

City of Pompano Beach
Development Review Committee
100 W Atlantic Blvd.
Pompano Beach, FL 33060
Phone: 954-786-5554

Subject: Response Comments.
Project Name: Chick-Fil-A 2250 N Federal Hwy
Application #: 23-12000022

Comments

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Planning **Pending Corrections**

REVIEWER: DANIEL KEESTER - Daniel.keester@copbfl.com

1. LAND USE FOR THIS PARCEL IS COMMERCIAL (C). THE PROPOSED USE LISTED ON THE SITE PLAN, SITE DATA & NARRATIVE DESCRIBE THIS AS AN ADDITION/EXPANSION TO THE KITCHEN STORAGE. THE TOTAL SIZE OF THE PROPOSED STRUCTURE IS APPROXIMATELY 3,876 SQUARE FEET (340 SQUARE FEET ADDITION) WHICH IS A PERMITTED USE IN THIS LAND USE CATEGORY. - THE PROPERTY IS PLATTED (WELLENS FAMILY TRUST PROPERTY POMPAÑO - ORB 178 PG 150), AND WAS LATER AMENDED BY INSTRUMENT #118349998. THE AMENDED PLAT NOTE RESTRICTS THE PROPERTY TO 6,000 SQUARE FEET OF COMMERCIAL USE.

Response: Noted.

2. THE PROPERTY IS ABUTS FEDERAL HIGHWAY (AKA: US-1). THE PLAT INDICATES THAT THERE IS A MINIMUM OF 120 FEET OF RIGHT-OF-WAY, AND 60 FEET TO THE CENTERLINE THAT WAS DEDICATED BY PLAT. IN CHAPTER 100 (STREETS AND SIDEWALKS), THE CODE REQUIRES THAT THE MINIMUM RIGHT-OF-WAY WIDTH FOR THIS ROADWAY IS 120 FEET. THUS NO ADDITIONAL DEDICATION FOR FUTURE RIGHT-OF-WAY IS REQUIRED.

Response: Noted.

Landscape Review: **No Comments**

REVIEWER: WADE COLLUM- wade.collum@copbfl.com

Pending corrections

Zoning **Pending Corrections **

REVIEWER: HELLENA LAHENS- Hellena.lahens@copbfl.com

1. THE PARKING CALCULATION PROVIDED DOES NOT INCLUDE THE OUTDOOR SEATING. REVISE THE PARKING CALCULATIONS TO REFLECT A BREAKDOWN OF EACH USE. A RESTAURANT REQUIRES ONE PARKING SPACE PER 4 PERSONS OF MAXIMUM OCCUPANCY CAPACITY OF CUSTOMER SERVICE AREAS(S), NOT THE NUMBER OF SEATS. THE OUTDOOR SEATING REQUIRES 1 SPACE PER 8 PERSONS OF MAXIMUM OCCUPANCY CAPACITY OF OUTDOOR SEATING AREA(S). THE SITE IS SUBJECT TO PROVIDE THE MINIMUM REQUIRED NUMBER OF PARKING SPACES

Response: Noted, please see revised parking table on sheet C-2.0.

2. LABEL ALL PEDESTRIAN WALKWAYS. PEDESTRIAN WALKWAYS SHALL BE SEVEN FOOT IN COMMERCIAL ZONING DISTRICTS, PER SECTION 155.5101.H.3.A.

Response: Noted, please see sheet C-2.0 labeling the proposed sidewalk and the distance.

3. ADDITIONAL COMMENTS MAY BE RENDERED A TIME OF RESUBMITTAL.

Response: Noted.

Fire Department **Approved**

REVIEWER: JIM GALLOWAY – Jim.Galloway@copbfl.com

Engineering Department **Pending Corrections**

REVIEWER: DAVID MCGIRR – david.mcgirr@copbfl.com

1. PLEASE PROCURE AN APPROVED BROWARD COUNTY EPD SURFACE WATER MANAGEMENT PERMIT OR EXEMPTION FOR THE PROPOSED SITE AND OFF-SITE WORK. REQUIRED DURING OFFICIAL E-PLAN SUBMITTAL.

Response: Please see the attached approved permit modification from Broward County.

