



May 28th, 2025

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: PZ# 24-12000027 MAJOR SITE PLAN - VERA / 1600 FEDERAL LLC (1600 S Federal Highway)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the April 16th, 2025 DRC Meeting. We would like to take the opportunity to respond to those comments issued from at this time. If you believe the comments have been satisfied and the project can move forward, please indicate so.

Thank you and I look forward to your response.

PLANNING

Max Wemyss | max.wemyss@copbfl.com Authorized with Conditions

1. This request is for a Site Plan for a property located at 1600 S Federal Hwy, which is located on the east side of S Federal Hwy at the at the south end of the City. There is one folio included in the subject property (494212000070). The property is zoned B-3 and has a land use designation of Commercial. The access will be on Federal Hwy. The property is 102,393 sq. ft and currently houses a 78,734 sq. ft. office building. The applicant intends to redevelop the property into a mixed-use development with 132 multi-family residential units and 82,384 sq. ft. of commercial retail uses in addition to the existing office building. (Info Only).
 - a. *Understood, thank you.*
2. Plat to be approved (recorded) prior to building permit issuance. Site Plan Conditions per Plat:
 - a. In note number 6 on Plat page 2 of 2, make the following changes:
 - b. All facilities for distribution of electricity, telephone, and cable and similar utilities shall be installed underground.
 - c. Residential Flex allocation must be approved prior to the approval of this Plat.
 - d. A SCAD letter must be submitted if not provided already.
 - e. Structures cannot encroach onto an easement. Easements must be abandoned prior to this Plat moving forward.
 - f. Provide cross access easement for adjacent northern property.
 - g. *These comments will be addressed under plat application 24-14000007.*
3. In accordance with Resolution 2022-185, the applicant must utilize Broward County Policy 2.16.4 for the residential entitlements. The property is 2.35 acres in size. The property is Commercial Land Use and Zoned B-3. B-3 permits 46 dwelling units per acre, however properties using BC Policies 2.16.4 are eligible for a 1.5x density bonus or 69 dwelling units per acre. This would equal 162 units, therefore, the 132 units proposed are permitted with this process.
 - a. *Understood, thank you.*
4. Developments following these policies must comply with the additional standards of code

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section 155.4202.A. Mixed-Income Residential and Mixed-Use Density Bonus Policies. (Zoning to review for compliance)

a. Understood, thank you.

5. The property abuts Federal Hwy where 120-foot ROW is required. Based on the survey, the property provides 60 feet to the centerline, therefore, no additional ROW is required to be dedicated.

a. Understood, thank you.

6. 15% of units must be set aside for affordable housing or a payment-in-lieu must be provided for each market rate unit. Specify which option will be used for this project.
 - a. Policy 2.16.4 does allow for a buy-out of the affordable requirement at a cost of \$10,000 for every unit in the project. This amount will escalate 3% on January 1st of every year following January of 2023. OR
 - b. Provide the unit mix on the site data and indicate the number of units reserved for affordable housing units, equally distributed across the unit mix. A Declaration of Restrictive Covenants will be required to be recorded prior to building permit approval. *We are providing 20 affordable units allocated in the building. Please see table 4 on sheet A-006 for more details.*

--General Comments regarding Policy 2.16.4 --

POLICY 2.16.4 Within parcels designated Commerce on the Broward County Land Use Plan and fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners, herein after referred to as a Qualified Road, or within a parcel designated Activity Center, multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

- (1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following bonus units to affordable unit formula(s) described below:
 - (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
 - (b) Low income: nine (9) bonus units for every (1) one low income unit.
 - (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.

Understood, thank you. We propose 20 moderate income affordable units; 4 units per floor from level 5 to level 9 (total of 20 units).
- (2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three- bedroom, etc.) in the development project; or *Please see table 4 on sheet A-006 for more details.*
- (b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.). *Please see table 4 on sheet A-006 for more details.*
- (3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes. *No residential units are proposed on the ground floor level.*
- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government,

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guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.

Agreement will be drafted and provided with P&Z submittal.

(5) Within a development containing residential units, the following shall apply:

(a) Office and commercial use may either be vertically or horizontally integrated providing the following:

1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;

100% of the ground floor of the portion of the building facing Federal Highway is provided as commercial use.

