

June 22th, 2023

City of Pompano Beach Building Department
100 W. Atlantic Blvd
Pompano Beach, FL 33060

RE: Pre-Application Review Comments Response
Permit # PZ23-12000009
Indoor Tennis Center

Building

	<p>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.</p> <p>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.</p> <p>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 storm water runoff.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>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.</p> <p>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).</p> <p>FBC A201.1 This code establishes standards for accessibility to places of public accommodation and</p>
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	<p>commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.</p> <p>FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.</p> <p>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.</p> <p>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.</p>
1 Expediter	<p>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.</p> <p>Response: Understood</p>
2 RWB	<p>FBC [F] 903.2 The enforcing agency will require that all provisions for 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.</p> <p>Response: New Building will equipped with sprinkler system, see A1.01 for Life Safety plan</p>
3 RWB	<p>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.</p> <p>Response: See revised A1.01 for Life Safety plan and fire resistance compliance</p>
4 RWB	<p>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.</p> <p>Response: Specs for materials, building elements, components and assemblies will be available for building official after permitting</p>
5 RWB	<p>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.</p> <p>Response: See revised A1.01 for Life Safety plan</p>
6 RWB	<p>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.</p> <p>Response: Not Applicable, this is Assembly A-3 Group and plans will comply with all means of egress required</p>
7 RWB	<p>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</p>

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	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. Response: See revised A1.01 for Life Safety plan
8 RWB	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. Response: understood
9 RWB	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. Response: Understood
10 RWB	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). Response: Understood, see new digital set of drawings
11 RWB	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. Response: Understood
12 Expediter	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. Response: Understood
13 Expediter GC	FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector. Response: Understood
14 Expediter GC	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. Response: NOA and shop drawings will be submit by allegedly engineer during permitting
15 RWB	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. Response: minimum number of accessible parking spaces has been revised and updated in plans, see revised site plan

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16 RWB	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. Response: See revised site plan for location and new details 1-3/SP-2
17 Expediter GC	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. Response: NOA and shop drawings will be submit by allegedly engineer during permitting
18 Civil	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. Response: Acknowledged.
19 Civil	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. Response: Acknowledged.
20 Owner GC	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. Response: Understood
21 Owner Expediter	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. Response: Understood
22	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. Response: Understood, See SP-1

Engineering

1 Civil	Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption. Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.
2 Civil	Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans. Response: Acknowledged.
3 Civil	Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. Response: Acknowledged.
4 Civil	The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please

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	<p>contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or tracy.wynn@copbfl.com.</p> <p>Response: Acknowledged. Please refer to plans.</p>
5 Civil	<p>Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.</p> <p>Response: The COPB Engineering off-site water and sewer standard details have been shown on the plans per your request.</p>
6 Landscape RWB	<p>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 Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.</p> <p>Response: See Sheet LP-1, utility overlay onto landscape plan.</p>
7 Civil	<p>On plan sheet 008 show a meter and backflow after the proposed water taps just inside the property line per the engineering standard details.</p> <p>Response: The plans have been revised accordingly.</p>
8 Civil	<p>Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.</p> <p>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</p>
9 Civil	<p>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.</p> <p>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</p>
10 Civil	<p>Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd.</p> <p>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</p>
11 Civil	<p>Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd.</p> <p>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</p>
12	<p>Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction</p>

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Civil	<p>permit or exemption for the proposed off-site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of W. Atl. Blvd.</p> <p>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</p>
13 Civil	<p>Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.</p> <p>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</p>
14 Civil	<p>Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans.</p> <p>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</p>
15 Civil	<p>Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans.</p> <p>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</p>
16 Civil	<p>Submit / upload a sediment and erosion control plan for the subject project.</p> <p>Response: The plans have been revised and provided accordingly.</p>
17 Civil	<p>There is a 42" and 48" Broward County sewer forcemain just to the north of the 24" forcemain please show it on your utility plan sheet 008 as it could be in conflict with the proposed.</p> <p>Response: The plans have been revised accordingly.</p>
18 Civil	<p>Show on plan sheet 008 the 24" raw watermain that runs north and south on the east side of your project.</p> <p>Response: The plans have been revised accordingly.</p>
19 Civil	<p>Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed lift station.</p> <p>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</p>
	<p>PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.</p> <p>**** 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. ****</p> <p>Response: Understood, see response letter attached</p>

