

Current Project - Department Review Status

PZ20-12000051

Rev Cycle	Group Name	Reviewer Name	AssignedBy	Review Status	Review Comments
1					
2					
	CRA	Kimberly Vazquez kimberly.vazquez@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	1) The property is in the zoning is B-3 (General Business). The CRA encourages restaurant and outdoor dining in the ECRA area. 2) CRA recommends windows/glazing on the east side of the structure. Windows have been added to east elevation.
	FIRE DEPARTMENT	Jim Galloway jim.galloway@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	4/15/2021 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.
	BSO	Patrick Noble Patrick_Noble@sheriff.org	pamela.mccleod@copbfl.com	AuthorizedWithConditions	Development Review Committee Reviewed: April 14th, 2021 Subject: CPTED and Security Strengthening Report: PZ20-12000051 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.

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					<p>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. INCLUDE THE FOLLOWING IN THE PLANS</p> <p>a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance. Initials _MF_ In CPTED narrative</p> <p>b. Maintain an 8" foot clear trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down that would obstruct Natural &/ or Electronic Surveillance. Initials _MF_ Trees will be maintained to have a 8' min. trunk clearance.</p> <p>c. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. Initials _MF_ Bollard lighting will not conflict with cameras. Ensure 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. Initials _MF_ Bollard lighting will not conflict with cameras.</p> <p>e. Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents. Concrete bollards are placed at entry to restaurant.</p>
	UTILITIES	Nathaniel Watson nathaniel.watson@copbfl.com	pamela.mccleod@copbfl.com	Pending Resubmit	<p>4-22-2021</p> <p>1. Please note that additional comments may be forthcoming contingent upon the submittals to the PAM and/or DRG review process. Acknowledged</p> <p>2. Please procure an approved Broward County</p>

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					<p>EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official e-plan Bldg. Permit submittal. BCEPD Permit or exemption will be provided prior to Engineering Permit.</p> <p>3. Please procure an approved South Florida Water Management District permit or exemption for the proposed site work. Applicable during official e-plan Bldg. Permit submittal. Approval will be provided prior to Engineering Permit.</p> <p>4. Please exercise best management practices with regard to protection of existing and proposed storm water systems. Best management practices will be exercised. Erosion Control Plan, sheet CE7, has been added to the plan set.</p> <p>5. Civil plan #015 CE4 Water and Sewer Plan proposes an additional 8" water main connection but does not propose a dedicated fire meter and backflow connection shown adjacent to North Riverside Drive. The main following the meter shall be shown as private on-site of the property. Please correct Plan has been corrected to meet the requirement.</p> <p>6. Please note that meters 3" and above are not stock items and have an order lead time of 60 to 75 days after the meter is paid. Please order the devices in a timely manner so as to ensure that the meters are available for installation according to your construction schedule.</p> <p>Acknowledged</p>
	LANDSCAPE REVIEW	Wade Collum wade.collum@copbfl.com	pamela.mccleod@copbfl.com	Authorized With Conditions	<p>4.20.21 Landscape plan is now less than what was previously submitted and approved. Replace the missing canopy trees. Show hedges 24" tall on either side of the dumpster enclosure for the purposes of screening. Do not block Fire Hydrant and provide a clear zone detail. 24" hedges added to L-1.</p>
	PLANNING	Daniel Keester daniel.keester@copbfl.com	pamela.mccleod@copbfl.com	Authorized With Conditions	<p>-The property has no recorded plat. A platting determination letter from Broward County Planning Council (dated February 11, 2021) has been submitted for this property, confirming</p>

