



ramos architects • and associates

April 30, 2025

**City of Pompano Beach
Dept of Development Services
100 W Atlantic Blvd
Pompano Beach, FL**

Re: 50 SW 5 St

To Whom It May Concern:

BUILDING DIVISION
Todd Stricker
Comment

Advisory Comments

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 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

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 2020 FBC.

1 BUILDING DIVISION

Todd Stricker

Comment

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.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 owners or operators responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions

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.

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.

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-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.

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.

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.

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.

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 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.

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.

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.

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).

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.

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.

14.FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

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.

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.

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.

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.

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.

19.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.

20.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.

21.1804.4 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.

22.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.

23.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.

24.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

DRC

PZ25- 12000015
11/05/2025

standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

BSO

David Cappellazo

Comment

Development Review Committee Date Reviewed: 07/24/2025

Subject: CPTED and Security Strengthening Report: PZ#: PZ25-12000015

Name: 50 SW 5th St/Topline Performance Inc

Address / Folio: 50 SW 5th Street, Pompano Beach, Florida/494202150400

Type: Minor Site Plan

Reviewer: BSO Deputy D Cappellazo for the City of Pompano Beach

david_cappellazo@sheriff.org

M-(954) 275-7479 (Send Text & Email; No Voicemail)

Monday Thursday; 8 AM 3 PM

ATTENTION

Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

We will

****CONFIDENTIALITY STATEMENT****

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access.

Confidential Stamp added

****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.

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. ***

All notes added

A. Natural Surveillance (Landscaping)

1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Goal: Increase visibility & deter concealment.

2.) Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)

Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

3.) Design in dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc.

Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Lighting

1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

2.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc.

Goal: 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, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

3.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

4.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.

5.) Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

6.) Lighting placement must 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.

7.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

Security Strengthening

1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.

Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc.

Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

2.) The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)

Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.

3.) Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing (if incorporated) for improved natural surveillance.

Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

4.) 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.

5.) Design out existing or potential concealment & ambush points to deter / prevent violent criminal acts & criminal activity.

A3. 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 PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

1.) Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."

2.) Install video surveillance of all commercial wholesale and retail businesses.

3.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

4.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers' office, etc.

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

6.) 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.

7.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.

8.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.

9.) Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at the main entrance.

10.) Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, vandalism, auto-theft, robbery, sexual assault & battery, etc.

11.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage. Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes more rapidly.

B. Access Control – Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.

Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

3.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management

offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection.

4.) For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

5.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

6.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.

7.) 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.

8.) Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Comment

B1. Access Control – Security Strengthening for Dumpster Enclosures

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

3.) Bottom gate clearances must be 8" above the ground.

Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

6.) Dumpster areas must be secured with Access Control and video surveillance.

FIRE DEPARTMENT

Common Path of Travel

According to your plan and table provided you have exceeded common path of travel. 005-LS Life Safety Plan.pdf

Unresolved

See revised sht 005-LS

Comment

Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing

See revised civil plans

Comment

Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): 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

maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

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.

See Civil Plans

Comment

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.

See Civil Plans

Comment

Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 20121ed chapter 18 sections 18.2.3.2.2 and

See Civil Plans

PLANNING

Comment

Chapter 100, Code of Ordinances, requires a 60-foot overall right-of-way for a commercial/industrial street or 30 feet to the center line of the roadway. Confirm with Engineering if an additional 5-foot dedication is necessary.

Checked with engineering not required

ZONING

Comment

Comment

1. Previously the property owner provided a Retro-Landscaping plan making it legal nonconforming. However, such plan was not implemented accordingly. Current conditions making necessary to bring the property into compliance.

See revised Landscape Plan

ZONING

Comment

2. Due to the size and scope of the proposed building addition, the project is classified as a Major Site Plan. A Major Site Plan requires the Development Review Committee (DRC), Planning and Zoning Board (PZB) and Architectural

Appearance Committee (AAC) approvals prior the application of a building permit.

This was discussed at DRC meeting and it doesn't apply

Comment

3. Copy the Intensity and Dimensional Standards Chart for the Heavy Business designated districts. Do not add or remove items. Provide the values required by the Code, provide the values reflecting the existing conditions of the property, and the values reflecting the proposed modification/addition.

The proposed project is not providing the minimum Pervious area required by the Code; it is also exceeding the maximum lot coverage permitted by the Code (155.3305 Intensity and Dimensional Standards – Heavy Business).

For your convenience, a copy of the B-4 Intensity and Dimensional Standards Chart has been uploaded to the documents folder of the project. olved

See revised sheet SP-1

Comment

4. For the calculations listed above, the proposed indoor covered parking shall be included. It is part of the proposed building.

This area is not an indoor area its outdoor covered parking

Comment

5. The existing building, the proposed addition and covered parking area, are encroaching 15 feet into the required rear setback. Obtain a variance approval from the Zoning Board of Appeals (ZBA).

We will

Comment

6. Relocate the trash container, it shall not be located within the rear setback.

See revised sht SP-1

Comment

7. Provide a sidewalk along the front property line as required. (155.5101.F.1.a. Developer Responsibility for Street Improvements).

See revised sht SP-1

Comment

8. As required by Sec. 155.5101.G.2.d. Required Vehicular Access and Circulation, illustrate how the garbage truck will maneuver to pick up the trash. The pick-up truck will not go inside the building.

