is no sidewalk on NW 19 Street on this side of the street due to PID master plan construction. The sidewalk along NW 25 Avenue connects at the corner to the existing sidewalk on NW 19<sup>th</sup> Street providing access to the site.**
  
9. Label and dimension the pedestrian walkways. Pedestrian walkways in industrial zoning districts should be five feet wide (155.5101.1.3).  
**RESPONSE: Sidewalks on site plan sheet SP-101 are labeled as 7 feet to the bicycle racks and the remaining minimum 5' wide to the building.**
  
10. Are the internal sidewalks connecting to the street sidewalks? If so, show on the plans.  
**RESPONSE: Sidewalk connection indicated on NW 25 Avenue as shown on site plan sheet SP-101.**
  
11. Label and dimension all drive aisle between parking areas. A 23 ft drive aisle is required for the 90-degree parking space (155.5102.1.1)  
**RESPONSE: Drive aisles are labeled, all in excess of the 23 feet as minimum. See sheet SP-101.**
  
12. Pursuant to Ord. 2007-6 the minimum parking requirements for the development of the Property's industrially zoned areas should be based on the following standard of: 1 space/500 square feet of building area for the initial 10,000 square feet of industrial development, plus 1 space/1,000 square feet of additional building area, plus applicable loading/ unloading area requirements. The site is subject to a minimum of 70 parking spaces. Revise the parking layout to meet the minimum parking requirement.  
**RESPONSE: Site plan has been modified to increase the parking to minimum of 70 spaces and data table revised. See Sheet SP-101.**
  
13. Provide double striping for loading areas and berth, pursuant to Section 155.5102. C. 4, Markings.  
**RESPONSE: Double striping has been added on site plan sheet SP-101. Plans and details have been revised.**
  
14. The vehicle circulation plan lacks clarity on the circulation of the site. Provide description of the turns onto the property and show circulation arrows on the streets. Staff strongly recommends 'no-left-turn' at the west driveway intersection (NW 19th St) to contribute to the attractiveness of the development and community, reduce greenhouse gas emissions, improve air quality, minimize congestion, and traffic conflicts, and preserve the safety and capacity of community transportation systems (155.5101. A, Access and Circulation, Purpose).  
**RESPONSE: This site is part of a master planned industrial development and as such truck traffic was anticipated on internal streets. This site is proposing one of the most attractive buildings in the park with the industrial component not visible. It is not anticipated that any traffic congestion exists or will be caused by this site, restricting access will not reduce greenhouse gasses or improve air quality. It is**

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anticipated that truck truck traffic will be primarily from Blount Road requiring the left turn. We have reviewed the comment on the turn restriction and do not feel it has merit.

15. 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: The loading area is interior to the site and is being screened with mature trees and a hedge**

16. 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: See the Site Plan for buffer descriptions and dimensions**

17. 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: Minimum 15% VUA landscape is provided. Refer to Site Data Table on Sheet SP-101.**

18. 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: All landscape islands are shown and dimensioned on Site Plan Sheet SP-101.**

19. 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: The height of the building is 44'-7 7/8" as shown on the elevation sheets to highest point of flat roof. The required width of VUA base planting is calculated at 24 feet wide. The majority of the VUA landscape area is occupied by building accesses, entrances, and loading operations. The average planting width around the building is 24 feet.**

20. Confirm that all mechanical equipment will be on roof as shown on the roof plan. Exterior mechanical equipment shall be screened as defined in Section 155.5301. A, Mechanical Equipment.

**RESPONSE: Future mechanical equipment will be located on roof as shown on roof plan.**



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21. Clarify the following on the dumpster enclosure details, pursuant to Section 155.4302.C. 3, Screening of Commercial Containers: 1) Gates shall be opaque to provide purposes of screening. 2) The color and finish material of the enclosure shall be identified and match with the primary color of the building. 3) The height of the screening walls and gate shall be at least six inches higher than the height of the container.

**RESPONSE: As previously submitted on 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.**

22. 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). Identify the average finish grade on the South elevation. Clearly provide the height of the building from grade to roof line.

**RESPONSE: See revised elevations, sheets A-4.0 & A-4.1 for measurements of the building from average finish grade to top of roof line.**

23. The building rendering is not consistent with the elevations. Ensure the elevations match the renderings.

**RESPONSE: See revised renderings.**

24. Label all doors and windows as shown on the rendering on the elevations.

**RESPONSE: See revised floor plan, Sheet A-1.0 for doors & windows tags.**

25. Provide the entire length of all sides of the building on the elevation sheets.

**RESPONSE: See revised elevations, sheets A-4.0 & A-4.1.**

26. Provide evidence that each facade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the facade plane), changes in facade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted facade does not exceed 100 feet (155.5603.E).