2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

Retail space is provided on the ground floor. See site plan on sheet A-080.

(b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.

The property is less than 5 acres.

(6) Affordable unit requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund** equal to \$10,000 per unit for the total number of units within the development which sum shall increase by 3% annually.

20 affordable units are allocated in the building. Please see table 4 on sheet A-006 for more details.

(7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.

Understood, thank you.

- The City has sufficient water and wastewater treatment capacity to accommodate the proposal.

Understood, thank you.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Pending Development Order

No comments rendered at this time.

Understood, thank you.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Pending Development Order

1. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards:

- NFPA 13 Standards of Installation of Fire Sprinklers,
- NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire

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Protection Systems.

- c. All control valves on backflow and meter assemblies, total of four (4), for fire protection
- a. systems must have fire alarm supervision (tamper switches).

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.
Understood, thank you.

BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Authorized with Conditions

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.

Plans for permit will comply with requirements.

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.

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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. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) .

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex,

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and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

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 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 2017 FBC.

DRC

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.

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2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

4. FBC 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.

5. 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

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6. 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.

7. 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.

8. 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.

9. 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.

10. 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).

11. 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.

12. 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.

13. 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.

14. 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.

15. 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

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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.

16. 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.

17. 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.

18. 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.

19. 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.

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.

DRC

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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 2percent 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 architect's or

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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.

Plans for permit will comply with requirements.

BSO

Anthony Russo | Anthony_Russo@sheriff.org
Pending Development Order

A. **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.

Understood, will comply.

B. **PLEASE NOTE**

When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & wellbeing of the employees, residents, tenants, visitors & all legitimate users of the site.

C. **BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**

Understood, will comply.

DRC

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

Understood, will comply.

UTILITIES

Nathaniel Watson | Nathaniel.Watson@copbfl.com
Resubmittal Required

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process. (Info Only).

Understood, thank you.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. This is required during the official e-plan submittal. (Condition).

This comment has been taken under advisement, and as a condition the surface water permit will be provided prior to building permit issuance.

3. Please procure a Broward County Wastewater Collection permit or exemption for the proposed wastewater sanitary sewer system. This is required during the official e-plan submittal. (Condition).

This comment has been taken under advisement, and as a condition the Broward County wastewater collection permit will be provided prior to building permit issuance.

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4. Please procure an FDEP permit for the proposed domestic water main extension. This is required during the official e-plan submission. (Condition).
This comment has been taken under advisement, and as a condition the Florida Department of Environmental Protection permit for the water main extension will be provided prior to building permit issuance.
5. Please indicate on-site civil plan 038 WS Plan the total site water consumption in gallons per day (GPD).
The Water and Sewer Plan has been updated to include the water consumption in gallons per day (GPD), refer to Sheet C3.
6. Please indicate the site civil plan 038 WS Civil Plan for the total wastewater discharge from the site in gallons per day (GPD).
The Water and Sewer Plan has been updated to include the sewer consumption in gallons per day (GPD), refer to Sheet C3.
7. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.
This comment has been taken under advisement and has been added as Note #21 on the Water and Sewer Plan, Sheet C3.
8. Site civil plan 003 AP 0.5 Civil Plan proposes singular dual water service connections. The proposed water service connections are not to City Engineering Standard details. Please refer to City Engineering Standard detail 107-1-Typical-1-inch-Water-Service. Please correct.
The Water and Sewer Plan has been revised to reflect water service connections per City Engineering Standards (Detail 107-2), refer to Sheet C3.
9. Please note on Landscape plan 054 L-200 Planting Site Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City-owned utility infrastructure. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter.
After discussion with Wade Collum of Urban Forestry, it was decided to provide Silva Cells and BioBarrier around existing utilities to able to meet the minimum requirements of street trees. This will allow to plant around and over existing utilities.
10. Drawing 038 WS Civil Plan proposes two service line connections across Federal Hwy, two reverse water service taps, and a water main extension along S Federal Hwy., creating a system dead-end water quality condition. As discussed prior, please show the extension of the existing 8 water main on the southwest side of S Federal Hwy. at the dead end of the water main, crossing the highway to the subject property and connecting to the existing 6 water main with a 6 X 8 Tee with a 6 & 8 resilient seated gate valves. Eliminate the proposed service crossing and the reverse taps and show perpendicular service connections from the proposed 8 water main extension. Please correct.
The Water and Sewer Plan has been revised to show a water connection across Federal Highway on the south side of the property instead of the (2) taps at the north end of the property that were previously proposed. Refer to the revised Sheet C3.
11. Please attach the following City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 104-1 Filling and Flushing Connection, 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 107-2 Typical 2" Water Service, 108-1 Typical Conflict (Water) Detail, 109-1 Typical Fire Hydrant Installation, 115-1 Underground Valve Identification Marker, 118-1 Restrained Joint Information, 118-2 Restrained Joint Information, 118-3 Restrained Joint Information, 119-1 Water Pipe

