



## Legislation Details (With Text)

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**Title:** RENTAL APARTMENTS FOR KAVAC MULTIFAMILY LLC SITE PLAN  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. DRC Documents 7-7-21.zip, 2. DRC Drawings 7-7-21.zip

Date	Ver.	Action By	Action	Result
7/7/2021	1	Development Review Committee	RESUBMITTAL REQUIRED	

### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JULY 7, 2021

### RENTAL APARTMENTS FOR KAVAC MULTIFAMILY LLC SITE PLAN

**Request:** Minor Site Plan  
**P&Z#** 21-12000005  
**Owner:** Kavac Multifamily LLC  
**Project Location:** 820 NW 9<sup>th</sup> Ave  
**Folio Number:** 484234120010  
**Land Use Designation:** M (Medium 10-16 DU/AC)  
**Zoning District:** RM 20 (Multiple-Family Residence 20)  
**Commission District:** 4  
**Agent:** Cesar Botero (786-390-2979)  
**Project Planner:** Matthew Edge (matthew.edge@copbfl.com / 954-786-5554)

### Summary:

The applicant is proposing a 3-story, 16,200 square foot apartment building with associated parking and landscaping on a 34,647 square foot (0.79 acre) lot located on the northeast corner of Northwest 8<sup>th</sup> Street and Northwest 9<sup>th</sup> Avenue.

**Staff Conditions:**

**PLANNING**

Plan Reviewer: Daniel Keester | [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)

Status: Review Complete Pending Development Order

- Land use for this parcel is Residential (M- Medium Residential 10- 16 DU/AC). The size of this property is approximately .79 acres (34,667 square feet), resulting in approximately 15 units (permitted by the land use), the zoning district (RM-20) also limits the total number of units to 15 based on the net acreage.
- The property was platted (Annie Laurie Courts, Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A & 4B) and recorded after 1953 (Plat Book 72 Pg 13) with no plat notes restricting the use on the plat.
- The plat appeared to originally propose 8 lots around a cul-du-sac labeled NW 8th Court. The cul-du-sac was abandoned by ordinance (Ordinance #: 81-36), but there were utilities easements indicated on the original plat that were retained. The survey indicates that all easements and right-of-way are reflected on the survey, but no notation on when the utilities easements were abandoned. In 2003, an abandonment application was submitted to abandon the 10 foot utility easement around the abandoned cul-du-sac, but that request was approved by the Planning & Zoning Board subject to the condition that an alternative FPL easement be provided. Provide evidence that the utilities easements were abandoned, and the alternative easement for FPL was dedicated.
- A letter from the Broward County Planning Council has been submitted for this property confirming that re-platting is not required the proposed development, but recommends to contact Broward County Planning and Development Management to evaluate if a plat note modification is necessary.
- Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.
- The property is abuts NW 9 Avenue and NW 8 Street. The survey indicates that there is an existing 25 feet of right-of-way for NW 9 Avenue and 30 feet of right-of-way for NW 8th Street. No additional dedications are required for either roadway. Chapter 100.01 requires a minimum of 50 feet for these roads. The survey illustrates the minimum 25 & 30 feet to the centerline of the road, and thus no

additional dedications are required.

- The property does not front on any road identified on the Broward County Trafficways Plan.
- The city has sufficient capacity to accommodate the proposal.

## ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Status: Review Complete Resubmittal Required

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. 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
2. Prior to the approval of the City Engineering division, the City's Utility Div. and Planning and Zoning Division must approve these plans.
3. The proposed paving, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
4. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.
5. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.
6. Please provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

7. Conceptual civil plan design lacked detail and specifics. Nor did the design properly delineate the adjacent City mains, sizes or connection size and characteristics.

\*\*\*\* 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**

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

Status: Review Complete Resubmittal Required

( ) Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2018ed chapter 18).

( ) 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.

( ) 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 2018ed 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"

( ) 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)

( ) provide civil plans showing location of fire sprinkler water supply connection, proposed main sizes, location of fire department connection.

- ( ) 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.
- ( ) provide proposed location of fire alarm control panel for building.
- ( ) plans do not show location of an elevator for access to upper floors. Provide detailed plans for proposed ramp. Must be wide enough for an emergency ambulance stretcher to access upper levels, including all turns.

## BUILDING DIVISION

Plan Reviewer: Todd Stricker | todd.stricker@copbfl.com

Status: Review Complete Pending Development Order

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 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.

3.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.

4.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.

5.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).

6.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.

7.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.

8.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.

9.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.

10.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.

11.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.

12.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.

13.1804.4 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.

14.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.

15.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.

16.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

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

Status: 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

2A: Natural Surveillance

- 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 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.
- d. 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.
- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

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.
- d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed 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.

Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

- a. Are Burglar Alarms installed to any residential Apartments? Indicate on CPTED narrative



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

- a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates:
- b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock.
- c. Bottom gate clearances must be 8” above the ground for viewing underneath.
- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.
- e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- f. Dumpster areas must be secured with Access Control and video surveillance.

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. Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.
- c. 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).
- d. 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.
- e. Ensure comprehensive parking lot area surveillance camera coverage/ capture
- f. . Show overlapping sight “cones”.
- g. An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance. In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.
- h. (Multi-residential or commercial only) Parking spaces should be clearly and individually marked and

assigned for owners/ authorized guests use only.

i. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

#### 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.

#### 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

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Review Complete Pending Development Order

No Comments

## UTILITIES

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Review Complete Resubmittal Required

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. Applicable during official e-plan Bldg. Permit submittal.
3. Civil plans 004 C1 & C2 doesn't detail how the development shall connect to the off-site water and sewer services. Please provide a civil plan that provides detail to these available services.

## LANDSCAPE REVIEW

Plan Reviewer: Mark Brumet | mark.brumet@copbfl.com

Status: Review Complete Resubmittal Required

1. Pursuant to Code Section 155.5509: Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project in accordance with the referenced code section.
2. Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: Submit a Tree Appraisal for all specimen trees/palms (equal to or greater than 18" inch DBH) by an ISA Certified Arborist in accordance with Rule 14-40.030, Florida Administrative Code, as amended, and submitted as part of the application for a Tree Permit, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and diameter of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be PROTECTED in place, be RELOCATED, or be REMOVED); and provides a dollar value for each existing tree included on the tree survey within the scope of work in accordance with the referenced code sections. For all non-specimen trees/palms (less than 18 inches DBH), provide the diameter in the

tree list, and a dollar value is not needed.

3. Pursuant to Code Section 155.5203.B.2.g.ii.(A)(2) & 155.5203.B.2.g.ii.(D)(2): Based on the height of the new building, half of all required canopy trees are to be 16' tall and palms to be 22' OA. Adjust the heights on the plant list in accordance with the referenced code section.

4. Pursuant to Code Section 155.5203.D.3.b. Perimeter Landscaping Strips: Provide 5 canopy trees spaced a maximum average of 40 feet on center within perimeter landscaping strip along the N-side of the property screening a vehicular use area from an abutting property.

5. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 10' foot wide perimeter landscaping strip requirements around entire property in accordance with the referenced code sections.

\*This is to be a clear measurement not to include vehicular overhang.

6. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 24' of landscape areas in accordance with the referenced code sections.

7. Pursuant to Code Section 155.5203.E.2: Show how Building Base Planting requirements are being met in accordance with the referenced code section.

8. Pursuant to Code Section 155.5401.C: Remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings in accordance with the referenced code section.

9. Pursuant to Code Section 155.5203.D.4.b.i: A landscaped island shall be provided at each end of every row of parking spaces, and 1 island for every 10 spaces. Landscape parking islands are to be a minimum 8' feet wide (not including curbs), and contain trees, sod, and irrigation in accordance with the referenced code section.

10. Pursuant to Code Section 155.5203.D.4.c: Provide an 8' foot wide landscape area with a continuous hedge, and 1 large canopy tree per 40' linear feet between abutting parking rows in accordance with the referenced code section.

11. Propose an alternate flowering tree species to Sennas as they are suffering from Rust disease throughout the industry, perhaps Yellow Tabs is an option.

12. Remove water retention areas out of required landscape islands.

13. Relocate Sabal palms to a better location, maybe spread them out between the required canopy trees along the north and east perimeters.

14. Dilute quantity of Satin Leaf trees. And provide evidence of availability at proposed specifications.

15. Remove all gallon size references for shrubs and plants from the plant list.

16. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.

17. Provide caliper measurements for all trees in the plant list.

18. Provide sod species and approximate sqft in the plant list.

19. Provide a small tree guying, mechanical equipment screening, etc. details

20. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C
21. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.
22. Provide a blow up schematic of proposed planters.
23. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
24. 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.
25. 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.
26. All tree work including the submittal of a will require permitting by a registered Broward County Tree Trimmer.
27. Note that a Tree permit Application qualified by a Broward County Registered Tree Trimmer will be required at the time of permitting.
28. Show holding area on landscape plan for all trees and palms proposed to be relocated with a temporary irrigation timer
29. The City does not recommend the use of large canopy, self-cleaning palms in and around high target areas such as pedestrian access and vehicular use areas, propose an alternate large canopy palm such as Phoenix species. Long-term maintenance of coconut palms may not be done with the use of climbing spikes - clearly specify maintenance practices and note on this landscape plan.
30. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
31. Pursuant to Code Section 155.5301.A.1.a & 2.b: All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail.

