



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-97

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DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 7, 2021

### ATLANTIC STONE SOURCE SITE PLAN

**Request:** Major Site Plan  
**P&Z#** 20-12000015  
**Owner:** US Gateway Investments, LLC  
**Project Location:** 950 N. Powerline Rd.  
**Folio Number:** 484234480010  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4  
**Agent:** Juan Linares (561-391-0081)  
**Project Planner:** Jae Eun Kim (954-545-7792 / JaeEun.Kim@copbfl.com)

### Summary:

The applicant is requesting Major Site Plan approval in order to construct a new commercial building. The proposed development under this application includes a 54,200 sq.ft. commercial building and associated landscaping and parking.

### Staff Conditions:

### PLANNING

Plan Reviewer: Daniel Keester (daniel.keester@copbfl.com)

Status: Review Complete Pending Development Order

-The recorded plat uploaded with this submittal ("Hurok Plat" - PB 173, Pg 56) is the subject property for this

development. The property in question has an approved Plat limiting the use to 80,000 square feet of commercial use. The size of the proposed building (54,200 square feet) does not exceed 80,000 square feet.

-The City Commission approved a plat (P&Z: 18-14000003) by Resolution 2019-244. The plat note restricted parcel to 80,000 square feet of commercial use.

-Land use for this parcel is Commercial, the zoning is B-3 (General Business).

-The property is accessed from N Powerline Road. The property is within a non-residential zoning district and specifically listed on the Broward County Trafficways Plan and Code of Ordinances (100.01 Minimum right-of-way), requiring a minimum right-of-way of 144 feet. A roadway easement has been noted on the site plan; however, the City's zoning regulations (155.5704) requires that right-of-way be dedicated with a Major Site Plan application.

-The street to the south (NW 9 Street) is not listed in 100.01, nor is it on the Broward County Trafficways Plan, thus the 30 feet dedicated is sufficient.

-The city has sufficient capacity to accommodate the proposal.

## **ENGINEERING DEPARTMENT**

Plan Reviewer: David McGirr (david.mcgirr@copbfl.com)

Status: Review Complete Pending Development Order

950 N. Powerline Rd.

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.
2. Place note on landscape plans 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. 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. Engineering Standard street tree detail 316-1.
3. Submit a City Engineering Division permit application for the following scope of work: all on/off-site asphalt paving, concrete curbing, off-site sidewalk and off-site water connection from the watermain to the property line. (At time of permitting)
4. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 3. (At time of permitting)
5. FDEP permit for the proposed water main construction.
6. Any work on North Powerline road will require a FDOT Access Driveway/Connection Permit, FDOT Drainage Connection Permit and FDOT Drainage Connection Permit or exemptions.
9. The proposed water services and sanitary sewer connection to service this project must be approved by the

City of Pompano Beach Utilities Division.

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process

**FIRE DEPARTMENT**

Plan Reviewer: Jim Galloway (jim.galloway@copbfl.com)

Status: Review Complete Resubmittal Required

1 - ( ) will the proposed structure have a fire pump? provide location of fire pump room and utility rooms for structure.

2 - ( ) locate proposed fire department connection to Northwest corner of structure. 10 to 15ft of proposed fire hydrant.

4 - ( ) Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18).

( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

( ) Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type may be required for project. (NFPA 1 2015ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

( ) Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.

( ) Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2015 Ch. 18 Sec. 18.5.7)

( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review the proposed plan.

A computer generated “color heat map” showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City’s public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

## **BUILDING DIVISION**

Plan Reviewer: James DeMars (james.demars@copbfl.com)

Status: Review Complete Pending Development Order

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.

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/wall 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 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.
7. 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,...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.S. 481-221(2) Every 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 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

## **BSO**

Plan Reviewer: Scott Longo (scott\_longo@sheriff.org)

Status: Review Complete Pending Development Order

### **c. CPTED and Security Strengthening**

Disclaimer: The services of an experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended. 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 liability's that might occur without any review.

#### **1.CPTED Landscaping Standards:**

Design out landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

- Design out existing or potential concealment/ambush points.

- Maintain 2.5" foot

maximum height for all hedges, bushes, low plants and ground cover.

- Maintain an 8" clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants.

#### **2.CPTED Lighting Standards**

- Businesses: Install vandal proof/resistant motion-sensor security alert lights over all exterior doors including main, garage, storage doors, sheds, etc., service, receiving, especially for use whenever the business is closed.

- Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration.

Doors and Fences: Security Strengthening, Natural Surveillance and Access Control

- Install either a reinforced security window or a 180 degree wide angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior.

#### **3.Alarms: Access Control and Security Strengthening**

- Include the following:

- A strategically located silent panic alarm, omit exact locations.

- An additional silent panic alarm portable lanyard or key-chain, or a button in any secure office area

**4 Parking Lot and adjacent access perimeter:**

- Comprehensive parking lot area surveillance camera coverage/capture. Show sight "cones".

**5.Surveillance: Natural and Electronic**

- Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
- Ensure all cameras are strategically placed so they will not be obstructed by the growth of future landscaping.
- Interior and all entrances, exits including service doors must have surveillance camera coverage.
- Any potentially vulnerable areas that cannot be covered by electronic monitoring should be view-able via natural surveillance or checked frequently by employees.

All secure office doors and any service doors must have either a reinforced security window or a 180 degree wide angle "peephole" door viewer.

- Post signage in parking areas forbidding vehicles other than customers to park and loiter in private parking lot.
- Post towing sign and enforce tow away policy consistently concerning non-customer and abandoned vehicles

**6.Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening**

Burglar/ Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential management offices, or wherever valuables. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.

**7.Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening**

- To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates:
  - A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock.
  - Bottom gate clearances must be 8" above the ground for viewing underneath.
  - If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.
  - Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- f. Dumpster areas must be secured with Access Control and video surveillance.

**CRA**

Plan Reviewer: Nguyen Tran (nguyen.tran@copbfl.com)



Status: Review Complete Pending Development Order

1. According to the Plat comments, Applicant is to provide off-site improvements on NW 9th Street to discourage truck traffic and ensure safe efficient and orderly accommodation of vehicular traffic demands generated by the proposed development. Is this being done as no details of these improvements are being shown.
2. According to the Plat comments, Applicant shall note on plat the construction of a sidewalk along NW 9th Street. Is the sidewalk being constructed along NW 9th Street as the plat nor the site plan is showing this sidewalk.

The operations of Atlantic Stone and Marble is more of a showroom warehouse use and more appropriate as a special exception in a B4 zoning district. According to the project narrative, the building will be a 59,050 sq. ft. Big Box retail establishment. The request to reduce parking by 40% is very concerning based upon a 59,050 sq. ft. retail space.

### **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.
2. Please procure an approved FDEP permit for the proposed water main. Official e-plan submittal comment.
3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Official e-plan submittal comment.
4. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
5. Please note that the proposed 8" and 6" dedicated fire meters have an order lead time of 60 to 75 days once the devices are paid. Please order accordingly to meet the project's construction schedule for timely installation.
6. Please indicate on 037 LP-1 Landscape Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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.

### **WASTE MANAGEMENT**

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

Status: Review Complete Pending Development Order

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

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

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (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.

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.

## **LANDSCAPE REVIEW**

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

Status: Review Complete Pending Development Order

1. Previously submitted under 17-12000053
2. Provide VUA requirements as per 155.5203.D, 30 trees along the West side.
3. 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. Remove ranges in sizes
4. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 16' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed in a data table and provide a superior landscape design with these areas planted out to include Double Veitchia's and Crape Myrtles for example, with tiered hedge rows. Please show areas between the rear loading bays as having a required VUA planting area.
5. 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
6. Provide required Type B Perimeter Buffers on East and South sides as per 155.5203.F.3., label on the plan and provide a cross section detail. Buffer is called out on the site plan but not reflected on the landscape plan. Palms do not count towards the requirement. Adjust hedge heights accordingly.
7. As per 155.5203.F., Provide a cross section detail for the type B buffer. Showing the location of the wall in the middle and 1 large canopy tree per 30' and the 4' hedge on the exterior of the wall and understory's on the inside.
8. Provide 3 Washingtonia palms at staggered heights on the corners of the building and perhaps in the middle framing the sign to create a sense of scale and reduce the impact of the interior sign.

building and the surrounding area.

9. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. Please show on the landscape and site plans.
10. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along Powerline and NW 9th St.
11. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular use areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings). Please adjust light poles out of the landscape islands. Show light poles and radii's on the landscape plan.
12. Relocate Fire Hydrants and FH's from required landscape islands / areas.
13. Show sod, irrigation, and street trees in ROW swale areas.
14. Provide large canopy flowering trees in the SW and NW corners of the property abutting the street. Also please frame work the entrance ways with flowering trees.
15. Change out Cathedral Live Oaks to regular seedling Live Oak *Quercus virginiana* - no cultivars.
16. As per 155.5203.B.5.a: Correct the Irrigation Plan to include the ROW swale's along Powerline and NW 9th and provide bubblers for all new and relocated trees and palms.
17. All tree work will require permitting by a registered Broward County Tree Trimmer.
18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
19. Additional comments may be rendered a time of resubmittal.

## **ZONING**

Plan Reviewer: Jae Eun Kim (jaeeun.kim@copbfl.com)

Status: Review Complete Pending Development Order

19-04500001 INTERPRETATION Letter

18-27000001 EASEMENT VACATION - 950 N POWERLINE RD, Ord 19-89

18-14000003 PLAT

## **Site**

1. Please clarify how the plat restriction is addressed on the plans. Plat Restriction: At the time of site plan submittal, the applicant shall propose off-site street improvements on NW 9 Street (examples could include strategically placed traffic calming, landscaping, curb extensions, diverters and/or roundabouts, etc.), to the satisfaction of the Development Services Director and City Engineer, that would discourage truck traffic along NW 9th Street and ensure the safe, efficient and orderly accommodation of vehicular traffic demands generated by the proposed development)
2. Successfully obtain approval of a Major Administrative Adjustment request, 40% reduction of the required parking spaces, and this request shall be placed with the site plan for the PZB meeting.
3. Illustrate all easements or restrictions on the site plan that are found on the Plat and survey. Please be advised that the fence/wall or other vertical elements shall not be located within the roadway easement. If placed in a utility easement, an easement agreement shall be obtained from each utility company prior to permit approval.
4. The proposed development is not required to provide more than 20 bike parking spaces that could be distributed among three building entrances.

5. Provide a 24' wide driveway along the south property line. It appears to have sufficient space between the building and the property line for a 24' wd driveway.
6. Provide a walkway connecting from sidewalk to the main building entrance. Please contact me for further clarification.
7. Provide parking and curbing details. Please note that each off-street parking space shall include a continuous curb 155.5102. C. 9, Curbing.
8. Provide a copy of the CPTED Security Plan and Narrative approved by the Broward Sheriff's Office for zoning approval of a permit.
9. Provide descriptive responses to the Site Plan Standards per Section 155.2407.E. Site Plan Review Standards. Staff emailed the applicant a sample for reference on 03/17/21.

### **Building**

10. Exterior mechanical equipment shall be screened, pursuant to Section 155.5301. A. 2. Illustrate rough outlines of rooftop equipment on the elevations to demonstrate that they are screened by parapets or other similar devices in accordance with the zoning code.
11. Prior to placement for the AAC meeting, original paint color and material samples, 11X17 size board, shall be photoed and uploaded for staff review, and mail the sample board to the Planning and Zoning Division for an inspection purpose.
12. Provide actual color and material schedules and call-outs on building exterior elevations.
13. At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the storyline denoting the second floor) shall be occupied by windows or doorways, as per 155.5602.C.7.a. Demonstrate or prove it on elevations.
14. All ground level windows on street-facing facades shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades, as per 155.5602.C.7.b. Demonstrate or prove it on elevations.
15. Revise the dumpster enclosure and provide its details, pursuant to Section 155.4302.C. 3. Screening of Commercial Containers. A separate entrance to the dumpster is no longer required in Section 155.4302.C. 3.
16. Illustrate the proposed security cameras and light fixtures on the building elevations with call-outs.

### **Lighting**

17. Provide details or a cut sheet of lighting fixtures mounted on a wall, per Code Section 155.5401. I. Wall packs on the exterior of the building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less.
18. Illustrate a 15 foot radius around the lighting fixture on the landscape plan. If light poles are proposed within 15' radius of the tree/palm trunks, relocate the poles and revise plans. Pursuant to section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole

### **Sign**

19. Free standing sign structure may require AAC review and approval. Please include the sign structure or frame when requested for the AAC meeting.

20. Not that sign requires a separate permit.

PLEASENOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).