

May 3, 2021

Maggie Barszewski
Development Services Department
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: DRC Response Letter
Pompano Park Racino II
PZ21 – 14000008

Dear Ms. Barszewski:

Below are the responses to the DRC comments dated April 29, 2021 for the above referenced project.

BUILDING – Comments:

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.

Response: Acknowledged.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

Response: Acknowledged.

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.

Response: Acknowledged.

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 storm-water runoff.

Response: Acknowledged.

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

Response: Acknowledged.

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.

Response: Acknowledged.

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. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

Response: Acknowledged.

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.

Response: Acknowledged.

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.

Response: Acknowledged.

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.

Response: Acknowledged.

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: Acknowledged.

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.

Response: Acknowledged.

ZONING-Comments:

According to the master plan this area is intended for industrial development. All of the entitlements of the unified development site are currently assigned to the abutting Plats which will require amendments to be consistent with recently approved industrial entitlements, and with the assumption that industrial will be reduced to be added to this Racino II Plat.

Response: The applicant is also making a plat note amendment to the Pompano Racino Plat to reduce the level of industrial use by 100,000 sf. This will allow for the plat note restriction on Pompano Racino II without violating the land use.

Plat notes/restrictions on Racino II will be required prior to advancing this application.

Response: Acknowledged.

P&Z

UTILITIES-Comments:

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

Response: Acknowledged.

2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested Plat approval.

Response: Acknowledged.

LANDSCAPE-Comments:

All future development should incorporate tree preservation and or relocation.

Response: Acknowledged.

Comments will be rendered at time of site plan submittal.

Response: Acknowledged.

Provide landscape plans in accordance with 155.5203 for the entire site.

Response: This is a plat application. A landscape plan will be provided at the time of site plan approval.

ENGINEERING- Comments:

- Please note that additional comments may be forth-coming contingent upon future submittals and review process.

Response: Acknowledged.

- The plat must comply with the executed development agreement between the City of Pompano Beach, Florida and the project developer.

Response: Acknowledged.

PLANNING-Comments:

1. Please upload Application.

Response: Will be uploading for Planning and Zoning Board.

2. In the Narrative it is stated that access is provided through easements. Section 155.5704.A. FRONTAGE AND ACCESS states: Each lot shall be designed to be accessible to and abut a dedicated public street right-of-way. Please clarify how the Code Section is met by using access easements.

Response: The parcel is land locked and an existing 50-foot access easement is shown on the surveys. Access is achieved through a 50-foot access easement to SW 3rd Street.

3. Per Section 155.5706. EASEMENTS - Existing and proposed drainage and utility easements shall be located along lot lines.

Response: No utility companies have expressed an interest in requesting a utility easement.

4. Title certification must be made out to the City within the last 6 months.

Response: Acknowledged.

5. No restrictions have been submitted as yet, however correspondence with the Applicant's Agent has revealed the intent to transfer some Industrial square footage from the "Pompano Park Racino" Plat to allow this Plat to

P&Z

include industrial square footage. In order to not exceed the entitlements approved in the October of 2020 LUPA by the City Commission, such a Plat Note Amendment must be submitted prior to this Plat being placed on a City Commission agenda.

Response: The applicant is also making a plat note amendment to the Pompano Racino Plat to reduce the level of industrial use by 100,000 sf. This will allow for the plat note restriction on Pompano Racino II without violating the land use.

BSO-Comments:

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

Response: Acknowledged and will provide at the time of site plan approval application.

This 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, or liabilities that might occur without any review.

Response: Acknowledged and will provide at the time of site plan approval application.

Attention:

DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM on Narrative and Drawing plans.

Response: Acknowledged and will provide at the time of site plan approval application.

FIRE-Comments:

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY.

Response: Acknowledged and will provide at the time of site plan approval application.

Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

Response: Acknowledged.

*Additional comments may follow throughout the remainder of the permitting process.

Response: Acknowledged.

The buildings shall follow All NFPA Standards prior to receiving Fire Department approval.

Response: Acknowledged.