



## Staff Report

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**File #:** LN-93

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### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 7, 2021

### MEDICAL OFFICES AND SENIOR CENTER

**Request:** Minor Site Plan  
**P&Z#** 21-12000001  
**Owner:** Dorwes, LLC  
**Project Location:** 101 NW 12 Street  
**Folio Number:** 484235310210  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4  
**Agent:** Andre Capi (954) 941-3329  
**Project Planner:** Lauren Gratzner (954-545-7792 / Lauren.Gratzer@copbfl.com)

### Summary:

The applicant is requesting MAJOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to construct a new 16,438 square foot building that will be used as medical offices, a pharmacy, and a senior center.

### Staff Conditions:

#### PLANNING

Daniel Keester | daniel.keester@copbfl.com  
Review Complete Pending Development Order

-The property has an approved recorded plat (Monticello Park - PB 10, Pg 68) and was approved prior to 1953. Based on Broward County's Administrative Rules Document Broward Next (4.3) regarding platting exemption, it appears as though replatting would not be required for the proposed non-residential development as the property is less than 10 acres in size and the plat was recorded prior to June 4, 1953. The Applicant may want to confirm with the Broward County Planning Council by way of a platting determination letter.

-Land use for this parcel is C (Commercial), the zoning is B-3 (General Business). The narrative describes the future intended uses on the property as a "Medical Office with a maximum gross floor area of 5,000 square feet" and the new "Senior Center." Please note that not all "medical offices" are permitted by right in this zoning district & certain "medical offices," even if they are at or less than 5,000 square feet may have additional use-standards. The proposed use is in compliance, but must adhere to all conditions of the development order & relevant zoning regulations.

-The property is accessed from NW 12th Street and N Dixie Highway. NW 12th Street is within a non-residential zoning district, not specifically listed in the Trafficways Plan or Code of Ordinances (100.01 Minimum right-of-way). Based on the survey submitted, only 40 feet of public right-of-way exists. Given the non-residential zoning district, the code technically require 60 feet of right-of-way (thus requiring an additional 10 feet to provide the minimum 30 feet to the centerline), only a 5 foot dedication has been noted on the site plan, which was approved by the City Engineer, given the fact the roadway leads into a residential area.

-The property also fronts on North Dixie Highway, which is identified on the Broward County Trafficways Plan. On the Trafficways Plan, North Dixie Highway (at this location) is designated as a "Collector Road" with a minimum of 80 feet right-of-way required. The survey indicates that 40 feet of right-of-way are provided to the center line of the road, and no additional dedications are required along Dixie Highway.

-The City Commission approved a Resolution (Reso. 2014-131) in 2014 adopting a Transportation Corridor Study. A copy of the Transportation Corridor Study is posted on the city's Planning & Zoning webpage. Additionally, all site plan applications must demonstrate compliance during site plan review as it is a review standard: "Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision." Please review the study & applicable recommendations.

-The city has sufficient capacity to accommodate the proposal.

## **ENGINEERING DEPARTMENT**

David McGirr | david.mcgirr@copbfl.com

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Medical Office and Senior Center 101 NW 12 St.

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.
2. Submit an engineering permit application for the proposed off-site water and sewer, on/off-site asphalt paving, concrete curbing and public sidewalk. (At time of Permitting)
3. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 2. (At time of permitting)
4. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. 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. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the

proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1

5. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

9. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

10. Please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. \*\*\*\*

## **FIRE DEPARTMENT**

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

**Review Complete Resubmittal Required**

Current Adopted Fire Code:

Florida Fire Prevention Code 7th Edition.

NFPA 1 & 101 - 2018 Editions with Florida Changes.

Reference:

FAC 69A-3.012 for other Adopted NFPA Standards.

1 - What are the proposed occupancy classifications/uses of the building? Plans show a generator. Depending on proposed use and fire flow demands additional fire protection may be required.

2 - ( ) Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.

3 - ( ) 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.

4 - ( ) Provide Fire Flow Data: 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 2015ed chapter 18) 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. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

5 - ( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

See attached documents for COPB fire apparatus specs. Auto Cad must use PBFR Ladder truck for turn radius.

( ) Access Roadway Turn Analysis: Provide a detailed scalable vehicle-tracking plan generated by computer software such as "Auto TURN" for review and approval.

Plan shall use City of Pompano ladder truck for apparatus access around site to illustrate sufficient movement along existing and proposed access lanes.

The travel path should demonstrate clear turning movements of the project site without collision of fire apparatus and parked vehicles, structures, landscaping or other objects.

When using Auto Turn, the travel path of the vehicle must start from the lane of the vehicle's direction of travel.

( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

( ) Integrated Fire Protection / Life Safety System

a. NFPA 3 Recommended Practice for Commissioning of Fire Protection and Life Safety Systems

b. This recommended practice provides recommended procedures, methods, and documentation for commissioning of active and passive fire protection and life safety systems and their interconnections with other building systems.

c. NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing

d. The standard shall provide the minimum requirements for testing of integrated fire protection and life safety systems where such testing is required by the design documents, commissioning plan, governing laws, codes, regulations, or standards.

e. Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standards: NFPA 3

## BUILDING DIVISION

James DeMars | james.demars@copbfl.com

Review Complete Pending Development Order

#### 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).

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, 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 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. 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 owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her 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\_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, joists, window walls, railings, awnings, ...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 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

## **BSO**

Scott Longo | [scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org)

**Review Complete Resubmittal Required**

### **Disclaimer:**

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

### **Attention:**

DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements **MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM** on Narrative and Drawing plans.

### **CPTED Landscaping Standards**

A. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

B. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal

activity.