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RWB	<p>*** ATTENTION IMPORTANT ***</p> <p>The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.</p> <p>*** DISCLAIMER ***</p>
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	<p>This safety and security 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, threats, breaches, or liabilities that might occur without any review.</p> <p>*** ATTENTION IMPORTANT ***</p> <p>AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.</p> <p>*** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL:</p> <p>Response: Understood</p>
1 RWB Expediter	<p>Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage</p> <p>a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application. Initials RWB/L</p> <p>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. Initials RWB/L</p> <p>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. Initials RWB/L</p> <p>d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response. Initials RWB/L</p> <p>Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks. Initials RWB/L</p> <p>Response: Signage package will be developed during construction document phase and submitted during permitting.</p>
2 RWB Landscape	<p>CPTED Landscaping Standards</p> <p>2A: Natural Surveillance - Landscaping</p> <p>a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occur due to a lack of</p>

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	<p>CPTED/ Security Strengthening planning and design experience in this specialized field. Initials RWB/L</p> <p>b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital. Initials RWB/L</p> <p>c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Initials RWB/L</p> <p>d. Maintain an 8' - feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. Initials RWB/L</p> <p>e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code, Initials RWB/L</p> <p>2B: Territorial Reinforcement - Landscaping</p> <p>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. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities Initials RWB/L</p> <p>Response: Acknowledged. CPTED Guidelines applied.</p>
<p>3 RWB Photometric</p>	<p>CPTED Lighting Standards</p> <p>a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site. Initials RWB/L</p> <p>b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure." Initials RWB/L</p> <p>c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc. Initials RWB/L</p> <p>d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows. Initials RWB/L</p> <p>e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. Initials RWB/L</p> <p>f. Adequate soft lighting is preferable to high intensity "spotlight-like" lighting so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended. Initials RWB/L</p> <p>g. Design out any potential landscaping and lighting conflicts to avoid existing or future</p>

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	<p>obstructions to natural or mechanical lighting and surveillance. Initials RWB/L</p> <p>h. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. Initials RWB/L</p> <p>i. 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. Initials RWB/L</p> <p>Response: See revised CPTED plan and Photometrics plans</p>
4	<p>Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.</p> <p>a. All solid exterior doors, including each individual residential unit entry door, must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security. Initials RWB/L</p> <p>b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred. Initials RWB/L</p> <p>c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds. Initials RWB/L</p> <p>d. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier. Initials RWB/L</p> <p>e. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly. Initials RWB/L</p> <p>f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any). Initials RWB/L</p>

	Response: See revised CPTED plan and SP-2 for fencing detail. Entry door is storefront and CPTED standards will be used during the development of door hardware schedule.
5	<p>Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening</p> <p>a. For Commercial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory/ equipment, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. Initials RWB/L</p> <p>Response: Ownership will install a monitored security system.</p>
6	<p>Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening</p> <p>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 the following on both the swing and pedestrian gates: Initials RWB/L</p> <p>b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. Initials RWB/L</p> <p>c. Bottom gate clearances must be 8” above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. Initials RWB/L</p> <p>d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons. Initials RWB/L</p> <p>e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. Initials RWB/L</p> <p>f. Dumpster areas must be secured with Access Control and video surveillance. Initials RWB/L</p> <p>Response: See revised CPTED plan and SP-2 for dumpster details</p>
7	<p>Key Security: Access Control and Security Strengthening (For businesses with numerous locks/ keys on site such as commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)</p> <p>a. Describe access key control security system - general description only, avoid specific location of key storage safe. Initials RWB/L</p> <p>b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system. Initials RWB/L</p> <p>c. A surveillance camera must monitor the office key storage area. Initials RWB/L</p> <p>d. Management office door must have a security viewer (peephole) or reinforced security window. Initials RWB/L</p>

