

November 12, 2024

City of Pompano Beach  
100 W. Atlantic Blvd  
Pompano Beach, FL 3300

**RE: North Ocean Park- Minor Site Plan**  
**Project #: 22-12000012**  
**KEITH Project No.: 09520.05**

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments date July 3, 2024, KEITH and the project team offer the following responses to your comments/questions:

**ZONING**

Diego Guevara | [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com)

Status: Pending Resubmit

1. Revise the narrative provided to reflect the proposed site plan design. Correct also the type of site plan requested to match the application.  
**RESPONSE: Please refer to the revised narrative uploaded with this submittal.**
2. The proposed bathroom reduces the foot print as well as the service capacity of the facility from six sinks, all inside the facilities, to two sinks, located outside at the entrance of the premises. (Three sinks - 3 Toilets for women and three sinks, two urinal one toilet for men).  
**RESPONSE: According to the survey and site photos provided, the existing bathroom currently includes: 1 sink and 3 toilets in the women's restroom, and 1 sink, 2 urinals, and 1 toilet in the men's restroom. The proposed upgrade will retain the same number of fixtures for both men and women. The overall indoor bathroom footprint has been reduced to optimize layout.**
3. Provide a detail of the shower area. The site plan shows only one showerhead. Provide a multiple showerhead post. Add foot-showers also.  
**RESPONSE: The shower fixture has been revised to include a multi-showerhead post, which also includes foot showers. This revision is reflected on Sheet 820-L-810 (FURNISHINGS CATALOGUE). The specifications will ultimately follow city standards.**
4. The proposed design has the shower, signs, trash receptacles and bicycle racks, all adjacent to each other. This is too much in too little area. The proposed cluster of services could be less visible and more appealing if the elements were distributed thorough out the project.  
**ESPONSE: The cluster of services area has been calibrated to provide function in harmony with the pedestrian traffic and park uses. This revision is reflected on Sheet 810-L-800 (FURNISHINGS PLAN).**
5. Provide a larger number of bicycles racks. The Code (Sec. 1555102.L Bicycle Parking Facilities) requires a minimum of 4 bicycle parking per ten parking spaces or major fraction thereof, above ten spaces - provided the no more than 20 bicycle parking spaces shall be required in any one parking area.

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**RESPONSE: The bicycle rack count has been revised to comply with city standards. A total of 7 bicycle racks have been provided, as required. This revision is reflected on Sheet 810-L-800 (FURNISHINGS PLAN).**

6. The existing parking area has 13 parking spaces, arranged along NE 16 Street and 4 more at the end of the street perpendicular to the beach. The proposed modification includes the provision of the same number of parking spaces (17, including two ADA), and two landscaping islands, all along the south side of NE 16 Street.

**RESPONSE: Please note that the proposed planting islands and parking layout configuration are outside the scope of work for this submission. The improved parking layout has been provided as a courtesy for consideration for a future phase or within a capital Improvements program.**

7. Coordinate the junction area between the Duet building and the southwest corner of the park. The proposed building has a grade area above the park grade, which need to be articulated. Visitors of the park and the beach shall be able to get access to the proposed commercial space on the building, with no restrictions, but a clear limit or separation between the two projects.

**RESPONSE: See revised junction area between the Duet Building site and the park site. Park visitors can access the retail area of the building via several pathways: from the northern ramp leading into the park, from the southern side of the park through the colonnade walk, or via steps from the elevated deck within the park. Additionally, a gate further into the development clearly marks the boundary between the park and the Duet building along the southwest corner of the site, ensuring a distinct separation between the two spaces.**

8. The proposed design is providing a pergola instead of a pavilion. Provide a roofing area instead of the proposed pergola. It will be a better suit for the park because of the protection from the sun and rain.

**RESPONSE: The design has been revised to include polycarbonate panels, providing protection from both the sun and rain. This revision is reflected on Sheet 220-A-200.**

9. This is a community park, that has been used by local residents. The removal of the existing grills will banish the main and most popular features of the park. Incorporate the grills to the proposed design.