C.. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

## 2. CPTED Lighting Standards

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

## 3. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

A. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also 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.

B. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing 'see-through' to maintain critical Natural Surveillance.

C. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds.

## 4. Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

A. Burglar/ Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.

## 5. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

A. Bottom gate clearances must be 8" above the ground for viewing underneath.

B. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.

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

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

**6. Parking Garage & Lot, and Adjacent Access Perimeters:**

A. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

B. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

C. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.

D. Ensure comprehensive parking lot area surveillance camera coverage/ capture

E.. Show overlapping sight “cones”.

**7. Electronic Surveillance - Security Strengthening**

A. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

B. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

C. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

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

E. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

F Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.

G. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

H Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

I .Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.

**8. Miscellaneous: CPTED & Security Strengthening**

A. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

B. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

**CRA**

Kimberly Vazquez | kimberly.vazquez@copbfl.com

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- 1) The Land use for this parcel is C (Commercial), the zoning is B-3 (General Business).
- 2) There is substantial evidence provided that the development is in line with the approved Transportation Corridor Study.
- 3) The conditions of the development order & relevant zoning regulations as proposed by Planning and Zoning must be adhered to.

**UTILITIES**

Nathaniel Watson | nathaniel.watson@copbfl.com

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1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Official E-Plan Submittal.
3. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
4. The proposed 2" domestic water connection shown along NW 12th Street shall be installed as an in-line perpendicular service connection on civil plan 015 C4.0 Water and Sewer. Please propose to move the meter as the location cannot accommodate City's design standard. Please correct.
5. The proposed public fire hydrant connection shown along NW 12th Street shall be accessible at all times as a public asset. The subject plan shows the hydrant within a fenced area. Please design the fence around the hydrant or place the hydrant outside of the fenced area. Please correct.
6. Please attach the following 2019 City Engineering Standard Details as they may apply: #315-1 Typical Screen For Utilities, #316-1 Required Tree Locations.

**LANDSCAPE REVIEW**

Wade Collum | wade.collum@copbfl.com

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1. Please, Please Remove color from landscape plan and convert to a dumb pdf as staff is having a difficult time manipulating the image for a proper review. Thanks.

2. Provide a photometric plan. There is a conflict in the head to head parking row. Relocate out the conflicts or remove and place at an alternate location.
3. Provide an end island with a large canopy tree at NW corner of the building parking row.
4. Change IA by dumpster to large canopy tree.
5. Provide soil specifications as a percentage so that field verification can be achieved
6. All tree work will require permitting by a registered Broward County Tree Trimmer.
7. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
8. Additional comments may be rendered a time of resubmittal.

## ZONING

Lauren Gratzner | Lauren.Gratzer@copbfl.com

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1. On the site plan, provide the updated width dimension of provided landscaping to the east of the building (along Dixie Hwy) now that there is a 2' sidewalk extension.
2. The new entrance and walkway on the south side of the building was not incorporated into the elevations or rendering on the cover sheet. Update these plans to reflect this change.
3. The maximum height for lighting fixtures within 200 feet of a residential zoning district (the west property line) is 20'. For all other fixtures outside of this 200' distance, the maximum height is 30'. Revise the height of the proposed light poles in the parking lot from 30' to 20'.
4. The photometric plan does not meet the minimum of 1.0 foot-candle in the north parking spaces. Revise to have a minimum of 1.0 foot-candle in all vehicular use areas (155.5401.E). Bollard lights are encouraged for pedestrian level lighting.
5. Trees must be at least 15' from both lighting heads of the light pole measured to the trunk of the tree (155.5203.B.2.g.i.c). While it is close, the left, top tree is in conflict, as well as, the right middle island tree.
6. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways (155.5602.C.7). All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. Provide the fenestration calculations on the elevations. This will be reviewed by the AAC as well.
7. If the AAC does not approve a Vernacular or Superior Design Alternative for the above comment, the spandrel glazing will not be permitted on the street sides, as the windows have to be transparent.
8. Code section 155.5602.C.8.b requires that flat roofs on principal buildings have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane. Staff recommends that the applicant include this code section in their Vernacular or Superior Alternative Design with a second option when presented to the Architectural Appearance Committee.
9. Provide the height of the building from the average elevation of the existing finished grade at the front of the structure to the top of the roof line. Additionally, provide the distance from the roof line to the top of the parapet.
10. Provide call outs on the elevation that correspond with the items listed on the exterior finish legend.
11. The west side of the property requires a Type B buffer per Code section 155.5203.F3. Show on the landscape plan that the buffer will have "1 tree per 30 linear feet plus a continuous hedge at least 4 feet high on the exterior side of the wall or fence and 1 shrub per 10 linear feet on the interior side of the wall or fence". The proposed fence or wall does not appear to be in the middle of the landscaping.
12. Provide a detail of the proposed 6' wall or opaque fence.

13. Submit a ROW dedication application to the Planning and Zoning Division for the dedication of 5' along NW 12th Street before building permit approval (155.501.F.2).
14. A sidewalk public access easement agreement is required for the 2' extension of the sidewalk into the subject property, prior to building permit approval.

## **SOLID WASTE AND RECYCLING**

Beth Dubow | beth.dubow@copbfl.com

Review Complete Pending Development Order

### **Solid Waste and Recycling Comments**

Project Name: Medical Offices and Senior Center

PZ#: 21-12000001

Address: 101 NW 12 ST

Review: 03/22/2021

DRC Meeting Date: 04/07/2021

### **REVIEW COMPLETE; NO OBJECTIONS**

NOTE: Medical waste should never be comingled with regular garbage. Facility owners will need to make separate arrangements for appropriate medical waste disposal.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

NOTE: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D) (1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.