**RESPONSE: Each street-facing façade includes Wall Plane Horizontal Articulation (wall offsets), Vertical Articulation (changes in the wall surface plan with reveals and colors) & Roof Line Variation (changes in parapet height). See revised Floor Plan, sheet A-1.0 & Elevations, sheets A-4.0 & A-4.1 for dimensions and more information.**

27. Clearly illustrate the proposed features for the site and building securities and lighting fixtures on building elevation plans.

**RESPONSE: See Revised Sheet A-4.1 & CPTED Plan.**

28. The south elevation abutting NW 19th Street does not include architectural treatments. Staff recommends designing all the building elevations visible from the public realm with architectural

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elements and materials that complement the Principal Building Façade to create a cohesive architectural composition. Consider incorporating additional doors, windows, awnings, and canopies.

**RESPONSE: See attached renderings.**

29. Enhance the Building Facade at the street level to activate the public realm and increase pedestrian continuity, consider windows and openings that are intrinsic to the building design.

**RESPONSE: See Revised Elevation Sheets A-4.0, A-4.1 and Renderings.**

30. Provide evidence that the principal building clearly identifies the primary entrances for occupants and patrons that incorporate at least one of the following design features to emphasize the importance of the entrance:

- a. Canopy or portico.
- b. Roof overhang;
- c. Horizontal recess or projection;
- d. Arcade or arch;
- e. Peaked roof form;
- f. Outside patio;
- g. Display window;
- h. Architectural tile work or moldings integrated into the design of the building facade;
- i. Integrated planters or wing walls that incorporate landscaped area or seating areas; or
- j. Similar architectural features not found on the remainder of the building facade.

**RESPONSE: The Building incorporates all required Industrial Design Standards per 155.5603 (Wall offsets, changes in the wall surface plan with reveals and colors & changes in parapet height). Building is further detailed with horizontal features, projecting in and away from the concrete tilt-up panels, such as reveals, canopies and metal accent bands over the entries which incorporate storefront glass and door system in clear aluminum frames. Refer to renderings for better understanding.**

31. 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, and it shall remain for an inspection purpose.

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

32. Provide color renderings on all of the elevations presenting actual color and material schemes.

**RESPONSE: See provided renderings and paint color legend in revised sheet A-4.0.**

33. Provide photographs of the existing conditions of the property.

**RESPONSE: See provided photos.**

34. To ensure the proposed light poles do not interfere with the location of the trees, show light poles location of the landscape plans. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15

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feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles and revise plans.

**RESPONSE: The light pole locations have been coordinated with the tree planting**

35. Clearly denote the property line on the photometric plan with a darkened line. Provide foot-candles at the property lines on the Photometric Plan in accordance with Table 155.5401.E: Minimum and Maximum Illumination Levels.

**RESPONSE: See revised Photometric Plan, sheet A-0.2.**

36. Remove wall mounted lighting features or show compliance with 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 requirements listed. Please refer to sheet A-0.3 for specifications.**

37. All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development. The Nonresidential and mixed-use development in all other districts shall achieve at least 12 points (155.5802). Provide a narrative demonstrating compliance with the sustainable building design.

**RESPONSE: At a minimum 12 points will be achieved by complying with Brownfield site redevelopment, Efficient cooling and Green Building ( LEED SILVER).**

38. Note: All proposed signs shall be reviewed at time of building permit.

**RESPONSE: Noted.**

39. Additional comments may be rendered at time of submittal.

**RESPONSE: Noted.**

#### **BUILDING DEPARTMENT COMMENTS: JAMES DEMARS**

Plan Reviewer: James DeMars

Review Status: Authorized with Conditions

BLDG 11-22-22

Advisory Comments



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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).

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

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

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209;



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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 system 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 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

**RESPONSE: Does not apply. Not part of R-2 or R-3 Occupancies.**

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:



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(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 revised life safety plan.**

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.

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**

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

**RESPONSE: Noted.**

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

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**



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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.

**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.**

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.

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**

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.

**RESPONSE: Noted, Refer to civil drawings.**

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22. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction 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: Noted.**

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

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

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.

**RESPONSE: ARCHITECTURE Noted.**

### **BSO DEPARTMENT COMMENTS**

Plan Reviewer: Patrick Noble (Patrick\_noble@sheriff.org)

Status: Review Complete Resubmittal Required

Development Review Committee Reviewed: November 29, 2022

Subject: CPTED and Security Strengthening Report: PZ: 22-120000042

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick\_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

\*\*\* ATTENTION IMPORTANT \*\*\*

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

Disclaimer:

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

Additional Conditions for Approval:



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## 1. Doors - Security Strengthening, Natural Surveillance and Access Control

Any solid exterior doors must be reinforced security see-through glass hurricane doors, or have a see-through reinforced security window, or have at the minimum a 180-degree wide angle door viewer (peephole).

These security features provide opportunity to monitor and surveil the exterior for suspicious or dangerous activity, and also 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. Robberies of this type can be very deadly so planning and designing ahead to prevent or deter these incidents is vital.