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	<p>Response: This will be a facility that will only provide access to members or users only after passing a reception / control area. See floor plan A1.0 for flow and location of reception. This will be the only way to gain access into the facility. This will have a person at all times while the facility is open.</p>
8	<p>Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:</p> <p>a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed: Initials RWB/L</p> <p>b. Explain how this development will securely operate the parking lot area, &/ or lot Access Control systems (if any) 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. Initials RWB/L</p> <p>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). Initials RWB/L</p> <p>d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist. Initials RWB/L</p> <p>e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”. Initials RWB/L</p> <p>h. (Commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional) Initials RWB/L</p> <p>i. (Commercial only) Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot. Initials RWB/L</p> <p>j. (Commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. Initials _</p> <p>Response: Ownership will provide a video monitor system for the parking areas designed to eliminate any gaps. Additionally this facility will be gated during times the facility is not open. The high turnover of customers coming and going to this facility will aid in surveillance of the parking lots. See CPTED plan and SP-1</p>
9	Omitted
10	<p>Graffiti Maintenance – CPTED</p> <p>a. Commercial exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.</p>

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	<p>Initials RWB/L</p> <p>Response: It is in the owner's best interest that this facility maintain a very high level of maintenance and image to attract membership. A service road that surrounds the building has been provided that will aid in observing and provided a high level of maintenance on a regular basis.</p>
11	<p>Electronic Surveillance – Security Strengthening *** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.</p> <p>a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes." Initials RWB/L</p> <p>b. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc. Initials RWB/L</p> <p>c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc. Initials RWB/L</p> <p>d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. Initials RWB/L</p> <p>e. 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. Initials RWB/L</p> <p>f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters. Initials RWB/L</p> <p>g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Initials RWB/L</p> <p>h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance. Initials RWB/L</p> <p>i. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc. Initials RWB/L</p> <p>j. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent. Initials RWB/L</p>

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	<p>Response: Prior to Construction Permit a security vendor will be procured by ownership and this vendor will provide detailed shop drawings showing all components of the security system. These shop drawings will be provide for review.</p>
12	<p>Miscellaneous: CPTED & Security Strengthening</p> <p>a. Ensure all publicly accessible exterior electrical power outlets have a lock or power nearby easily accessible secure internal cutoff switch (although both preferred) to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site. Initials RWB/L</p> <p>b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site. Initials RWB/L</p> <p>c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities. Initials RWB/L</p> <p>d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft. Initials RWB/L</p> <p>e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. Initials RWB/L</p> <p>f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ threat incidents. Initials RWB/L</p> <p>g. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi. Initials RWB/L</p> <p>Response: All of the applicable CPTED strengthen concepts will be provide</p>

Planning

1	<p>Land use for this parcel is Commercial Recreation (CR). The proposed use listed on the site plan, site data & narrative describe this as an "enclosed tennis courts with a clubhouse. The total size of structures is approximately 50,000 square feet (54,768 square feet) which is a permitted use in this land use category, based on the recent amendment (Ordinance 2022-65).</p>
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	Response: Acknowledge
2 Expediter survey	The property is unplatted. Prior to building permit approval, the Applicant must provide a copy of the approved plat from Broward County. Response: Understood, plat is in process and will be in hand prior to Building Permit.
3 Survey	The property is abuts West Atlantic Blvd. The survey does not indicate the total width of the existing right-of-way, nor does it provide the distance to the centerline of W Atlantic Blvd. Neither the survey or site plan provide this data, and the survey must be updated to provide these dimensions. Atlantic Blvd is a major arterial on the Broward County Trafficways plan, and requires a minimum right-of-way of 120 feet. If the minimum right-of-way at this location does not comply with this width, the property owner must dedicate a portion of land to meet the minimum. Revise the plans to provide this dimension, and note that any dedications should be illustrated on the site plan. Response: See provided survey with various dimensions based on the existing center line. At minimum 60' has been shown and exist. See plat document showing full ROW with 120' is provided as a minimum. The majority of the ROW is larger.
4 RWB	Confirm that the former golf cart tunnel under Atlantic Blvd is vacated & closed. Response: This tunnel has been sealed on the north side by others. The tunnel has been inspected by FDOT and will remain with access to the service overhead door from this property as agreed and approved by FDOT. The tunnel is not used and will remain locked. The remaining access is only for service and inspection by FDOT.
5	The city has sufficient capacity to accommodate the proposal. Response: Acknowledge
6	Applicant may submit to DRC Response: Understood

