



## Legislation Details (With Text)

**File #:** LN-94      **Version:** 3      **Name:**  
**Type:** DRC Submission      **Status:** Held  
**File created:** 3/29/2021      **In control:** Development Review Committee  
**On agenda:** 9/15/2021      **Final action:** 7/7/2021  
**Title:** RACEWAY ATLANTIC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 4/7/21\_DRC Documents.zip, 2. 4/7/21\_DRC Drawings.zip, 3. DRC Documents 7-7-2021.zip, 4. DRC Drawings 7-7-2021.zip, 5. DRC Documents\_9-15-2021.zip, 6. DRC Drawings\_9-15-2021.zip

Date	Ver.	Action By	Action	Result
7/7/2021	2	Development Review Committee	RESUBMITTAL REQUIRED	
4/7/2021	1	Development Review Committee	WITHDRAWN	

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: SEPTEMBER 15, 2021

### RACEWAY ATLANTIC

**Request:** Major Site Plan  
**P&Z#** 20-12000037  
**Owner:** RaceTrac Petroleum  
**Project Location:** 2851 W. Atlantic Blvd.  
**Folio Number:** 484233450010  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4  
**Agent:** Kevin Betancourt (954-202-7000)  
**Project Planner:** Lauren Gratzner (954-545-7792 / Lauren.Gratzer@copbfl.com)

### Summary:

The applicant is request MAJOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to construct a new fuel station with 14 fuel pumps and a 3,680 square foot convenience store. This is a resubmittal after the April 7, 2021 and July 7, 2021 DRC meeting.

## Staff Conditions:

### PLANNING

Daniel Keester | daniel.keester@copbfl.com

Review Complete Pending Development Order

-The property is platted (Engstrom Plat; ORB 152 Pg 45). The plat restricts the development to 10,000 square feet of commercial use. The site plan table indicates the proposed development will not exceed 4,000 square feet. Based on the Agreement for Amendment of notation on the plat recorded in the Broward County Records (Instrument number 111149117; OR Bk 49278 Page 204), a building permit for a principal building was required prior to August 21, 2017. Submit proof than an updated "Finding of Adequacy" has been obtained or extended, prior to building permit approval.

-Land use for this parcel is Commercial (C), and the proposed use is permitted in the land use category.

-Broward County Trafficways Plan requires a minimum of 120 feet on West Atlantic Blvd; the survey indicates that there is 120 feet & thus no additional right-of-way is required. NW 30th is a commercial road, not specifically listed in the Trafficways Plan or Code of Ordinances & thus the 60 feet provided is sufficient.

-The city has sufficient capacity to accommodate the proposal.

### ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Review Complete Pending Development Order

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

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.
2. 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. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.
3. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
4. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent

for the proposed storm water discharge from the proposed site construction activities.

5. These plans must first be approved by Planning and Zoning prior to Engineering approval.

6 . Submit / upload a copy of the (FDOT) Florida Department of Transportation Utility construction permit for the proposed off-site potable water and sewer main or lines to be constructed within the road right-of-way of S.R Atl. Blvd..

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway connection permit for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S.R. Atl. Blvd.

8. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway drainage connection permit for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S.R. Atl. Blvd..

9. Any 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.

10. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

11. 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)

\*\*\*\* 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 Pending Development Order

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.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

## **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).

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 2017 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 [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 with this section of the code.

6. 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.

7. 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.

8. 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, 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.

9. 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).

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

## 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.

### CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control

- a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
- b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East and West.
- c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
- d. Property rules signage language must be clear and prominently posted in appropriate areas listing rules for authorized legitimate activities on the property.

2. 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.

2B: Territorial Reinforcement

- a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5'



feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, 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.

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

a. Panic Alarms must be installed.

### 5. 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.

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

- a. Parking lots and gas pump lanes 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 and gas pump lanes 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, Gas pump lanes have resulted in serious personal injuries and death to both, customers and employees, therefore no security surveillance camera coverage gaps can exist.
- d. Ensure comprehensive parking lot area and all gas pump lanes have surveillance camera coverage/capture

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 interior, Exterior, parking and gas pump lanes areas,

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

Review Complete Pending Development Order

The proposed land use is commercial and allowed by Code. The CRA has no objection as this fits with the other commercial uses in the area along the Atlantic Boulevard corridor.

## UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com

Review Complete Pending Development Order

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. During official Bldg. permit submittal.
3. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

## LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

**Review Complete Resubmittal Required**

1. Provide VUA requirements as per 155.5203.D along the West, and South sides evenly distributed along the length of the run, both sides are incorrect as to location, count, and separation. Ten (10) trees

along south, Nine (9) understory trees along the west, Tabs in the islands.

2. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 9' of landscape areas between a vehicular use area and an abutting building on the south and west sides.
3. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas
4. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
5. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.
6. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. Dimension on plan shows an outside measurements of 8'. Curbs are show to be encroaching into required landscape areas. Remove curbs accordingly
7. Provide large canopy Street Trees at 1:40' as per 155.5203.G.2.c. along Atlantic Blvd and remove comment in data table. They can be scooted onto the site per the code based limited soil space.
8. All tree work will require permitting by a registered Broward County Tree Trimmer.
9. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal / Building permit.
10. Additional comments may be rendered a time of resubmittal.
11. Relief will have to be sought for comments #'d, 2,4, & 7

## ZONING

Lauren Gratzner | Lauren.Gratzer@copbfl.com

### Review Complete Resubmittal Required

1. The site plan review standards require an application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision (155.2407.E). The Transportation Corridor Study calls for this property to have cross section A2 (NW 31<sup>st</sup> Ave to CSX Railroad), which shows a 10' - 12' wide sidewalk with the building frontage directly adjacent to this sidewalk at the front property line (the building brought up against Atlantic). This plan also calls for this area to be developed as commercial mixed use with an emphasis on pedestrian design and pedestrian amenities. The applicant has stated that they are opposed to rotating the building, as was one suggestion to meet this study's requirements. Please provide a response as to how this Transportation Corridor Study is being addressed in your submittal.
2. Although the cross access apron to the east parcel is not required at this time because the neighboring property is vacant, this cross access is required for future development per code section 155.5101.G.4.b. A cross access easement agreement is required for the east neighboring property. See comment 5C.
3. Comment not addressed, this narrative shall be revised. A narrative requesting Vernacular or Superior Design Alternative approval from the Architectural Appearance Committee was uploaded for this

review. The narrative is requesting deviation from two code sections, 155.5602.c.7.b for the transparency of windows facing the street and 155.5604.C.3 providing discrete storefronts. The Zoning Code specifically prohibits the AAC from granting a deviation from section 155.5604: Residential Compatibility Standards (155.2408.E). The request for relief from section 155.5604.C.3 (providing discrete storefronts) shall be removed from this narrative. The only other option for relief from this code section is a Variance approval from the Zoning Board of Appeals. After this narrative is revised, if any other code sections will be proposed for AAC relief state in the narrative which Vernacular or Superior Design Alternative option corresponds with each code section for relief.

4. Code requirements and previous comments (5) that the applicant has stated relief will be applied for:
  - a. Gas stations are required to have at least 200 feet of frontage on each street side (155.4219.I). The west side of this property has 176.61 feet of frontage. Relief must be obtained via a Variance. *The applicant stated a variance will be applied for as relief. This application has not yet been submitted. A minor administrative adjustment for lot width is another option for relief from this code section.*
  - b. Access points shall be located at least 15' from other lot lines and shall be no more than 40 feet wide (155.4219.I). The access point to the south is closer than 15' from the side property line. Relief must be obtained via a Variance. *The applicant stated a variance will be applied for as relief. This application has not yet been submitted.*
  - c. Show that the parking south of the building will have a continuous curb. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas (155.5102.C.9). Bollards are permitted in addition to curbing, however, you are required to have this continuous curbing at a minimum. *The applicant stated a variance will be applied for as relief. This application has not yet been submitted.*
  - d. A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. 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 (155.5203.D.5). *The applicant stated a variance will be applied for as relief. This application has not yet been submitted.*
  - e. All ground-level windows on street-facing facades (front/south, street side/west, and rear/north) shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades (155.5602.C.7.b). *It is understood that a Vernacular or Superior Design Alternative will be applied for as relief from the AAC for the north, south, and west elevations.*
5. The following comments shall be addressed by time of building permit submittal:
  - a. A utility easement agreement form must be submitted at time of building permit for the pavement located within the utility easements on the east, west, and southern parts of the property (unless vacated). If these easements are vacated provide evidence of this.
  - b. Based on the Agreement for Amendment of notation on the plat recorded in the Broward County Records (Instrument number 111149117; OR Bk 49278 Page 204), a building permit for a principal building was required prior to August 21, 2017. Submit proof than an updated "Finding of Adequacy" has been obtained or extended, prior to building permit approval.
  - c. Pursuant to Section 155.5101.G.3.d.ii, easements allowing cross-access to and from properties served by a shared driveway, along with agreements defining maintenance responsibilities of property owners and the time frame as to when this cross access apron will be constructed, shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development proposing the shared driveway access. The proposed entrance connecting to the eastern parcel requires a shared access agreement.

## **SOLID WASTE AND RECYCLING**

Beth Dubow | beth.dubow@copbfl.com

Review Complete Pending Development Order

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 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.