

December 3, 2025

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

RE: 1621 Blount Rd
Project #: Z25-12000040
KEITH Project No.: 15564.00

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments date November 19, 2025, KEITH and the project team offer the following responses to your comments/questions:

BSO

Anthony Russo | anthony_russo@sherriff.org

Status: Review Complete- Resubmittal Required

1. The submitted CPTED Plan security measures provided by the developer, along with the CPTED & Security Strengthening attributes stated in this review, are expected to be incorporated into this project at the time of tenant build out

RESPONSE: Comment Acknowledged

2. Territorial Reinforcements Security Strengthening *** ATTENTION *** BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

RESPONSE: Comment Acknowledged

3. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users of ability to utilize the designated seating.

RESPONSE: Item added to CPTED Strengthening Narrative and Notes. Please see Sheet SP-202.

BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Status: Review Complete- Resubmittal Required

4. 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

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 2023 FBC.

RESPONSE: Comment Acknowledged. Will be handled at time of building permitting.

5. 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.
- 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).
- 3.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.
- 4.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.
- 5.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.
- 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
- 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.
- 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.
- 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.

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.

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 architects or engineers 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: Comment Acknowledged. Will be handled at time of building permitting.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Review Complete- Resubmittal Required

1. At the time of permit submission, submit an Engineering permit for the proposed paving and curbing

RESPONSE: Comment Acknowledged. Will be provided by the contractor at time of permit submittal.

LANDSCAPE REVIEW

Mark Brumet | mark.brumet@copbfl.com

Status: Review Complete- Resubmittal Required

1. Submit a copy of the approved landscape plan of record for reference

RESPONSE: The project team requested a public records request of the site, however, an approved landscape plan was not included in the results.

2. Irrigation plan submitted is incomplete. Provide irrigation coverage for all landscape areas to include the right of way swale per code section 155.5203. In addition, note on both the irrigation and landscape plans that the irrigation system shall provide 100% coverage with 50% overlap, include a rain sensor and a rust inhibiting system if water source is well water.

RESPONSE: A note is now added indicating irrigating the ROW swale. The note (#1) on LI-101 has been updated to provide 100% coverage and 50% overlap. The water source will be city water as indicated on LI-101, making a note about well water not applicable.

3. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' – 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

RESPONSE: The chart on sheet LP-101 has been updated to show the VUA landscape area. It shows that the South face of the building needs to have a superior landscape design. This is provided for.

4. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;



- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

RESPONSE: The South face of the building has a superior landscape design provided via option (1), palms provided in multiples.

5. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

RESPONSE: Refer to the updated chart on sheet LP-101 showing how the building base plantings are being met.

6. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. Staff recommends moving ADA stall to be east of the landscape island.

RESPONSE: The ADA space and parking island have been reconfigured, per coordination meeting with zoning and landscape staff, and shown on Sheet SP-101.

7. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

RESPONSE: Continuous type 'd' curbing is proposed around all VUA areas, as well as, around the perimeter of outdoor storage areas. Please see revised Sheet SP-101.

8. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C

RESPONSE: A dumpster detail is now provided on SP-101 and a Clusia hedge has been added around the dumpster.

9. Provide cross section details for proposed landscape buffers and include which option is being selected.

RESPONSE: Details for the buffers are not provided on sheet LP-502 and the options are noted there and on sheet LP-101.

10. Live Oak #16 identified as dead shall be removed and replaced as part of this project. Correct tree disposition list

RESPONSE: This dead tree is now listed to be removed.

11. Pre-Con required prior to start of any work onsite, correct note.

RESPONSE: Note has been updated.

12. Provide existing building elevations for staff review.

RESPONSE: Please see existing building elevations uploaded to the drawings folder in Eplan.

13. Provide a note on the erosion control plan that no tree roots will be cut as part of the installation of the erosion control barrier.

RESPONSE: Note added. See sheet CG-101.

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

RESPONSE: Please refer to the letter uploaded to documents folder.





15. Additional comments may be rendered upon re-submittal.
RESPONSE: Comment Acknowledged.

ZONING DEPARTMENT

Pamela Stanton | pamela.stanton@copbfl.com

Status: Review Complete- Resubmittal Required

1. Provide detailed information regarding the type of material/equipment that will be stored outside, including the height, size, quantity, etc. Outdoor storage standards in Section 155.4228.A includes a requirement that material stored cannot be stored higher than the height of the screening

RESPONSE: Outdoor storage as a principal use is the keeping, in an area that is not totally and permanently enclosed, of any finished goods, material, merchandise, boats, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include fleet vehicles associated with an approved business, a junkyard or salvage facility or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use. Please see note #1 on Sheet SP-101.

Items falling within the above use definition will not be stored higher than the proposed 8-foot perimeter screening. Please see note #2 on Sheet SP-101.

2. The site is located in a wellfield protection area as indicated on the Broward County Wellfield Protection Zones and Contaminated Site Map. Verify that the outdoor storage will comply with all applicable hazardous material licensing requirements.

RESPONSE: Comment Acknowledged. Future tenant will be required to comply with any applicable hazardous material licensing requirements based upon the type of materials being proposed.

3. Clarify whether any structures, such as walls, fences, etc., are proposed to be located within any easements. If yes, an easement agreement is required.

RESPONSE: Easement encroachment agreements will be coordinated with utility providers, as needed, during building permitting coordination.

4. Clarify whether improvements or upgrades are proposed for the existing building.

RESPONSE: No improvements to the existing building are being proposed with this Minor Site Plan Application.

5. Identify the type of wall or semi-opaque fence is proposed in the Type B buffer.

RESPONSE: The type-B buffer will feature a chain link fence with semi-opaque slatted inserts. A detail will be provided at time of building permitting.

6. On the site plan, label all existing and proposed elements, including but not limited to walls, fences, utilities, structures, etc.

RESPONSE: Please see revised SP-101.

7. Continuous curbing is required along the perimeter of all paved areas. The curbing will provide protection for the landscape areas. Show the continuous curb on the site plan.

RESPONSE: Continuous type 'd' curbing is proposed around all VUA areas, as well as, around the perimeter of outdoor storage areas. Please see revised Sheet SP-101.

8. Minor Site Plan approval will be pending Special Exception approval for Outdoor Storage in an I-1 Zoning District.



RESPONSE: The concurrent special exception application was heard and approved by the ZBA on November 20th, 2025.

9. Provide the City Engineering Standard Parking Space Detail.

RESPONSE: COPB details 300-3, 300-4. See sheet CM-501.

10. The ADA parking space requires a landscape island on the west side of the ADA loading area. Consider reducing the number of standard parking spaces and shift the ADA space to the east to provide sufficient area for the required landscape island and maintain sufficient clearance for vehicular movement into the building through the existing overhead door.

RESPONSE: The ADA space and parking island have been reconfigured, per coordination meeting with zoning and landscape staff, and shown on Sheet SP-101.