Landscape

1 Expediter Landscape	Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Response: See note at SP-1
2 Survey Landscape	Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Response: See attached survey and provided tree disposition plan LE-1 by Landscape Architect and Arborist Report by John Sutton.
3 Landscape	Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper 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 in accordance with Code Section 155.2411, and Part 5. Response: Arborist Report created and submitted by John Sutton, ISA. See Sheet LE-1 for tree disposition plan.
4	Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced. Response: See Sheet LE-1 for existing tree values as supplied from John Sutton, ISA. See Sheet LP-2 for proposed values of trees.
5	Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Response: Provided Sheet LP-2.
6 Landscape	Why is the tunnel being retained and not closed off for good? Provide evidence of north access and reasons for retainage.

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RWB Expediter	Response: This tunnel is considered closed. There is no north access. This is on FDOT property and as per our agreement and approval with FDOT via there acceptance letter, the access will remain so they can conduct inspections and provide service as needed. Filling the tunnel was deemed not a viable option by both parties. The access point is to remain at its current elevation and as part of the agreement with FDOT adjustment and reconstruction of the drainage structures in included in our scope of work.
7	Provide VUA requirements as per 155.5203.D along. I.e 17 large canopy trees are required along Atlantic Blvd. Change out dahoons for a large canopy tree species Response: Revised to Live Oaks and increased quantity.
8	As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. Response: Revised tree specifications accordingly.
9	As per 155.5203.B.2.g No more than 50 percent of the total number of required trees shall be palm trees. Response: Acknowledged. Predominate shade trees provided.
10 Landscape RWB	Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang. Response: See revised site plan SP-1 with perimeter 10' buffer
11	Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 20' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. Response: See sheet LP-1. Site plan revised accordingly. Multiple layers of trees, shrubs and groundcovers provided.
12	As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area. Response: Acknowledged.
13	Show how requirements as per 155.5203.E., Building Base Plantings are being met. Response: Complied and illustrated on Sheet LP-2.
14 Landscape Photometric RWB	As per 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. Response: Lighting plan has been revised accordingly.
15 Photometric RWB	No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking

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	bays, and landscaping between vehicular use areas and buildings). Response: See new Photometric plan
16 Landscape RWB	As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. Response Arch: See revised site plan SP-1 and details at SP-2
17	Provide Street Trees at 1:40' as per 155.5203.G.2.c. please incorporate flowering trees Response: Additional trees added, Pink Tabebuia.
18	As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Response: See Sheet LI-1, LI-2 and LI-3 provided.
19	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. Response: Note added on Sheet LI-3.
20 Landscape RWB	Provide a mechanical equipment screening detail. Response: Acknowledged and complied. Detail added Sheet LP-2.
21	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 staffs recommendation that all trees VUA perimeter trees be 14' OA to create a large CPTED clear line of sight from roadway. Response: Note added Sheet LP-2.
22	As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Response: Acknowledged.
23	Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved. Response: Provided.
24	For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree. Response: Note added to Sheet LP-2.
25	Provide a landscape notes and detail sheet. Response: Provided See Sheet LP-2.
26	Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co- dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected. Response: Note added to Sheet LP-2.
27	Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site. Response: Note added to Sheet LP-2.
28 Landscape	Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation. Response: Note added to Sheet LP-2.

