

August 16, 2023

City of Pompano Beach
100 West Atlantic Blvd
Pompano Beach, FL 33060

**Re: Porsche Champion Center – 300 NW 24th Street
PZ23-12000033
Pre-Application Comment Response Letter**

The following is a response to staff comments. Below are the comments along with our responses in bold:

BSO

Attention Important: 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.

Disclaimer: 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.

Attention Important: 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.

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

Attention Important: 155.2407.E(9) Site Plan Review Standards Complies with crime prevention. Security Strengthening and CPTED Standards, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.

Regarding your responses, please place the following conditions on the actual security strengthening CPTED drawing safety & security plan, not only on the narrative.

Attention Important: 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.

CPTED & security strengthening conditions required for approval:

NOTE: If these security strengthening and CPTED drawing and narrative plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses onto both the actual drawing and narrative plans, not only one or the other.

For Preliminary Application Reviews Only (PAM): Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional C.P.T.E.D & security strengthening attributes may be required as development progresses.

The CPTED & Security Strengthening conditions stated below must be included & described in detail in your narrative & drawing plans. By initialing each individually listed item, the developer &/or legal agent is declaring their acknowledgement & compliance with our CPTED requirements.

Initials _____

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage

- a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Initials _____

Response: The owner will provided the application during building permit.

- 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 _____

Response: Signage will be posted at the entrances.

- 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 _____

Response: Acknowledged.

- 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 _____

Response: Acknowledged.

- e. 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 _____

Response: Sign locations to be confirmed during with coordination between contractor and BSO.

2. CPTED Landscaping Standards

2a. Natural Surveillance - Landscaping

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

Initials _____

Response: Please refer to the landscape, photometrics, and CPTED plans.

- 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 _____

Response: Acknowledged.

- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Initials _____

Response: Notes on CPTED and landscape plans provided.

- d. Maintain an 8'- foot 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 _____

Response: Acknowledged.

- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition only while maturing per code.

Initials _____

Response: Noted.

2b. Territorial Reinforcement - Landscaping

- 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 _____

Response: Hedges are provided around the perimeter.

3. CPTED Lighting Standards

- a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

Initials _____

Response: The narrative and CPTED plan cover the lighting provided.

- 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 _____

Response: Please refer to the photometric plan sheet PH-1.

- 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 _____

Response: To be discussed with architect and developer.

- d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

Initials _____

Response: Lighting provided at entrances.

- e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

Initials _____

Response: Acknowledged.

- f. Adequate soft lighting is preferable to high intensity "spotlights" 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 _____

Response: Acknowledged.

- g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Initials _____

Response: Acknowledged.

- 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 _____

Response: Camera locations provided on CPTED plan

- 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 _____

Response: Acknowledged.

4. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

- a. For Commercial & Industrial, all solid exterior doors must have a see through reinforced security window, or an audible/ video intercom pager 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 _____

Response: To be coordinated with architect and developer

- b. Fences, gates and / or any exterior ground level architectural abstract design features 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 _____

Response: There is an existing chainlink fence along the south perimeter of the site

- c. Solid walls, specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

Initials _____

Response: No walls proposed

- d. Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.

Response: No walls proposed

- e. 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 _____

Response: The hedges will be maintained to 30"

- f. 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 _____

Response: To be coordinated with architect and developer

- g. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

Initials _____

Response: To be coordinated with architect and developer

5. Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening

- a. For Commercial and Industrial: 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, 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 _____

Response: Alarm system to be designed prior to permit submittal

- b. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

Initials _____

Response: Alarm system to be designed prior to permit submittal

- c. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

Initials _____

Response: Alarm system to be designed prior to permit submittal

6. 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 the following on both the swing and pedestrian gates:

Initials _____

Response: Gates are provided for the dumpster enclosure

- 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 _____

Response: Locking mechanism to be provided

- 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 _____

Response: Acknowledged.

- 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 _____

Response: Locking mechanism to be provided

- 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 _____

Response: Lighting provided in enclosure area

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

Initials _____

Response: Surveillance and locking gates to be provided

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or 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.)

- a. Describe access key control security system - general description only, avoid specific location of key storage safe.

Initials _____

Response: To be coordinated on security plans

- b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

Initials _____

Response: To be coordinated on security plans

- c. A surveillance camera must monitor the office key storage area.