## ZONING

Plan Reviewer: Matt Edge | [Matthew.Edge@copbfl.com](mailto:Matthew.Edge@copbfl.com)

Status: Review Complete Resubmittal Required

1. Label all plans in accordance with our file naming convention. Files should have a 3-digit counting number, sheet number, and a description.

Example:

001 S.1 Survey

002 SP1.0 Site Plan

003 SP1.1 Site Details

004 A1.0 Floor Plan

Etc.

2. All drawings must be oriented correctly. All drawings were uploaded rotated 90 degrees.

3. The CPTED plan states that a masonry wall will be built along the north and east property line, but no wall is being shown on the plans. Either revise the plans to show the wall or revise the CPTED plan to match what is being shown on the site plan/landscape plan.

4. The CPTED plan states that the dumpster will have a chain link gate. This is not allowed. Dumpster enclosures must comply with code section 155.5301.C.

5. 155.3210.A: Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.

Revise the top 15' of the building to provide the step-back along the street side property line.

6. 155.3210.A: Spacing between principal structures, minimum: 25 feet.

There is currently around 8 feet between these buildings. Revise to either combine the buildings into one building or provide a 25-foot separation.

7. 155.5101.G.7.a.ii: Two-way driveways shall be at least 24 feet wide, as measured between the edges of paving.

The driveway is 23' at the entrance of the site.

8. 155.5101.H.1.a: Except individual lot development of a single-family dwelling or two-family dwelling, all developments shall be served by an internal bicycle circulation system (including bike routes, bike lanes, and/or bike paths) that permits safe, convenient, efficient, and orderly movement of bicyclists among the following origin and destination points within the development, as well as between the internal bicycle circulation system and adjoining parts of an existing or planned external,

community-wide bicycle circulation system and any adjoining public parks, greenways, schools, community centers, and shopping areas:

- i. Bicycle parking facilities (See Section 155.5102.L, Bicycle Parking Facilities.) or areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions);
- ii. Any designated or planned bus stops and shelters (on-site or on an adjacent street); and
- iii. Recreation facilities and other common use area and amenities.

155.5101.H.3.a: Required bike paths shall:

- i. Be at least seven feet wide and surfaced with a durable and dustless material;
- ii. Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and
- iii. Have adequate lighting for security and safety.

Provide a seven foot wide bike path from the right-of-way to the bike racks. Also provide a cross-access agreements to connect the internal bike path to any future bike paths on the adjacent properties.

9. 155.5101.I.2: Multifamily residential, nonresidential, and mixed-use development shall comply with the following standards:

- a. The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the developments buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development.
- b. The Development Services Director may waive or modify the requirement for pedestrian cross-access on determining that such cross-access is impractical or undesirable due to the presence of topographic conditions, natural features, or safety factors.
- c. Easements allowing cross-access to and from properties served by a pedestrian cross-access, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development.

155.5101.I.3.a: Required pedestrian walkways shall:

- i. Be at least five feet wide in residential and industrial zoning districts and seven feet wide in commercial zoning districts;
- ii. Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals;
- iii. Have adequate lighting for security and safety;
- iv. Meet the accessibility guidelines promulgated under the Americans with Disabilities Act (ADA); and
- v. Be constructed in accordance with sidewalk standards in Chapter 100 (Streets and Sidewalks) of the Code of Ordinances, where applicable, and any standards called for by the City's Bicycle and Pedestrian

Master Plan.

Provide pedestrian walkways in accordance with the standards above. Provide a cross-access agreements to connect the internal pedestrian path to any future pedestrian paths on the adjacent properties.

10. 155.5102.C.5: All off-street parking and loading areas shall be constructed on a lateral incline of not more than three percent and a longitudinal incline of not more than ten percent beyond the adjacent roadway or sidewalk level.

Provide this information on the civil plans.

11. 155.5102.C.9: [...] each off-street parking space shall include a continuous curb.

While there are no wheel stops shown on the site plan, there is a detail provided. Remove all details that are not part of the design.

12. 155.5102.I.1: [...] standard vehicle parking spaces and parking lot aisles shall comply with the minimum dimensional standards established in Table 155.5102.I.1, Dimensional Standards for Parking Spaces and Aisles. (90-degree parking: aisle width for 2-way traffic: 23 feet)

Several portions of the internal drive aisle are less than 23 feet wide. Revise to comply with the requirements listed in table 155.5102.I.1.

13. 155.5102.L: Multifamily development (excluding duplexes and townhomes), nonresidential, and mixed-use development shall comply with the following standards:

1. Bicycle Racks or Lockers Required

All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces-provided that no more than 20 bicycle parking spaces shall be required in any one parking area.

2. Bike Rack/Locker Location

Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic.

Provide bike racks in accordance with the code sections above.

14. 155.5203.B.2.g.i.(C): Trees shall be planted at least 15 feet from any light fixture mounted on a



pole.