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29 Landscape	All tree work will require permitting by a registered Broward County Tree Trimmer. Response: Acknowledged.
30 RWB	Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. Response: Understood, see response letter attached
31 RWB	Additional comments may be rendered a time of resubmittal. Response: Understood

Zoning

1	This project is being reviewed as a Major Site Plan with Building Design. Response: Understood
2	Provide all subject folio numbers on the site plan data table. Response: See SP-1 for Parcel ID
3	Call out all elements and features on the site plan. What does the dashed line surrounding the site plan represent? Response: See revised Site plan SP-1 with additional notes
4	Revise the elevations to show the height of the building being measured from the average finished grade at the front of the structure to the roof line (155.9401.G). Provide the height for any parapet above the roof line as well. Response: See revised elevations at sheet A3.01
5	The elevations are missing the south facade. Provide this with the next submittal. Additionally, it looks like the east and west elevations are labeled incorrectly. Response: See revised sheet A3.01 with new south elevation and elevations labeled revised
6	Revise the site plan data table to reflect the correct land use designation of CR, Commercial Recreation (both the land use and the zoning were changed to be CR). Response: See revised Site Plan data table
7	The dimensions on the site plan drawing do not appear to match the setbacks listed on the site plan data table. Revise so both of these match and call out each setback on the drawing itself (front, interior, rear). Where is the west setback being measured from to get 25' 11"? All setback distances should be measured from the property lines. Response: See revised plan with building setbacks dimensions, 25'-11" now become 30'-11" at south west corner (closest building location to west property line)
8	Provide the width of the parking spaces on the site plan (a minimum of 9' wide). All parking must be double striped, show this on the site plan. Revise the parking spaces to show a length of 16' with a 2' overhang (for the total of 18'). Note that this overhang shall not count towards any required landscaping or sidewalk area. 155.1502.C. Response: See revised SP-1 and parking details at new sheet SP-2
9 landscape	There is a lift station shown in the bottom right hand corner of the civil plans but it is not shown on the site plan or landscape plan. Show all proposed elements on the site plan and landscape plan and call them out. Response: Landscape Site Plan has been updated.
10	What is the purpose of the 20' call out at the rear of the building? What is this line that it is being measured to? It appears this 26'5" space is made of landscaping (which includes the 20' measurement). Response: See revised SP-1, 20' call out was updated per latest Plat Survey to 12' FPL easement, call out 26'-5" now become 16' after providing 20' emergency road per Fire comment

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11	The CPTED statements on the CPTED plan and the narrative do not match. Revise and make consistent. The CPTED statements on the plan appear to be for a different project. Response: This has been corrected see new CPTED plan and narrative
12 RWB	All pedestrian sidewalks shall be at least 7' wide (155.5101.I.3.a). Increase the internal sidewalks from 5' wide. Response: See revised site plan SP-1 with 7' wide sidewalks
13 RWB	All parking lots and parking structures containing more than 50 parking spaces shall provide a clearly identified pedestrian route between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a pedestrian walkway providing direct access to the primary building entrance(s) (155.5101.I.3.b). Identify this pedestrian pathway from the side parking spaces. Response: See revised Site plan SP-1. We have extended sidewalks to gain access to the primary pedestrian entrance from both sides adjacent to parking.
14 RWB	"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. 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." (155.5102.L). Identify the bike rack location on the site plan and identify the number of bike spaces on the site plan data table. Response: See revised site plan SP-1 with bike rack location for 20 bicycles
15 Civil	Section 155.5509. Utility Lines Location. In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all electrical secondary feeder lines (laterals) and other utility lines located on the development site and/or along the public right-of-way fronting the development site shall be placed underground—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. Response: Acknowledged.
16 RWB Landscape	There is currently no mechanical equipment identified on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. 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. Note that mechanical equipment is not permitted to be placed in front of the principal structure. Response: Site Plan has been updated.
17 RWB	Provide a detail of the dumpster enclosure. Identify the height, material, and color. "Commercial containers shall be screened on three sides by a durable, sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate. The height of the screening walls and gate shall be at least six inches higher than the height of the container. Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot. The external sides of walls screening a commercial container shall have a "finished" surface (e.g., textured or painted) and shall be landscaped to soften their visual impact in accordance with Section 155.5302.F.3., Fence and Wall Landscaping." 155.5301.C. Response: See new Dumpster detail at new sheet SP-2
18 RWB	Dumpster enclosures shall not be located in front of the principal structure. Revise the location. Additionally, provide the setback to the dumpster enclosure from the property line. The enclosure shall be at least 5' setback (155.5301.C.2). Response: See Revised SP-1 with new Dumpster location and 10' setback dimension
19 Photometric	Provide a photometric plan that meets the standards of Code Section 155.5401. General Exterior Lighting Standards. "The maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall be 20 feet in those parts of nonresidential district within 200 feet of a residential zoning district (to the north) and 30 feet in all other parts of nonresidential districts. The minimum illumination in vehicular use areas shall be 1.0 foot candle and the maximum illumination