**RESPONSE: Given that this is a small park, with only 0.7 acres of area, grills are not recommended. Larger parks that successfully incorporate grills typically designate specific grilling zones, which are carefully managed to minimize environmental impact while maintaining the park's functionality for various activities. In this case, we recommend avoiding grills to adhere to best practices in Environmental Protection and Conservation, Safety and Fire Risk Management, Aesthetic and Health Benefits, Park Scale Optimization, and Coastal Climate Resilience. However, if further evaluation is needed, we are open to exploring ways to incorporate a grill fixture in a location that minimizes its impact on the park.**

10. Update the Landscaping plan. All plans must be consistent.

**RESPONSE: The Site Plan has been updated to ensure consistency with the Landscaping Plan.**

11. On the ePlan files, do not keep duplicate drawings, this is critical when the project has multiple changes.

**RESPONSE: Comment Acknowledged.**

The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan Review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.

## LANDSCAPE

Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

Status: Authorized with Conditions

1. Plan does not match Park Presentation by Developer at numerous city meetings.

**RESPONSE: The proposed park improvements design was initially submitted by a different landscape architecture firm. However, West 8 has since been engaged for the final design. Representatives from West 8 attended city meetings on 10/03/2023 and 02/27/2024, where the design intent was reviewed and discussed. Based on feedback from those workshops and further refinement, West 8 has formalized the design for the DRC submission.**

2. No comment response sheet as submitted.

**RESPONSE: Comment response sheet is attached.**

3. Verify if there is also two (2) DA's on the west side of the planter.

**RESPONSE: Please clarify what (DA) means.**

4. Please show the triple Thatch at staggered heights.

**RESPONSE: Coconut Palms have been specified as staggered heights.**

5. The West end parking island is not showing any irrigation and appears to have some utilities proposed, please verify and shift utilities.

**RESPONSE: Please note that the parking improvements are outside of limit of work for this submission.**

6. Provide a note that there will be an automatic temporary irrigation system for the Green Buttonwood on the SW corner.

**RESPONSE: Note has been added to sheet 790-L-600 (IRRIGATION PLAN)**

7. The City does not recommend the use of large canopy, self cleaning or fruit dropping palms in and around high target areas such as pedestrian access and vehicular use areas, propose an alternate large canopy palm such as Phoenix species.

**RESPONSE: The team has carefully located all palms within designated planting areas that are set away from high-traffic zones. These palms are placed in locations where pedestrian access and vehicular use are limited, thereby minimizing any potential risk from fruit dropping or other concerns related to large canopy palms.**

8. Coconut palms should be at staggered heights, plant list refers to callouts but no heights were presented.

**RESPONSE: Heights details have been specified in sheet 750-L-500 (TREE PLANTING PLAN)**

9. Staff has concerns about the amount of shrubs and groundcover proposed with the dripline of the subject trees #2.

**RESPONSE: The design has been adjusted to reduce the number of shrubs and groundcover in the area surrounding the tree. The team has selected appropriate plant species that are compatible with the tree's growth requirements and will not interfere with its root system. These shrubs are provided to provide a buffer between the elevated terrace and the park.**

10. Any work in and around tree #2 will require bonding.

**RESPONSE: Please note that the following comment (Comment #14) has been addressed. Please clarify if any additional penalties or bonding requirements are necessary.**

11. Provide a COPB Tree Protections Barricade detail

**RESPONSE: COPB tree protection detail added to 702-L-202 (TREE DISPOSITION DETAILS)**

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

**RESPONSE: Sheets 700-L-200 (Tree Disposition Plan) and 701-L-201 (Site Preparation Details) address the tree protection zones. If necessary, special removal measures for hardscape removal within these areas are also provided.**

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

**RESPONSE: Note has been added to sheet 701-L-201 (SITE PREPARATION PLAN)**

14. 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 \$10,000.00 for the first offense, \$15,000.00 for the second, and \$20,000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**RESPONSE: Note has been added to sheet 701-L-201 (SITE PREPARATION PLAN)**

15. Please provide a note that Tree #2 will be pruned by a Registered Consulting Arborist for any pruning before, during and at the culmination of the project.

