

June 21, 2023

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

**RE: Application #: PZ22-12000013 (Industrial Parcel)**  
**KEITH Project No. 10230.09**

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated June 7, 2023, 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: Approved Pending Development Order

Comments requiring action from the Applicant:

1. The proposed site plan is consistent with the land use plan entitlements; however, the property lies between two plats (Pompano Park Racino Plat & Arvida Pompano Park) there are several plat note amendments for each recorded plat. The combined total of allowable industrial area is 1,400,000 square feet (Instrument #: 118158997/ Pompano Park Racino Plat & Instrument#: 118164397 / Arvida Pompano Park). The conceptual site plan illustrates a total of 1,500,000 gross square feet of industrial use. Additionally, the building area for the portion on the Arvida Pompano Park appears to be approximately 635,000 square feet, which also exceeds the 300,000 square feet of industrial permitted on that plat. Plat note amendments may be necessary for the proposed site plan.

**RESPONSE: Comment Acknowledged.**

Notes / No Action Necessary:

- There are no external roadway (Racetrack Road) right-of-way dedications required as part of this site plan approval process.
- There are adequate public facilities related to water and wastewater treatment plant capacity to serve the project as identified during the land use plan amendment process. Utilities will provide the determination of whether or not any transmission or distribution system improvements are necessary at this time.
- When the land use plan amendment and rezoning were approved for this property. The proposal was found to be supportive of the following policy:

Policy 01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of

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PZ23-12000013  
07/06/2023

flex and reserve units and approval of land use plan map amendments allowing for residential developments.

**ZONING DEPARTMENT COMMENTS: MAX WEMYSS**

Plan Review: Max Wemyss | [Max.Wemyss@copbfl.com](mailto:Max.Wemyss@copbfl.com)

Status: Approved Pending Development Order

1. Previously Approved Minor Deviation 22-13200001 permitted the former industrial site plan to eliminate landscape islands between parking spaces that were designed for freight parking and was tied to that specific site plan. Submit a new minor deviation request to permit this condition for this site plan or revise site to include landscape islands every 10 spaces (freight or otherwise).  
**RESPONSE: A concurrent request for a Minor Deviation to the PCD will be submitted to the zoning department.**
2. 701,315 square feet of commercial recreation use to be demolished.  
**RESPONSE: Comment Acknowledged.**
3. Trip Generation - this project is anticipated to result in net new pm peak hour trips of 952. The threshold for Phase 1 improvements is 965 trips. It is reasonable that the next site plan will require the completion of Phase 1 improvements. Phase 1 improvements are in process.  
**RESPONSE: Comment Acknowledged.**
4. Consistency with Southern Buffer landscaping as demonstrated in Exhibit V. Exhibit V shows the wall on the north end of a 63' wide area that is landscaped on both sides but heavily landscaped on the exterior. Please revise.  
**RESPONSE: A concurrent request for a Minor Deviation to the PCD will be submitted to the zoning department to include the revised Exhibit V. The south perimeter detail has been revised to match the revised Exhibit V and is included on sheet LP-501. Refer to sheets LP-113 & LP-114 for detailed landscape buffer.**
5. Obtain Superior Design Alternative, following the direction provided by the AAC Supplemental Criteria for the North Elevations fronting Racetrack Road for the deviations from the massing and fenestration/transparency requirements of the Commercial/Mixed Use Design Standards.
  - a. Superior Design Alternative submitted for Fenestration and Transparency uses Option #3 that exceptional materials are applied in pronounced and visible manners. However the description states that you are proposing blank panels with minimal architecture generating white canvases... this seems contradictory.  
**RESPONSE: Comment Acknowledged. AAC submittal has been made on June 2<sup>nd</sup>, 2023.**

6. Provide Sustainability Narrative demonstrating that the project will meet or exceed the 12 points required from Table 155.5802: Sustainable Development Options And Points.

**RESPONSE: A sustainability narrative has been uploaded to the documents folder within eplan. It was also provided for DRC and AAC submittals.**

7. The buffer within "Development Area B and D" as identified on Exhibit M2 and V must be installed on property prior to the issuance of the first CO for new development within the designated area. This buffer runs the majority of the length of the northern and southern property line. Please include in plans.

a. 10' Landscape Perimeter required on property along racetrack road with trees generally provided 1 per 30 linear feet.

