



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

DESIGN TEAM RESPONSES

File #: LN-85

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 17, 2021

R3 RESTAURANT MAJOR SITE PLAN AND MAJOR BUILDING DESIGN

Request: Major Site Plan and Major Building Design
P&Z# 20-12000050
Owner: City of Pompano Beach
Project Location: 215-225 N. Pompano Beach Blvd.
Folio Number: 484331010210
Land Use Designation: C (Commercial)
Zoning District: PD-I/AOD (Planned Development/Atlantic Boulevard Overlay District)
Commission District: 1
Agent: Anthony Cook (954-786-4664)
Project Planner: Matt Edge (954-786-5554 / matthew.edge@copbfl.com)

Summary:

The applicant is requesting MAJOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to construct a single-story restaurant. The restaurant includes approximately 6,714 sq ft of interior space and a 2,640 sq ft patio.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester | daniel.keester@copbfl.com

Status: Review Complete Pending Development Order

-Land use for this parcel is Commercial (C). In 2013, the land use plan was amended via Ordinance (2013-69), modifying the land use designation from OR (Open Space Recreation) to Commercial (C). The zoning designation is Planned Development - Infill (PD-I)/ within the Atlantic Boulevard Overlay District (AOD).

-This site is part of the master plan for the beach and pier, which includes a parking garage, retail and restaurant spaces between A1A & Pompano Beach Blvd.

-The city has sufficient capacity to accommodate the proposal.

RESPONSE: NOTED.

ENGINEERING DEPARTMENT

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

Status: Review Complete 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. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

RESPONSE: See attached Surface Water Management Division permit

2. 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. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.

RESPONSE: Existing utility locations are shown on the landscape plans. A note has been added to sheet LP-1, stating that landscape materials other than sod are not allowed within 5' of any portion of City Utilities. The 2019 COPB engineering Standard street tree detail 316-1 was added to LP-1.

3. At time of permitting submit an Engineering permit application for the proposed off-site water and sewer, onsite and offsite paving and curbing.

RESPONSE: There are no proposed water and sewer or onsite and offsite paving and curbing. All utilities have been provided at the property lines and no curbing or paving are proposed within the site.

4. At time of permitting submit a copy of a signed agreed upon contract or a schedule of values for the proposed off-site water and sewer onsite/offsite paving. Please include sub-base, lime rock, prime and asphalt or concrete. Per page two of the Engineering Application: In order to determine permit fees, please provide an executed contract between the registered property owner and the contractor performing the proposed work.

RESPONSE: NOTED

File #: LN-85

5. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

RESPONSE: NOTED

6. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: The City standard details have been included in the engineering plans.

7. With the proposed-on street parking please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

RESPONSE: The milling and overlay note has been added

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

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

Status: Review Complete Pending Development Order

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.

RESPONSE: NOTED.

BUILDING DIVISION

Plan Reviewer: James DeMars | james.demars@copbfl.com

Status: Review Complete Pending Development Order

ALL ADVISORY COMMENTS BELOW ARE NOTED AND WILL BE ISSUED AS PART OF THE PERMIT DOCUMENTS.

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

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

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

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

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

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

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

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.

RESPONSE: An accessible route is provided from the existing disabled parking space on the west side of the building to the entrances of the building and outdoor seating area.

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 2017 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 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

File #: LN-85

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.

4. 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.

5. 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.

6. 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.1

7. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, joists, window walls, railings, awnings, ...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.

8. 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).

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the

File #: LN-85

architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

BSO

Plan Reviewer: Patrick Noble | Patrick_Noble@sheriff.org

Status: Review Complete Pending Development Order

Development Review Committee Reviewed: March 10, 2021

Subject: CPTED and Security Strengthening Report: PZ20-12000050

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.

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses.

Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.

*** ATTENTION IMPORTANT ***

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan. Initials TC (PROVIDED)
2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:
 - a. Landscaping type, placement & dimensions, Initials TC
 - b. Lighting types such as pole, motion-sensor, etc., Initials TC
 - c. Fencing type, placements & dimensions, Initials TC
 - d. Signage type & placement, Initials TC
 - e. Camera type, location & scope of cameras, Initials TC
 - f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials TC
 - g. Pedestrian & vehicle circulation patterns, Initials TC
 - h. Dumpster/ enclosure type & design, Initials TC
 - i. Alarm types, locations, etc. Initials TC
 - j. Parking garage & lot types - include all security features & measures, Initials TC

File #: LN-85

- k. Any other special considerations relevant to the specific type of development, etc. Initials **TC**
3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials **TC**
4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials **TC**

Attention:

Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Several of the recommendations are also only procedural that can be achieved at little or no cost.

Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment.

A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding.

RESPONSE: NOTED

A safe and secure development is a priceless and essential benefit to all members and guests of the community.

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Review Complete Pending Development Order

The site is part of the master plan for the beach and pier, which includes restaurant uses between A1A & Pompano Beach Blvd.

The CRA supports a restaurant use with outdoor patio seating for this location provided the parapet does not exceed the height as proposed on the elevations.

RESPONSE: Typical Parapets do not exceed the height as specified in the Architectural Guidelines.

UTILITIES

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Review Complete Pending Development Order

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: NOTED

2. Please exercise best management practices with regard to sedimentation and erosion control on and off-site of the proposed development.

RESPONSE: An erosion control plan has been included with the plans. The plan illustrates best management practices including installation of silt fences and sediment barriers at catch basins.

3. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.

RESPONSE: See attached Surface Water Management Division permit.

4. Plan 016 15-0022-005-01-WS-WS-1 proposes a distance separation of 24" between the 2" X 3/4" and 2" water meter services. Please expand the separation to 36" / 3'. Please correct.

RESPONSE: The separation distance has been increased to 36-inches.

5. Please note that the proposed 4" dedicated fire meter is not a stock item and is subject to a 60 to 75 day order lead time once the meter is paid. Please order accordingly to ensure that the meter can be set in a timely manner.

RESPONSE: NOTED

LANDSCAPE REVIEW

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

Status: Review Complete Resubmittal Required

Great Plan!

1. Sheet labeled as Tree Survey does not show any plotted tree locations. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

Response: A Tree Survey was submitted.

2. Provide methodology for tree values as some numbers appear low.

RESPONSE: Included as part of the Arborist report are (3) documents Tree Survey with diagram, worksheets on each tree, and a spreadsheet on methodology and support on values. The FRM technique was used. Values are supported by the provided documents.

3. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

RESPONSE: Due to the difference from adjacent grade to required finished floor does not allow for monolithic footings. Sheet A7.01 clearly indicates the available landscape area (clear building footprint).

structure). A no point around the perimeter of the building will landscape be limited to no less than 5'-0" as required.

4. Include street tree planting along NE 3rd as per the Ordinance showing 9 canopy trees along that street, this is north of the parcel and part of the Ordinance

RESPONSE: Street Tree Planting will be provided by New Urban Communities.

5. Show landscape islands with trees along NE 2nd Street as per the Ordinance. It appears the end island is missing. This island and required street trees along the road is what staff is referencing. Staff recommends the use of Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph.

RESPONSE: The end island has been added and is shown on the Engineering Plan. Trees have been added in the island and street trees with Modular Suspended Pavement System and an aggregate subbase have also been added along NE 2nd Street.

6. Please provide a note on the landscape plan that bubblers will be provided for all new and relocated trees and palms.

RESPONSE: A note stating that bubblers will be provided for every new and relocated tree/palm has been added to the Landscape Plan.

7. Show a solid soil pedestal on planting details, change detail to show the mulch not touching the trunks of trees and palms, and show planting details to reflect the planting hole be 2 1/2 - 3 times the size of the root ball to more closely mirror industry best management practices.

RESPONSE: A solid soil pedestal is shown on the planting details, the mulch has been moved away from the trunks of trees/palms. The planting hole has been increased to 2 1/2 – 3 times in size.

8. On notes sheet III, #B, adjust language to mirror the above.

RESPONSE: The language has been adjusted

9. Please show the 20' Tabebuia to be a collected specimen.

RESPONSE: The 20' Tabebuia is shown as a collected specimen.

10. Where is the construction trailer and staging of materials going to be? This will require a Temporary Zoning Permit.

RESPONSE: The Construction Trailer and staging area locations will be determined by the General Contractor. At that time, they will file for a Temporary Zoning Permit.

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

RESPONSE: NOTED

ZONING

Plan Reviewer: Matt Edge | Matthew.Edge@copbfl.com

Status: Review Complete Resubmittal Required

1. Show all canopies and overhangs, including the entrance area, on the site plan. This information has been provided on the floor plan.

RESPONSE: Roof Overhangs are shown on A1.00

2. Add the following notes to the site plan:

RESPONSE: All notes below have been added to A.100.

155.4303.V.3.a: No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be used, operated, or played in the outdoor seating area at a volume that is any louder than necessary for the convenient hearing of persons within the outdoor seating area, and that would disturb the peace, quiet, or comfort of adjoining properties.