**RESPONSE: Note has been added to sheet 701-L-201 (SITE PREPARATION PLAN)**

16. Please update the tree protection detail on the plan to match the current COPB detail, attached.

**RESPONSE: Detail has been added to sheet 701-L-201 (SITE PREPARATION PLAN)**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Please refer to this comment response letter.**

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

**RESPONSE: Acknowledged.**

#### **BSO DEPARTMENT**

Anthony Russo | [Anthony.Russo@sheriff.org](mailto:Anthony.Russo@sheriff.org)

Status: Authorized with Conditions.

1. \*\*\* CPTED / SECURITY CONSULTANT \*\*\*

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

**RESPONSE: Comment Acknowledged**

2. \*\*\* DISCLAIMER \*\*\*

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

**RESPONSE: Please refer to the revised CPTED Narrative and Notes sheet for note.**

3. \*\*\*PLEASE NOTE\*\*\*

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

**RESPONSE: Comment Acknowledged**

4. \*\*\*BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM\*\*\*

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

**RESPONSE: Comment Acknowledged**

\*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL: \*\*\*

Natural Surveillance – Security Strengthening

1. Exterior design elements and/ or architectural features such as walls, walkways, promenades, ramps, whether ADA compliant or not, must not obstruct &/or prevent Natural Surveillance. This condition refers to the opaque Park's Monument Wall directly in front of the entrance to restroom.

**RESPONSE: Please refer to the revised CPTED Narrative and Notes sheet for note.**

2. Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc. Note that recessed building facades frequently attract unintended loiterers, trespassers, and criminals due to protection from the weather, and opportunity for concealment/ ambush. Also, neighbors, security and police patrols often cannot observe anyone possibly a threat who is tucked inside a recessed alcove. Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, unintended use, etc. a. This condition refers to the opaque wing walls on the east & west sides of the restroom structure.

**RESPONSE: Please refer to the revised CPTED Narrative and Notes sheet for note.**

A1. Electronic Surveillance – Security Strengthening

\*\*\* ATTENTION \*\*\*

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

**DRC**

1.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

**RESPONSE: Acknowledged.**

2.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

**RESPONSE: Acknowledged.**

**B. Access Control – Security Strengthening**

1.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

**C. Territorial Reinforcements – Security Strengthening**

1.) Solid walls that are low to the ground (knee high for example) & used as symbolic barriers or security barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes can include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade unauthorized activity.

**RESPONSE: Please refer to the revised CPTED Narrative and Notes sheet for note.**

**C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking**

1.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/incidents.

**RESPONSE: Acknowledged. This comment is not applicable to the scope of work for this application.**

**D. Maintenance & Management – Security Strengthening**

1.) Commercial, Industrial, Recreational and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.

Purpose: Graffiti vandalism occurs frequently and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions & can sometimes be associated with gang activity. It can also incur costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

**RESPONSE: Please refer to the revised CPTED Narrative and Notes sheet for note.**

**E. Activity Support – Security Strengthening**

1.) Decorative / Abstract running water features that are easily accessible should be on a timer & disabled when the site is closed to deter its unintended use by an illegitimate user with the goal of preventing potentially unhygienic / unsanitary acts, vandalism, criminal mischief, trespassing, excessive loitering, etc.

This condition refers to the Natural Boulder Basin at the rear of the restroom structure.

**RESPONSE: Please refer to the revised CPTED Narrative and Notes sheet for note.**

**ENGINEERING DEPARTMENT**

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Status: Authorized with Conditions.

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

**DRC**

Division Surface Water Management permit or exemption.

**RESPONSE: Acknowledged. Permit or exemption will be provided at time of building permitting.**

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

**RESPONSE: Acknowledged. Permit or exemption will be provided at time of building permitting.**

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

**RESPONSE: Acknowledged. NOI or exemption will be provided at time of building permitting.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

\*\*\*\* 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. \*\*\*\*