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Identification 121-1 Min. Horizontal Separation for Potable water, 122-1 Utility Crossing, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

12. Drawing civil plan 038 WS Plan proposes to core an existing terminal sewer manhole. Please note that the bench shall be reworked to receive the new flow, the existing sewer lateral shall be terminated at the main, and the manhole shall be SEWPER coated to City specification. Please show the existing lateral to be terminated on the subject plan.

The following note has been added to the Water and Sewer Plan, "The bench shall be reworked to receive the new flow, the existing sewer lateral shall be terminated at the main, and the manhole shall be SEWPER coated to City specification." The exiting lateral to be terminated has also been added to the Water and Sewer Plan. Refer to the revised Sheet C3.

LANDSCAPE REVIEW

Mark Brumet | mark.brumet@copbfl.com

Pending Resubmittal

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Place note on the site plan and change proposed understory tree species to large canopy tree species.

Overhead utilities are to remain along a portion of east property line. Notes are on planting plans.

2. There appears to be utility conflicts bisecting required landscape areas, please revise, relocate, and correct. Comment not addressed as stated in comments response.

As per our meeting with Mark, the proposed underground utilities are buried deep enough to plant trees. We have added utility line depths and added a note to add bio-barrier over pipes as suggested. Silva Cells have been added in ROW to fit in street trees. Please refer to Soil Volume Plan on sheet L-208.

3. 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. Not provided per comments response.

Parking has been revised to reflect.

4. Provide Street Trees at 1:40' as per 155.5203.G.2.c. spread out along the length of the property. These trees cannot be counted towards site requirements. Only 7 street trees provided, 9 required; all street tree species shall be Live Oaks.

As per our meeting with Wade, Silva Cells and BioBarrier have been proposed in the ROW in order to meet minimum requirement within the existing utilities.

5. Provide a suspended pavement plan and cross section detail for the proposed suspended pavement. Also show suspended pavement on the site/civil plans.

Refer to sheet L-208. Silva Cells and Bio Barrier added to plans.

6. Clarify the proposed use of structural soil as it appears that there is sufficient cubic feet of soil proposed for the proposed plant material.

Refer to sheet L-208. Silva Cells and Bio Barrier added to plans.

7. Please be aware that the required Type B buffer fence location as proposed will require a CPTED waiver signed by the DSD.

Waiver submitted by Paola West. Refer to Type B buffer on planting plan and detail on sheet L-207.

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

Comment response is provided herein.

9. Additional comments may be rendered a time of resubmittal. (Info Only).

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Understood, thank you.