2. PLEASE PROVIDE A SEDIMENTATION AND EROSION CONTROL PLAN FOR THE PROPOSED ON-SITE WORK

Response: Noted, please see sheet C -1.2 with the erosion control plan.

CRA: *Pending Corrections*

REVIEWER: KIMBERLY VAZQUEZ – Kimberly.vazquez@copbfl.com

Pending corrections

Utilities: *Pending Corrections*

REVIEWER: NATHANIEL WATSON – Nathaniel.watson@copbfl.com

Pending corrections

Environmental Services: *Corrections only Promoted not Required*

REVIEWER: BETH DUBOW – Beth.dubow@copbfl.com

1. RECYCLING COLLECTION IS NOT REQUIRED, BUT IT IS HIGHLY ENCOURAGED. RECYCLING COLLECTION SERVICE MAY BE OBTAINED FROM A RECOVERED MATERIALS HAULER.

Response: Noted.

2. OWNERS OF A COMMERCIAL PROPERTY ARE RESPONSIBLE FOR SECURING GARBAGE COLLECTION SERVICE DIRECTLY FROM COASTAL WASTE & RECYCLING (AS OF OCTOBER 1, 2022)

Response: Noted.

3. AS STATED IN THE POMPANO BEACH CODE OF ORDINANCES, CHAPTER 96, INCLUDING SECTION 96.12(D)(1), ALL CONSTRUCTION AND DEMOLITION DEBRIS REMOVAL IS THE RESPONSIBILITY OF THE OWNER. ALL SOLID WASTE GENERATED WITHIN THE GEOGRAPHIC BOUNDARIES OF POMPANO BEACH SHALL BE COLLECTED BY THE FRANCHISE COLLECTOR (COASTAL WASTE & RECYCLING AT THE TIME OF THIS WRITING) AND DISPOSED OF AS DIRECTED BY THE CITY DISPOSAL AGREEMENT. ALL MATERIALS SHALL BE GENERATED FROM THE property ON WHICH THE MATERIALS ARE PLACED FOR REMOVAL. INFORMATION REGARDING CONTAINER SIZE AND HAULING COSTS MAY BE FOUND IN CHAPTER 96, SECTION 96.13.

Response: Noted.

4. ADDITIONAL COMMENTS MAY BE NECESSARY BASED UPON REVISIONS

Response: Noted.

Building Division: *Pending Corrections*

REVIEWER: TODD STRICKER – todd.stricker@copbfl.com

NOTES:

1. 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: Noted.

2. 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.

Response: Noted.

3. 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: Noted.

4. 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: Noted.

5. CITY ORDINANCE 152.25(A) SITE PLANS AND CONSTRUCTION DOCUMENTS, INFORMATION FOR DEVELOPMENT IN AREAS

Response: Noted.

6. 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: Noted.

7. 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: Noted.

8. 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: Noted.

SPECIFIED COMMENTS

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.

Response: Noted.

2. 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).

Response: Noted.

3. FBC_BCA 107.3.4.0.8 ALL PLANS AND/OR SPECIFICATIONS PREPARED BY AN ARCHITECT OR AN ENGINEER PURSUANT TO THEREQUIREMENTS OF THIS CODE SHALL BE HAND SIGNED, DATED AND SEALED.

Response: Noted.

4. FBC A208.2 MINIMUM NUMBER. PARKING SPACES COMPLYING WITH 502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2EXCEPT 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.

Response: Noted.

5. FBC A208.2 MINIMUM NUMBER. PARKING SPACES COMPLYING WITH 502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2EXCEPT 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.

Response: Noted.

6. 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.

Response: Noted.

7. 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.

Response: Noted.

8. 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.

Response: Noted.

9. 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.

Response: Noted.

10. 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.

Response: Noted.

11. FBC_BCA 110.8.5.4 ALL PLANS FOR THE BUILDING WHICH ARE REQUIRED TO BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER OF RECORD CONTAIN A STATEMENT THAT, TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES

Response: Noted.

BSO: *Pending Corrections*

Pending corrections

If you have any questions or require additional information, please do not hesitate to contact us at 954-314-8468 or jbaez@bowman.com



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