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	<p>at the property line is 3.0 foot candle.”</p> <p>Response: See new Photometric plan</p>
20 RWB	<p>The design of the building shall meet the requirements of Code Section 155.5602. Commercial, Institutional, And Mixed-Use Design Standards:</p> <p>a. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart.</p> <p>b. Offset Alternatives</p> <p>The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:</p> <ul style="list-style-type: none"> i. Changes in facade color or material that follow the same dimensional standards as the offset requirements; ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height; iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements. <p>c. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director. Call out all proposed materials on the elevations.</p> <p>d. 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. 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. While it looks like the front facade meets these requirements, provide this calculation on the elevations.</p> <p>e. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level. Identify this on the elevations.</p> <p>Response: See revised Elevations A3.01</p>
21 RWB	<p>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. Nonresidential shall achieve at least 12 points. Provide a separate sustainability narrative that outlines how this will be met.</p> <p>Response: See sustainable letter with narrative achieving 12 development points for sustainable design.</p>

Waste Management

1 RWB	<p>REVIEW COMPLETE; NO OBJECTIONS</p> <p>NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler.</p>
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	<p>NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).</p> <p>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 (Coastal Waste and Recycling, 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.</p> <p>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.</p> <p>Response: Understood</p>
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Fire Department

1 Civil	<p>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.</p> <p>Response: Refer to attached Fire Flow Test results and calculations.</p>
2 Civil	<p>Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants.</p> <p>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). This information must be provided at DRC to evaluate current water supply conditions. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.</p> <p>Response: Refer to attached Fire Flow Test results and calculations.</p>
3 Civil	<p>Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.</p> <p>All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).</p> <p>Response: Acknowledged. Owner's Fire Engineer/Consultant shall provide requested fire service documentation to the City of Pompano Utilities prior to underground inspections of water mains. Tamper switches for fire protection systems shall be provided accordingly.</p>
4 Civil	<p>Additional fire hydrants required for proposed building, refer to NFPA 1 2018ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants.</p> <p>Response: Two (2) on-site fire hydrants have been shown on the water distribution system plan.</p>
5 RWB	<p>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. NFPA 1 (2018 Ed) ch 18 Sec 18.2.3</p> <p>Response: See revised site plan SP-1 with 20' circulation road and arcs turning radius measures.</p>

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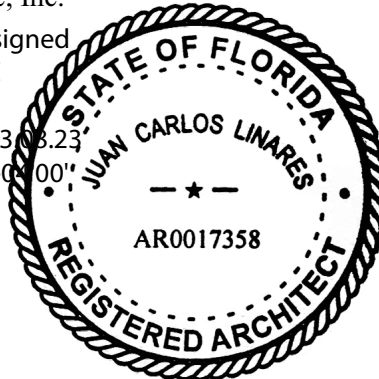
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6 RWB	Rear egress doors must provide access to public right of way. Sidewalks must extend to driveway. Minimum lighting as per NFPA 101 chapter 7 required. Response: See rear egress doors sidewalks connecting to driveway
7 RWB	Assembly structure Occupancy will require fire sprinkler protection. NFPA 101 (2018 Edition) chapter 12 sec 12.3.5. Response: See revised A1.01 for Life safety plan
8 RWB OWNER	Great detailed information for proposed inflatable dome system required. Provide Life safety and emergency policies and procedures for if the air support system fails. How will occupant safety and egress be maintained? Future plans to be independent reviewed by a 3rd party engineer for evaluation of design. NFPA 101 Ch. 5 sec. 5.1.4 Response: Proposed inflatable dome enclosure was replaced with integrating Masonry walls with metal building systems, see revised A1.01 for life safety and building information

Sincerely,
RWB / Linares Architecture, Inc.

Juan C
Linares
Juan C. Linares

Digitally signed
by Juan C
Linares
Date: 2023.08.23
11:45:51 -0400



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