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ZONING

Jonathan Cady | Jonathan.Cady@copbfl.com

Pending Resubmittal

1. Provide the heights at each 10-ft transition. Include a larger snapshot or a separate plan that clearly reflects the proposed effective height transitions. Improve the distribution of height transitions, as the current plan does not effectively distribute them. Per Section 155.4202.A.2., All developments greater than 35 in height must result in an effective transition of heights from abutting low-density residential (20 units per acre or less) development to the tallest portion of the development. The effective transition of heights is intended to demonstrate compatibility of heights with abutting low-density residential development and to demonstrate that the tallest portions of the development are appropriately located including a gradual and incremental increase in height that is proportionally tiered and reasonably distributed.
 - a. The proposed height transition is ineffective, as it does not align with the existing office building. The current proposal includes only one setback before the structure rises to a height of 94'-10", which is insufficient.
Refer to email from May 1st 2025 (Documents folder) with the Reviewers of Pompano Beach. Since the language of the code is not exact, they have determined that this proposal meets the intent of the code and generally aligns the mass of the building with the existing structure. See page A-004B for Conceptual building section and 3d View of proposed transition.
2. There is a 10 FPL easement that contradicts your proposed development; an abandonment may be needed to correct this or provide documentation from FPL that your proposal will not interfere with their easement. (Condition)
An FPL consultant will coordinate abandonment of the FPL Easement prior to obtaining a building permit through the City of Pompano Beach.
3. Please note that there is also a 10 Utility Easement on the NE portion of the lot. An easement abandonment may be needed. Refer to Section 155.2431 for the city's regulations. (Condition)
This easement is for an existing sewer main which is to remain and has been verified with the City of Pompano Beach. The development does not encroach into the easement and access shall be maintained from the garage.
4. Provide Photometrics plan and ensure that it complies with Section 155.5401. General Exterior Lighting Standards. Update Photometrics Plan to ensure that the vehicle use is a minimum of 0.5 foot-candle. The entrance and exit onto the site have a foot-candle lower than 0.5. Ensure that the plan complies with Section 155.5401.E.
 - a. On the Photometrics Plan, ensure that the illumination levels are displayed for the entire vehicular use area. A minimum of 1.0 foot-candle is required in this area. The uploaded Photometrics Plan does not fully comply with this requirement.
Illumination levels are displayed in the entire vehicular use areas. Please see Sheet P-001, P-002 & P-003 for updated photometrics plans.
5. Per Section 155.5802., All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development. Clarify the design feature chosen for the proposal and tally up the points in a table to comply with the regulations. Nonresidential and mixed-use development in all other districts shall achieve at least

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12 points. Please provide the response provided to the Sustainable Development Options and Points regulations in a Sustainability Narrative.

- a. Although your response partially addresses this comment, it needs to be incorporated into a sustainability narrative.

Please see Sustainability Narrative for more details.

The design features chosen are as follows: Efficient Cooling (2 points), Hurricane Resistant Structures to meet a minimum 150 mph load (4 points), Mixed Use Development (4 points) and White Roof (2 points). A total of 12 points achieved.

6. Based on the elevations, the fenestration for the parking garage facing a street is still visible from the street. Per Section 155.5605.C.1.b.c., no vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and no deck or garage ramp areas shall be visible from the street and shall be internal to the building. Update plans to ensure the parking garage is in compliance with Section 155.5605.C. (Info Only).
All openings of the parking garage facing Federal Highway are covered with a dual-layer screening system, consisting of vertical aluminum fins and a perforated metal screen. For a detailed view, refer to the enlarged 3D rendering of the garage screening on Sheet R-012
7. Update plans to ensure that it follows the Design Standards Per Section 155.5602. For example, streetfacing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart.

Also, ensure that the building is in compliance with Section 155.5602.C.4., Buildings of three or more stories shall include a clearly recognizable base, middle, and top configured. refer to this section for the standards.

- a. All sides of the proposed building must comply with Section 155.5602.C.4.a. not just the street facing front building facade. Buildings of three or more stories shall include a clearly recognizable base, middle, and top configured. Building bases shall incorporate one or more of the following:
- i. Thicker walls, ledges, or sills;
 - ii. Integrally-textured materials such as stone or other masonry;
 - iii. Integrally-colored and patterned materials such as smooth-finished stone or tile;
- or
- iv. Lighter or darker colored materials, mullions, or panels.
- b. Building tops shall include two or more of the following features:
- i. Three-dimensional cornice treatments with integrally-textured materials such as stone or other masonry or differently colored materials;
 - ii. Sloping roofs with overhangs and brackets;
 - iii. Stepped parapets; or
 - iv. Aligned openings and articulations.

Please see dimensions for the exterior wall offsets along Federal Highway on Sheet A-204, A-205 & A-206. The building's exterior design now features a clearly defined base, middle, and top, consistently applied to all sides. Refer to the elevations on Sheets A-501 through A-504, as well as the exterior 3D renderings, for more details.