Radius markings have been provided on the landscape plan, but some of the light fixtures are within 15 feet of a tree (this regulation applies to both canopy trees and palm trees).

15. 155.5203.D.2.b: Non-landscaping features such as walkways, light or utility poles, fire hydrants, and stormwater management facilities may be located in required landscaped areas only to the maximum extent necessary to comply with other provisions of this Code and provided the minimum landscaping width and planting standards for vehicular use areas are met.

Minimum landscaping has not been provided, so the non-landscaping features may not be installed where landscaping is required.

16. 155.5203.D.3.c: The minimum width of the perimeter landscaping strip shall be:

ii. Ten feet in all other developments on lots greater than 100 feet wide

The perimeter landscaping strip on the north and east property lines are less than 10 feet wide.

17. 155.5203.D.4.b.i: A landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces.

There are 2 rows of parking spaces that exceed the maximum of 10 in a row without an additional landscape island. There is also a missing island on the southeast corner of the lot. Note: Landscape islands have specific landscape requirements and cannot be used as water retention areas.

18. 155.5203.D.4.c: A landscaped area at least eight feet wide shall be provided between abutting parallel parking bays. The landscaped area shall contain canopy trees spaced no more than 40 feet apart, a continuous hedge, and grass or groundcover throughout the remaining area.

The head-to-head parking is not separated by a 8-foot wide landscaped area. Revise to comply.

19. 155.5203.D.5: A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. No landscaped area is required along those parts of an abutting building facade containing building entrances, driveways into garages or carports, or loading docks.

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.

b. The landscaped area shall include landscaping meeting the foundation planting standards in Section

155.5203.E.3.

The minimal landscaping area has not been provided. Revise to address this.

20. 155.5301.A.1.a: i. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened.

ii. Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened.

Show the location of all mechanical equipment and provide appropriate screening.

21. 155.5401.D.2: Wherever possible, illumination of outdoor seating areas, building entrances, and walkways shall be accomplished by use of ground mounted fixtures not more than four feet in height.

No low-level lighting has been provided.

22. 155.5401.E: Min and max illumination levels: Multifamily: Max Illumination at Property Line: 2.0 foot-candles

Provide the photometrics along all property lines.

23. 155.5401.G: 1. Upwardly-directed lighting used to illuminate all or part of a structure or building facade shall use low-wattage architectural or decorative lighting so that direct light emissions are contained by the structure or facade and not be visible above the building roof line.

2. Light fixtures used to illuminate flags, statutes, or other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that does not extend beyond the illuminated object.

3. Any light source forming a lineal pattern shall be recessed within the structure in which it is located.

4. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets. (See Figure 155.5401.G: Shielding of light source to avoid light diffusion onto adjacent property.)

Provide cut sheets of all exterior lights to ensure compliance with the above code section.

24. 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.

Provide a note on the site plan that all overhead lines will be placed underground.

25. The proposed layout is interpreted as two separate buildings connected by a walkway. In order to count as a single building development, the area between the buildings must be enclosed. Revise the site info to indicate that there are two buildings, or revise the design.

26. 155.5601.C.1.b: Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (See Figure 155.5601.C.1.b: Multi-building orientation.)

Provide primary entrances facing the street.

27. 155.5601.C.1.c.ii: Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway.

The design does not provide individual entrances or an internal walkway. Revise.

28. 155.5601.C.3.c: In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch;
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or
- viii. Integrated planters that incorporate landscaped areas or places for sitting.

Provide a minimum of 3 of the above features on the south and west facades.

29. 155.5601.C.5.b: Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.

There are portions of the parapet that are not 3' in height. Provide a detail of the cornice to show compliance with the above standard.

30. 155.5601.C.6.a: Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

There is a color change that happens at the corner of the building. Revise to comply with code.

31. 155.5802.a: 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.

1. Multifamily residential development shall achieve at least ten points.

32. NOTE: All signage must comply with Chapter 156 Sign Code. Free-standing sign structures must also comply with Chapter 155, Article 5, Part 10: Sign Structure Design Standards. Do not show any signage in this submittal. All signs will require separate review.

## **SOLID WASTE AND RECYCLING**

Plan Reviewer: Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)

Status: Review Complete Resubmittal Required

1. The garbage enclosure shown on the site plan is too small. A 10-foot by 10-foot enclosure is the standard size to accommodate an 8-yd dumpster. Specifications have been uploaded for your convenience.
2. It is highly suggested to install bollards within the enclosure to protect the walls from the rolling dumpster.
3. It is suggested to relocate or reorient (angled slightly clockwise) the enclosure so the garbage truck can easily access the dumpster.
4. Show the turning radii for the garbage truck on the site plan. Minimum required radii are 30 feet (inside) and 50 feet (outside).

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. Rental communities are considered commercial properties.

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](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).