See revised sht SP-1

Comment

9. Provide an internal pedestrian circulation system to allow for pedestrian walkway cross-access between the building and the parking areas. Add dimensions showing the width of the proposed walkways. (155.5101.I.1.a. Pedestrian and Access Circulation).

See revised sht SP-1

Comment

10. Sidewalks and walkways in commercial zoning districts must be 7 feet wide minimum. (155.5101.I.3.a.i. General Walkway Layout and Design).

See revised sht SP-1

Comment

11. The proposed parking at the front setback of the property is not permitted. The code does not allow backing onto the streets (155.5102.C.3.b. Backing onto Street is Prohibited).

See revised sht SP-1

Comment

12. All off-street parking areas shall comply with the provision of Vehicular Use Area Landscaping of Sec. 155.5203.D (155.5102.C.8 Landscaping).

See revised landscaping plan

Comment

13. Provide continuous curbing at the exterior parking areas. The use of wheel stoppers is not permitted (155.5102.C.9.a. Curbing).

Exterior parking was removed

Comment

14. Provide the bicycle rack required by the Code (155.5102.L Bicycle Parking Facilities).

See revised sht SP-1

Comment

15. Review Sec. 155.5203.D.5. Landscaping between Vehicular Use Areas and Buildings and comply as needed.

a. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area.

See new landscape plans

Comment

16. Sec. 155.5203.E. Building Base Planting requires the provision of foundation planting along the base of the building facades that face the street.

See revised Landscape plans

Comment

17. Sec. 155.7302.A Nonconforming Structure Used for Conforming Use (Enlargement or Alteration). This provision of the Code establishes that a nonconforming structure used for a conforming use, shall not be enlarged or structurally altered in any way that increases the nonconformity. Revise the proposed project accordingly.

We are not increasing the non conformity

Zoning Comments (Landscape Related): Diego Guevara

5. The existing building, the proposed addition and covered parking area, are encroaching 15 feet into the required rear setback. Obtain a variance approval from the Zoning Board of Appeals (ZBA).

Response: Acknowledged, dimensions are included on sheet LS-1 for clarification.

6. Relocate the trash container, it shall not be located within the rear.

Response: Acknowledged, trash container has been relocated to the front of the building and reflected on sheet LS-1.

11. The proposed parking at the front setback of the property is not permitted. The code does not allow backing onto the streets (155.5102.C.3.b. Backing onto Street is Prohibited).

Response: Acknowledged, parking is removed from the front setback and reflected on sheet LS-1

12. All off-street parking areas shall comply with the provision of Vehicular Use Area Landscaping of Sec. 155.5203.D (155.5102.C.8 Landscaping).

Response: Acknowledged.

Urban Forestry Comments: Wade Collum

1. There are duplicative sheets in the drawing folder, please work with Frank Manusky to clarify and correct.

Response: Acknowledged.

2. Please clarify "covered parking"

Response: Acknowledged, see architectural plans for covered parking details.

3. Provide VUA requirements as per 155.5203.D along East side with shrubs and trees at 1:40, contingent on covered parking clarification.
Response: Acknowledged, inadequate landscape buffer space due to proposed parking.
4. 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, contingent on covered parking clarification.
Response: Acknowledged, two terminal island trees provided (6 Sabal Palms).
5. Show ROW Swale with sod, irrigation and street trees @ 1:40. These trees may be large or medium canopy trees.
Response: Acknowledged, applicant is pursuing to retain existing asphalt parking in the right of way.
6. Adjust landscape plan to accurately show the property lines, ROW swale area and the correct location of the Silver Buttonwod.
Response: Acknowledged, landscape plans reflect current site plan.
7. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device (please note), providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.
Response: Acknowledged, to be provided.
8. Bubblers will be provided for all new and relocated trees and palms.
Response: Acknowledged, to be provided.
9. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.
Response: Acknowledged, note added and can be seen on sheet LS-1.
10. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.
Response: Acknowledged, note added on sheet LS-1.
11. As per 155.5203.B.2.b; Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
Response: Acknowledged, note added on sheet LS-1.

12. Provide soil specifications in percentage form, i.e. 70/30.

Response: Acknowledged, note added on sheet LS-3

13. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Acknowledged, will be provided.

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

Response: Acknowledged.

15. Please provide pervious area calculations for the site.

Response: Acknowledged, see calculation table on sheet LS-1.

Engineering

1. Comment

Civil plans do not show how the proposed building is going to get water and sewer.

Response:

The proposed addition is connected to an existing building that already has water and sewer service. No new water or sewer services are proposed.

2. Comment

The proposed civil plans are showing a new proposed driveway. Per CO 100.38 you are paving more than 50% of the city right-of-way. A drainage system will be required.

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer, the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of stormwater removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive stormwater run-off from the public roadway and paved driveways.

(B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below the crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the

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grades originally approved for construction unless otherwise authorized by the city.

Response:

A proposed drainage system is illustrated on Civil Plan Sheet C-302.

3. Comment

Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response:

The (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit will be submitted.

4. Comment

Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.

Response:

Please refer to the sheet C-701 for sediment and erosion control plan.

Jose Ramos

Ramos Architects and Associates