**RESPONSE: A CEPTD plan has been submitted and prepared by a certified CPTED planner. Additional suggestions have been added to the attached plan.**

## 2. Burglar Alarms/ Security Alarms/ Safes - Physical & Mechanical Security Strengthening

- a. Burglar/ Security Alarms/ Safes must be installed at any property commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. Note that the conduit/ wiring must be installed for the burglar alarms during construction, but the burglar alarms do not have to be activated or the safes installed until the tenant occupies the building.

**RESPONSE: Indicated in plan with details submitted at time of building permit.**

## 3. 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 of the following on both the swing and pedestrian gates:

**RESPONSE: Indicated in plan with details submitted at time of building permit.**

- 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.

**RESPONSE: Indicated in plan with details submitted at time of building permit.**

- 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.

**RESPONSE: Indicated in plan with details submitted at time of building permit.**

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.

**RESPONSE: Indicated in plan with details submitted at time of building permit.**



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- d. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.  
**RESPONSE: Indicated in plan with details submitted at time of building permit.**
- e. Dumpster areas must be secured with Access Control and video surveillance.  
**RESPONSE: Indicated in plan with details submitted at time of building permit.**

#### 4. Miscellaneous: CPTED & Security Strengthening

- a. 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.  
**RESPONSE: AC units will be roof mounted and not within the line of sight from off property.**

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

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com <mailto:jim.galloway@copbfl.com>  
Review Status: Pending Resubmit

11/28/2022

1. 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: Flow test submitted.**
2. 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 flow test provided.**



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3. Proposed fire hydrant, fire sprinkler system and domestic water must each have separate water supply taps to ensure proper fire flow and redundancy for fire hydrant and fire pump. If this type of meter/backflow assembly is to be used must have two separate taps to public water supply creating a looped system.

**RESPONSE: See modified plans.**

4. Additional egress may be required for proposed facility. Common path of travel and dead-end travel distances may be exceeded during interior build outs. NFPA 101 ch 42 Table 41.2.5 max common path of travel is 100ft. Additional exits will be required.

**RESPONSE: Additional egress added.**

### **LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM**

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

Status: Authorized with Conditions

Plan Reviewer: Wade Collum (wade.collum@copbfl.com)

1. 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. **A Tree Disposition Plan and Tree Disposition Table have been provided. Values for the specimen sized trees will be provided prior to building permit.**
2. 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. **Provided as per comment number one above.**
3. Provide a mitigation plan. It appears that some of the mature trees may be relocated to this project, please consider, and adjust. **Provided as per comment number one above. See Planting Plan for relocations.**
4. It appears not as many trees are being proposed for relocation. Please meet with staff to secure alternate planting locations for existing trees to be preserved in the same area. **A meeting was held with staff on site to review the existing condition of the trees. An offsite location was discussed and is shown on the Planting Plan.**
5. 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. **The site has many large trees to remain that fulfill the requirement.**
6. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building on the West and SW sides. Including the truck court. Divert sidewalk and show trees in the truck court island. **The calculations have been provided on the landscape data table.**
7. Provide existing tree numbers on the plan including trees proposed for relocation.
8. Verify canopy spreads on tree disposition is reflective of actual canopy spreads of trees proposed to remain and be relocated. **Tree numbers have been added to the plan.**



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9. Provide the original approved landscape plan of record as part of this submittal and align proposed to meet the minimums. **We will work with staff to access the existing plan of record.**
10. Update plan to have callouts and provide an accurate plant list to include heights, caliper, spreads, etc. on the landscape plan. **Plant callouts are provided.**
11. 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. **The plant specifications are in accordance with the spacing specified.**
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. **This note is on the Planting Plan.**
13. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. **This note is on the Planting Plan.**
14. 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. **This note is on the Planting Plan.**
15. 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. **Acknowledged, thank you.**
16. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and root ball size for all relocation proposed if any. **This will be provided by the relocation professional prior to permit.**
17. 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. **This note has been added to the Planting Plan.**
18. 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. **This note is on the Planting Plan.**
19. 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. **This note is on the Planting Plan.**
20. All tree work will require permitting by a registered Broward County Tree Trimmer. **This note is on the Planting Plan.**
21. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. **This document will be included with the submittal.**
22. Additional comments may be rendered a time of resubmittal. **Acknowledged, thank you.**



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## UTILITIES DEPARTMENTS COMMENTS:

Plan Reviewer: Nathaniel Watson [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

Status:

No comments rendered at this time.

## WASTE MANAGEMENT DEPARTMENT COMMENTS

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

Status: Review Complete Pending Development Order

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](mailto: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).

## CRA DEPARTMENT COMMENTS

Plan Reviewer: Kimberly Vazquez ([kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com))

Status:

No comments rendered at this time.