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					<p>that platting would not be required .</p> <p>-Land use for this parcel is commercial, the zoning is B-3 (General Business). Restaurant and outdoor dining are permitted uses in this zoning district.</p> <p>-The property is accessed from Atlantic Blvd and North Riverside Drive. N Riverside Drive is within a non-residential zoning district, not specifically listed in the Trafficways Plan or Code of Ordinances (100.01 Minimum right-of-way) and the 30 feet provided to the centerline is sufficient.</p> <p>-The property abuts Atlantic Blvd, which is right-of-way identified on the Broward County Trafficways Plan. Atlantic Blvd requires future right-of-way of 110 feet, and 55 feet are illustrated on the survey to the centerline.</p> <p>-The city has sufficient capacity to accommodate the proposal.</p>
ZONING	Lauren Gratzer Lauren.Gratzer@copbfl.com	pamela.mccleod@copbfl.com	Authorized With Conditions	<ol style="list-style-type: none"> 1. Make sure that all building square footages are consistent on all plans. Plans have been revised to show consistent square footages. 2. The civil site plan (013 CE2) and the architectural site plan (004 SP 101) still have different dimensions for the size of the landscape strips between the two buildings. 004 SP 101 says the west landscape strip is 7.95' and the 013 CE2 says it is 7.85'. Make all plans consistent and verify which dimensions are correct. Dimensions have been revised on SP101. 3. The new dumpster is located outside of the area of work. Revise the "limit of work line" on the landscape plans to include the dumpster within the scope of work. "Limit of Work" line has been revised on L-1 4. Add windows to the east elevation. One of the City's goals for its design standards is to encourage a more pedestrian friendly environment through attention to human-scale design and site features. Limit of Work buildings with few architectural details. 	

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					<p>Additionally, a goal of the AOD is to promote attractive, high-quality building designs. The addition of windows to the east façade will help facilitate these goals. The current blank wall on the east elevation is not consistent with the intent of the AOD. Windows added to east elevation.</p> <p>5. The south elevation is required to have a minimum of 50% fenestration with a glazing that has a minimum visible light transmittance of 75% and a maximum reflectance of 15 percent. 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 (155.3703.F.5). It is understood that the applicant is requesting a superior design alternative from the AAC regarding this code section. Pursuing "Superior/Alternative" design with AAC-Approved by AAC</p> <p>6. Code section 155.3703.E.2 allowed a temporary waiver for off-street parking reductions for specific uses in the AOD. This waiver had a deadline for construction of January 4, 2021. At this time, all regular parking codes apply. However, a text amendment is being processed that proposes to extend this temporary waiver until 2026. This text amendment is awaiting approval from the City Commission.</p> <p>7. Provide a detail of all lighting types. Lighting types provided on Sheet LT_2.</p> <p>8. The landscape plan shows that there will be wall lights on the east side of the building but the photometric plan shows that there have been changed to light poles. All light poles must be at least 15 feet from any tree. Plans show this separation on the landscape plan or</p>
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					<p>change the lighting to a different type in this area. Lights on east side of building changed to bollard lighting.</p> <p>9. The tree proposed in the southeast landscape island is not the required 15 ft from the proposed light pole. Light has been changed to bollard light.</p> <p>10. Provide the setback distance to the property line for the new dumpster enclosure to the north of the eastern building. The distance shall be at least 5 feet per 155.5301.C.2. Dimension has been added to SP101 Site Plan to show conformance.</p> <p>11. Commercial containers shall provide a continuous hedge at least two feet high around the commercial container enclosure (155.5301.C.1.b). Show this on the landscape plan. Hedges at dumpster enclosure have been added to L-1.</p> <p>12. Provide elevations that show the roof parapet will be of a height equal to or exceeding the height of the roof top mechanical equipment being screened (155.5301.A.1.a). Rooftop mechanical equipment shall not be seen from the roadway, the waterway, or neighboring properties. Parapet heights are shown on sheet A102 Roof Plan and a section has been added to show parapet and equipment heights.</p>
	WASTE MANAGEMENT	Beth Dubow beth.dubow@copbfl.com	pamela.mccleod@copbfl.com	Pending Resubmit	<p>Project Name: New Restaurant at Taha Marine Center Address: 3109 E Atlantic Blvd. PZ#: 20-12000051 Review: 04/19/2021 DRC Meeting Date: 05/05/2021 REVIEW COMPLETE; RESUBMITTAL REQUIRED</p> <p>1. Again, the turning radii dimensions for the path of the garbage truck shown in the so waste access plan do not seem adequate and</p>