**RESPONSE: A 10' Landscape perimeter is provided with trees 1 per 30 linear feet. See sheets LP-101-103.**

b. 63' Landscape Perimeter and portion with 20' wall required along southern boundary consistent with "Exhibit V." FYI only previous approvals required Live Oaks installed at 18'

**RESPONSE: A concurrent request for a Minor Deviation to the PCD will be submitted to the zoning department to include the revised Exhibit V. The south perimeter detail has been revised to match the revised Exhibit V and is included on sheet LP-501. Refer to sheets LP-113 & LP-114 for detailed landscape buffer.**

8. Note to master developer: The buffers within Development Area A shall be installed prior to issuance of CO for new development, except for any casino related expansion.

**RESPONSE: Comment Acknowledged.**

9. Include a Building Design narrative, detailing how the required building design criteria is met. When appropriate, include 11x17 material board providing samples of all colors and materials. These will be requirements of the AAC.

**RESPONSE: Comment Acknowledged. AAC submittal has been made on June 2<sup>nd</sup>, 2023.**

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

Plan Reviewer: Wade Collum | [Wade.Collum@copbfl.com](mailto:Wade.Collum@copbfl.com)

Status: Resubmittal Required

1. 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. Sheet LD-004 with totals was not found in the drawings folder.

**RESPONSE: Sheet LD-004 has been uploaded for review. All dollar values, heights, and DBH are included in the tree disposition lists on sheets LD-001-LD-004.**

2. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.

**RESPONSE: Approval from Broward County Surface Water Management will be provided at time of permit.**

3. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Complete Tree Ht table to equal 695. Palm #'s maybe?

**RESPONSE: Data table has been provided. Tree height relative to building count has been adjusted to meet this requirement. See sheet LP-002 for reference.**

4. Provide VUA requirements as per 155.5203.D along all sides.

**RESPONSE: VUA requirements along all sides of buildings have been provided. See sheet LP-002 for data table. According to the PCD, 5' of landscape is required along the building facades for Residential/Mixed Use which include buildings 5-8 and there is no requirement for Corporate or Entertainment Districts which include buildings 1-4.**

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. Complete Tree Ht table to equal 695. Palm #'s maybe?

**RESPONSE: The tree height relative to building count has been adjusted to meet this requirement. See sheet LP-002 for data table.**

6. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. Including truck courts between the bays. Required square footage is 7190 square feet, and only 2,149 combined square feet is being proposed, As discussed, adding another tree to the middle truck court islands and adding landscape areas on the ends of the truck courts may be close to satisfying the requirement.

**RESPONSE: VUA requirements along all sides of buildings have been provided. See sheet LP-002 for data table. According to the PCD, 5' of landscape is required along the building facades for Residential/Mixed Use which include buildings 5-8 and there is no requirement for Corporate or Entertainment Districts which include buildings 1-4.**

7. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

**RESPONSE: Interior landscape requirements have been provided in the data table. See sheet LP-002.**

8. 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: Please clarify palms are doubles or triples and we should be good!

- 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: A superior landscape design has been provided along the building facades. Tier layers of shrubs, accents, and groundcovers are proposed along the façade. Alternating palms and trees that coordinate with the building façade are also shown.**

9. Sabals in LP radii on sheet #703 East side of Bldg 2. 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,

**RESPONSE: The light pole has been shifted to not conflict with the sabal palm.**

10. Provide or Verify Street Trees at 1:40' as per 155.5203.G.2.c.. Please clarify street trees (new and existing) from the VUA trees along Race Track. Looks close but staff was uncertain as to which should be applied to each one separately.

**RESPONSE: Street trees have been verified along Race Track Road. See sheet LP-002 for data table.**

11. Note required Type C Perimeter Buffers as per 155.5203.F.3. on the plans and provide a cross section detail on the landscape plans for reach different application. Please note on plans the buffers and reference detail number on sheet LP 501. Update details specifically to include the NW corner adjacent Top Golf and the south side with adjusted and increased wall setback to allow for the large canopy as per discussion on the 6/30 meeting with UF.

**RESPONSE: Cross section details for each of the type C perimeter buffers have been created and labeled on the plans. See sheet LP-501 for section details.**

12. South perimeter does not match Exhibit V, please correct and show on the plans the full length as required per the Exhibit. It appears that the now proposed lake encroaches into the required 63' required landscape buffer, please correct and adjust. Plan does not appear to reflect conversation with Keith team at last week's meeting as it relates to an increased offset wall depth and larger trees being able to be proposed in this buffer to shield the multi family to the south?