8. For the Firetruck Emergency entrance, provide details of the material to be used. Additionally, for the portion within the property, ensure it is included in the Pervious/Impervious area calculation.

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Please see details of the material on Page L2.07 and Pervious/Impervious area calculation on Sheet 080.

9. Please confirm that the hatched area shown on the site plan abutting the northwest portion of the existing structure has a clear opening and does not obstruct visibility for drivers exiting the existing bank drive-thru.

Please refer to the 10' x 10' visibility triangle located at the northwest corner of the existing structure. Additionally, a convex mirror has been installed across the driveway to enhance visibility for drivers exiting the bank drive-thru.

10. Provide FDOT and Broward County Planning Council approval for your proposal (Specifically for the proposed Fire Truck Emergency Entrance from Federal Highway).

Please refer to the FDOT letter approving the proposed Fire Truck Emergency Entrance from Federal Highway, as referenced in the notes. Additionally, we are actively going through the plat approval process.

11. For the front facade offset alternative of your choosing, changes in facade color or material follow the same dimensional standards as the offset requirements. Show on plans that you follow the same dimensional standards as the offset requirements (at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart.).

Please see dimensions for changes in facade color along Federal Highway on Sheet A-201, A-202 & A-203.

12. Provide a Transportation Narrative explaining your parking reduction request in addition to the Parking Program Plan. Also, provide the location of the shower and dressing areas for employees in accordance with Section 155.5102.K.3.

Parking Reduction Statement has been provided. Please see Diagram (B) on Sheet A-005 for location of shower and dressing areas for employees.

13. Per Florida Statutes 366.94 Electric Vehicle Charging. (3)(a) It is unlawful for a person to stop, stand, or park a vehicle that is not capable of using an electrical recharging station within any parking space specifically designated for charging an electric vehicle. Update the parking plan to ensure EV parking spaces with rechargers are counted separately from a regular parking space on the Parking data table.

Please see location of EV parking spaces on Sheet A-080 and Sheet A-201.

Please see updated Parking Count Table on Sheet A-080 where EV parking spaces with chargers are counted separately from regular parking space.

14. The site circulation does not support the proposed location of the shared parking spaces. Per the Director's review, we cannot support the current shared parking proposal. A revised proposal outlining how parking will be provided for the site will need to be submitted for further consideration.

Please see Parking Reduction Statement.

15. Please update the plans to ensure the total parking count is consistent across all documents. For example, the site plan lists 249 parking spaces, while the parking program indicates 245 spaces.

The latest proposed total parking count is 259 which is consistent across all documents.

16. Per Section 155.5203.D4., A landscaped island shall be provided at each end of every row of parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces.

8 feet wide landscaped island has been provided at each end of every row of parking spaces. Please see site plan on Sheet A-080.

17. Due to the proposed changes to the drive-thru, please show the required stacking spaces on the site plan in accordance with Section 155.5101.G.8. This is to ensure there will be no traffic buildup at the bank drive-thru entrance and/or the parking lot

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entrance driveway. Required stacking spaces are subject to the following design and layout standards:

- a. Stacking spaces shall be a minimum of nine feet wide and 18 feet long.
- b. Stacking spaces shall not impede onsite or offsite vehicular traffic movements or movements into or out of off-street parking spaces.
- c. Stacking spaces shall not impede onsite or offsite bicycle or pedestrian traffic movements.
- d. Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary for traffic movement and safety by the Development Services Director.

Required stacking spaces are shown on the site plan, please refer to Sheet A-080.

18. Per Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

Overhead utilities are to remain along a portion of east property line.

19. Please note that commercial principal uses shall be limited to Eating or drinking establishments (including accessory outdoor seating areas), Professional/medical offices, and Retail sales and service uses. Note this on the plan and refer to this in the project narrative. (Info Only).

This is noted on the site plan and project narrative. Please refer to the note on Sheet A-080

20. Please note that you may be subject to additional comments depending on the revisions provided with your next submittal. (Info Only).

Understood, thank you!

DRC

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Thank you for your consideration. Please do not hesitate to contact me with any questions.



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