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					<p>need to be labeled. A garbage truck needs a minimum of a 30-foot inside turning radius and a 50-foot outside turning radius in order to service the dumpsters and exit the site safely. Turning radii have been added to CE6 Solid Waste Plan.</p> <p>2. A front-loading garbage truck will need to back up in order to service the containers in the newly located garbage enclosure. Demonstrate that the truck can back up safely and maneuver into position for service.</p> <p>3. Solid waste access plan does not match what is shown on the site plan. Show the new service court on the solid waste access plan. Service court added to CE6 Solid Waste Plan</p> <p>4. Provide the heights of any overhangs or roof projections along the path the garbage truck will need to travel to ensure there is adequate height clearance. 15 feet height clearance is the minimum needed for a garbage truck. If it is open to the sky, please note that on the site plan and/or the solid waste access plan. Notes have been added to SP101 Site Plan</p> <p>NOTE: A separate meeting with staff and the Solid Waste Services director would be beneficial.</p> <p>NOTE: New location of garbage dumpster enclosure will require the garbage to be toted from the new service court to the enclosure. Toting the garbage through the parking lot is not recommended. Acknowledged</p> <p>NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. . Acknowledged</p> <p>NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler. . Acknowledged</p> <p>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</p>
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					(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. . Acknowledged 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. Acknowledged
	BUILDING DIVISION	Todd Stricker todd.stricker@copbfl.com	pamela.mccleod@copbfl.com	Authorized With Conditions	4-20-21 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. Acknowledged 2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intention to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted. Acknowledged 3. 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. Acknowledged 4. 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-

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					<p>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. Acknowledged</p> <p>5. 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 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. Acknowledged</p> <p>6. 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. Acknowledged</p> <p>7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Acknowledged</p> <p>8. 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 corridors, permit accessibility accommodations including areas of refuge if applicable, emergency lighting.</p>
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					<p>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. Acknowledged</p> <p>9. 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. Acknowledged</p> <p>10. 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, chutes...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. Acknowledged</p> <p>11. 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). Acknowledged</p> <p>12. 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. Acknowledged</p> <p>13. 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. Acknowledged</p> <p>14. FBC_BCA 110.7 For precast building, shoring and associated formwork, falsework shall be designed and inspected by an</p>
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					<p>engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspection by the threshold building inspector.</p> <p>Acknowledged</p> <p>15. 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.</p> <p>Acknowledged</p> <p>16. 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.</p> <p>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. Acknowledged</p> <p>17. 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. Acknowledged</p> <p>18. 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. Acknowledged</p> <p>19. FBC A502.6 The enforcing agency will require parking space identification to comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van</p>
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					<p>parkingspaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference EngineeringStandard 300-5. Acknowledged</p> <p>20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. Acknowledged</p> <p>21. FBC 3303.5 Water Accumulation. The enforcingagency will require provisionsbe made to preventthe accumulation of water or damage to any foundationon the premises or the adjoining property. Acknowledged</p> <p>22. 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 obstructionsor lot lines prohibit 10 feet of horizontaldistance, a 5-percent slope shall be provided to an approved alternative method of divertingwater away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percentwhere located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percentaway from the building. Acknowledged</p> <p>23. FBC_BCA 110.13.2.1 It shall be the joint responsibilityof any owner of real property upon which constructionis 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 containedon the real property upon which the constructionoccurs. Acknowledged</p> <p>24. FBC_BCA 109.3 Building Permit Valuations. The applicant shall provide an estimated permit value at the time of application. Permit valuations, shall include total value of work, including materials and</p>
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					<p>labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.</p> <p>Acknowledged</p> <p>25. 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. Acknowledged</p> <p>Additional comments may follow if applicable after resubmission.</p> <p>PLEASE DIRECT ANY QUESTIONS REGARDING THESE PLAN REVIEW COMMENTS TO TODD J. STRICKER (954) 786-4570 OR TODD.STRICKER@COPBFL.COM</p>
	ENGINEERING DEPARTMENT	David McGirr david.mcgirr@copbfl.com	pamela.mccleod@copbfl.com	Authorized With Conditions	<p>4-19-21</p> <p>The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:</p> <ol style="list-style-type: none"> 1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans. BCEPD Permit or exemption will be provided prior to Engineering 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 public water mains and services, sanitary sewer mains, storm drains and storm drainage lines in the proposed landscape plans. Upload 2019 COPB

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