**RESPONSE: The PCD exhibit has been revised and is currently under review for approval. The south perimeter detail has been revised to match Exhibit V and is included on sheet LP-501.**

13. Planting arrangement on sheet LP.13 is not reflective of the new Exhibit V as it relates street trees/palms, landscaping, species, berm, wall location, etc, Correct to match exhibit.

**RESPONSE:** The PCD exhibit has been revised and is currently under review for approval. The south perimeter detail has been revised to match Exhibit V and is included on sheet LP-501.

14. Provide access gates for the purposes of maintenance along outside of buffer walls.

**RESPONSE:** The access gates have been labeled on the plan. Please see sheet LP-114.

15. Provide evidence of availability for the Bucidas proposed. Love the species diversity

**RESPONSE:** Availability will be provided at time of permit.

16. Please note spec of Paradise trees as field grown

**RESPONSE:** Paradise Trees specified as field grown. See sheet LP-002 for plant schedule.

17. Please spec Jap Blues as tree form no shaping.

**RESPONSE:** Japanese Blueberries specified as no shaping tree form. See sheet LP-002 for plant schedule.

18. Please spec staggered heights on the Taxodiums

**RESPONSE:** Staggered heights have been provided for the taxodiums. See sheet LP-002 for plant schedule.

19. Verify Ptychospermas and Veitchia's as doubles or triples

**RESPONSE:** Proposed palm trees are shown on the plant list, sheet LP-002. There are no proposed doubles or triples at this time.

20. Please provide OA heights on the palms.

**RESPONSE:** The overall heights of the palms have been added. See sheet LP-002.

21. Provide tree #'s for all trees proposed to remain on the landscape plan.

**RESPONSE:** Labels for the existing trees to remain have been provided on the landscape plan.

22. Please show parking stalls on the landscape plan. LP's 704, 705, etc.

**RESPONSE:** Parking stalls have been turned on. See LP sheets.

23. Shift proposed relocate away from large existing tree to remain on sheet 704, NE corner.

**RESPONSE:** Relocated tree has been moved to resolve conflict. See sheet LP-103.

24. There appears to be a large amount of mature existing trees that can be preserved on the south side of Bldg. 2. #'s 1, 185, 154, 148, 142, etc.

**RESPONSE:** The existing trees on south side of building 2 have been marked to remain. See sheets LD-104 and 105.

25. Please show the large existing trees along the western end of the south buffer to remain and be protected. There are some larger pines there that would be great to keep and reduce mitigation.

**RESPONSE: The existing pines and royal palms are now shown to remain and be protected. See sheets LD-115-117.**

26. Would it be possible to have more cypress or littoral plantings of trees, etc. around the south retention area as a way to reduce mitigation?

**RESPONSE: Additional trees have been added around the lake. Shrub planting will be designed at time of building permit.**

27. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Staff could not locate note as Sheet LD.001 had no notes section.

**RESPONSE: This note is provided on sheet LD-101.**

28. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

**RESPONSE: Relocation directives for all relocated trees will be provided at time of building permitting.**

29. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

**RESPONSE: Relocation directives for all relocated trees will be provided at time of building permitting.**

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

**RESPONSE: Comment acknowledged.**

31. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**RESPONSE: Comment response sheet created to address comments.**

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

**RESPONSE: Comment acknowledged.**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

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

Status: Approved Pending Development Order

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 (BCEPGMD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings

**RESPONSE: Comment Acknowledged.**



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

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

4. 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 Acknowledged.**

5. 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 Acknowledged.**

6. 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.

**RESPONSE: Comment Acknowledged.**

7. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems, sewer force mains the and private lift station shown on the civil engineering plans.

**RESPONSE: Comment Acknowledged.**

8. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems sewer force mains and the private lift station shown on the civil engineering plans.

**RESPONSE: Comment Acknowledged.**

9. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

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**RESPONSE: Comment Acknowledged.**

10. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. – if dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

**RESPONSE: Comment Acknowledged.**

11. 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 Engineering Standard street tree detail 316-1 and 315-1.