155.4303.V.3.b: Hours of operation of the outdoor seating area shall be the same as those for the eating or drinking establishment.

155.4303.V.3.c: Food preparation shall occur only within the enclosed principal building containing the eating or drinking establishment.

155.4303.V.3.e.ii.(C): Not place any objects adjacent to or within the sidewalk that would have the effect of forming a physical or visual barrier.

155.4303.V.3.f.iii: Signage is not permitted on tables, chairs, umbrellas, or any other furnishings associated with outdoor seating areas that are visible from right-of-way.

3. 155.3703.F.5.b: Any transparent window and door openings occupying a ground-level street-facing building facade shall comply with the following standards:

i. The opening shall be filled with glazing that has a minimum visible light transmittance of 75 percent and a maximum reflectance of 15 percent.

RESPONSE: Glazing Data is shown on A2.01a

ii. The opening shall be designed to allow view of an interior space at least five feet deep (e.g., transparent openings may include traditional storefront display windows, but not merely glass display cases). The view into a commercial use shall not be permanently obstructed by screens, shades, shutter, or opaque films applied to the glazing.

Provide more information regarding the tint.

RESPONSE: Glazing data is shown on A2.01a

4. Provide details for railing, columns, etc. to show compliance with design standards of 155.3703.F.7.

RESPONSE: Railing and Column details are shown on A3.03

5. 155.3703.F.7.f: Required cornice depth: 1-2 feet

The cornices are not a minimum of 1 foot deep. Provide a minimum of 1 foot in depth for all cornices on the building.

RESPONSE: See cornice/parapet details provided on A3.03

6. 155.3703.F.7.f: Required parapet height: 3-5 feet

It is unclear how tall the parapets are. Provide the height of the top of the roof deck and the height of the top of the parapet wall on the elevation sheet to ensure compliance.

RESPONSE: See cornice/parapet details provided on A3.03

7. In buildings that are built with a tropical contemporary style, windows are required to have a vertical orientation with a maximum width of 6' for the glazed areas. Provide dimensions for glazing.

RESPONSE: Dimensions for glazing are shown on A2.02 and A3.01. All glazing is vertically oriented.

8. 155.3703.F.7.k: Columns in tropical contemporary architecture are required to have a rectangular cross-section. The spacing of the columns must be between 80-100 percent of the height of the columns. The columns proposed appear to have a circular cross-section and they exceed the maximum width for separation. Revise.

RESPONSE: Administrative relief is requested. See accompanying documentation

9. 155.5802.a: 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. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points. Provide this information upon the next submittal. Include call-outs in the plans as needed to ensure the measures will be met.

RESPONSE: See A1.00 for sustainable options and points

10. The mechanical equipment on the roof is not fully screened. Provide screening on all 4 sides of the equipment a minimum of the height of the equipment.

RESPONSE: All equipment will be fully screened to comply, at time of building permit.

11. The master sign program established for this development must be revised to include this building. Remove all signage from this submittal as it may not meet the standards of the sign program or the sign code.

RESPONSE: All signage has been removed from this submittal

12. The maximum height for this property is 58', not 60'. Revise the Building Data table on sheet A1.00.

RESPONSE: Data table has been corrected

13. The maximum square footage for the building and deck, as set forth on sheet L-1.01 Site Plan of the rezoning (17-13000006) are as follows: Building: 6,003 sq ft; Deck: 4,154 sq ft. The proposed building exceeds this building size. A minor deviation may allow the building to be constructed the size that is proposed. Contact staff for more information.

RESPONSE: See letter for minor deviation.

NOTE: If there will be off-site staging for equipment and materials during construction, a temporary use permit must be approved before construction activity may begin.

RESPONSE: NOTED

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com

Status: Review Complete Pending Development Order

1. Compacted containers must be serviced by garbage trucks on Seabreeze Way, not Port Street. Providing a direct (straight) path from the trash room to Seabreeze Way is preferable. Remove or amend

File #: LN-85

the garbage plan diagram uploaded to this site plan submittal.

RESPONSE: A revised diagram showing a direct route from the trash room to Seabreeze Way is enclosed.

2. Collection service of the trash must not occur in the intersection.

RESPONSE: NOTED

3. Containers must be 3 or 4 cubic yards. Larger containers will be unmanageable when rolled to the street for service.

RESPONSE: Trash containers are 2yd. containers and are used in conjunction with a vertical compactor.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. **NOTED**

NOTE: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler. **NOTED**

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D) (1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13. **NOTED**

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