**RESPONSE: All proposed and existing utilities are shown on the landscape plans, LP-101-LP-117. The required notes are located on sheet LP-101. The Engineering Standard street tree detail is located on sheet LP-501.**

12. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. 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: Please refer to sheets CP-501 – CP-503 & CU-501 – CU-505 for 2022 city engineering standard details.**

13. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway restoration on SW 3 St. for the proposed 12"X8" watermain tap and 8" watermain being constructed within the county right-of-way on plan sheet 425-CU-103.

**RESPONSE: Comment Acknowledged.**

14. Note on plan sheet Plan sheet 429-CU-107 Water and Sewer that the proposed sewer lift station will be private.

**RESPONSE: Please refer to revised sheet CU-107 showing that the proposed sewer lift station will be private.**

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. \*\*\*\*

**UTILITIES DEPARTMENTS COMMENTS:**

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

Status: Resubmittal Required

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.  
**RESPONSE: Comment Acknowledged.**
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.  
**RESPONSE: Comment Acknowledged.**
6. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.  
**RESPONSE: Comment Acknowledged.**
7. 7. Civil plan 425-CU-103 Water & Sewer Plan proposes a new 8" water main connection along SW 3rd Street / Race Track Road. Please note that an existing water main crossing just to the west of the proposed connection exist. Either propose to utilize that connection or indicate that the existing water main shall be terminated at the water main along SW 3rd Street / Race Track Road. Please correct.  
**RESPONSE: Per discussion with Nathaniel on-site on 06/08/2023, CU-103 sheet has been revised. Nathaniel approved the revision via email on 06/13/2023.**
10. Please submit an approved FDEP notice of intent permit for the propose water main installation. Required during official e-plan submittal.  
**RESPONSE: Comment Acknowledged.**
11. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal.  
**RESPONSE: Comment Acknowledged.**

**FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

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

Status: Approved Pending Development Order

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This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

**BSO DEPARTMENT COMMENTS: PATRICK NOBLE**

Plan Reviewer: Patrick Noble | [Patrick.Noble@copbfl.com](mailto:Patrick.Noble@copbfl.com)

Status: Resubmittal Required

M-(954) 709-7006 (Call, Text & Email; No Voicemail);  
Monday - Thursday; 8 AM - 4 PM

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

\*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL. MUST INITIAL EACH INDIVIDUAL LISTED ITEM DECLARING ACKNOWLEDGEMENT AND COMPLIANCE \*\*\*

Initials \_\_\_\_\_

\*\*\* 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.

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\*\*\* 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.

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

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Initials \_\_\_\_\_

ONCE THE FOLLOWING TWO ITEMS ARE ADDRESSED AND I CAN CONFIRM THIS IN THE UPDATED EPLAN, I WILL APPROVE THE CPTED SECURITY PLAN REVIEW.

INCLUDE THE FOLLOWING ITEM #1 ON YOUR CPTED DRAWING AND NARRATIVE PLANS EXACTLY AS

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WRITTEN.

**RESPONSE: Note has been added to CPTED Plan and narrative, as requested.**

RESPONSE #1: All Storefront at main (front) elevations are full glass panel doors. Metal man doors to the back of the building will have an 8x36 vision panel.

INCLUDE THE FOLLOWING ITEM #2 ON YOUR CPTED DRAWING AND NARRATIVE PLANS EXACTLY AS WRITTEN, AND ALSO YOU MUST CLEARLY STATE THAT YOU WILL BE HARD PREWIRING ALL BUILDINGS FOR ALARMS.

**RESPONSE: Note has been added to CPTED Plan and narrative, as requested.**

RESPONSE: Security alarms and security room locations will be identified upon individual tenant buildout during the building permit process.

#### **ENVIRONMENTAL SERVICES COMMENTS**

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

Status: Approved Pending Development Order

NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

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

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 at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

#### **CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ**

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

Status: Approved Pending Development Order

**BUILDING DEPARTMENT COMMENTS: TODD STRICKER**

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

Status: Approved Pending Development Order

**RESPONSE – These advisory comments are acknowledged and will be addressed at time of building permitting.**

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

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code shall comply with 2020 FBC Accessibility.

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

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

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

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

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.
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.
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.
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).
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.
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.
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.
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.
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.



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.

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.
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.
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.
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.
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.
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.
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.

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: All building Department Comments Acknowledged.**

The Project Design Team looks forward to discussing and presenting this Industrial Project with the City of Pompano Beach.

Respectfully Submitted,

*Michael Amodio*

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