Initials _____

Response: To be coordinated on security plans

- d. Management office door must have a security viewer (peephole) or reinforced security window.

Initials _____

Response: To be coordinated on security plans

8. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

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

Initials _____

Response: Acknowledged. Necessary security measures with input from BSO to be provided for the proposed garage.

- b. Explain how this development will securely operate the parking lot/ garage (if any), &/ 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 _____

Response: Surveillance cameras and lighting to be provided. Note the garage is for employee use only

- 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 _____

Response: Acknowledged

- 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 _____

Response: Acknowledged. Surveillance plan to be provided during permitting

- e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.

Initials _____

Response: Conceptual cone areas shown on CPTED plan

- f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials _____

Response: Acknowledged. Gate for garage to be provided

- g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life threatening criminal situation.

Initials _____

Response: Acknowledged

- h. (Only if applicable) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.

Initials _____

Response: Noted. To be coordinated with garage designer

- i. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guest use only. (In the case of a retail, restaurant or like business this is optional)

Initials _____

Response: Noted.

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

Initials _____

Response: Signage to be provided

- k. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Initials _____

Response: Signage to be provided

- l. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

Initials _____

Response: Sidewalks and pedestrian routes shown on CPTED plan and EX-03

9. (Only if any) Enclosed Parking Garage Emergency Blue Light Call System – Security Strengthening

- a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light and surrounding area must be under video surveillance.

Initials _____

Response: Blue light to be considered for garage

10. Graffiti Maintenance – CPTED

- a. Commercial, Industrial and Multi-Family Residential 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.

Initials _____

Response: To be coordinated with developer

11. 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.

- a. M.O. 155.2407.E AND M.O. 115.26 Site Plan Review Standards: Development complies with Crime Prevention Security Strengthening - includes Mechanical and Electronic Security and CPTED standards, this requires BOTH to be addressed including Electronic Surveillance. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.”

Initials _____

Response: Conceptual camera locations shown on the CPTED plan

- b. 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 _____

Response: Conceptual camera locations shown on the CPTED plan

- c. 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 _____

Response: Conceptual camera locations shown on the CPTED plan

- d. 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 _____

Response: Conceptual camera cones shown on the CPTED plan

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

Initials _____

Response: Acknowledged

- f. 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 _____

Response: Lighting locations and camera locations to be coordinated to prevent interference

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

Initials _____

Response: Conceptual camera locations shown on the CPTED plan

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

Initials _____

Response: Conceptual camera locations shown on the CPTED plan

- i. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

Initials _____

Response: Conceptual camera locations shown on the CPTED plan. Intercom system to be considered. Further coordination required with security provided and developer

- j. 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, vandalism, auto theft, robbery, sexual assault & battery, etc.

Initials _____

Response: Conceptual camera locations shown on the CPTED plan

- k. 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 _____

Response: Conceptual camera locations shown on the CPTED plan

12. Miscellaneous: CPTED & Security Strengthening

- a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch 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 _____

Response: A note is provided on the CPTED plan

- 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 _____

Response: A note is provided on the CPTED plan

- c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Initials _____

Response: Noted.

- 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 _____

Response: The AC units will be located on the roof

- e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

Initials _____

Response: The bike racks are provided on the site plan

- 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/ incidents.

Initials _____

Response: To be considered

- 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 _____

Response: A note is provided on the CPTED plan

- h. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

Initials _____

Response: To be further coordinated with the developer and architect

- i. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.

Initials _____

Response: No storage tanks currently proposed

Planning

Authorized with conditions:

- Land use for this parcel is C (Commercial).
- The property is platted "Copans Center," without any plat notes restricting the use.
- The city has sufficient capacity to accommodate the proposal
- Applicant may submit plans to the Development Review Committee (DRC).

Landscape

1. Clarify and mark up plans to specify accurate scope of work.

Response: Scope of work area shown around Champion Porsche building and South lake intervention. See location/key map provided at bottom right of sheets L-2.0 & L-2.1.

2. 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: Proposed and existing Date Palms and Royal Palms along building are a minimum of 22' OA. Most of trees(Crape Myrtle, Pigeon Plum, Pink Trumpet) shown along foundation planting are a minimum of 16' height.

3. Provide approvals from Broward County Surface Water Management for adjustments to the pond / retention area.

Response: Permitting/approval to intervene existing retention area will be performed by others. Approval from Broward County Surface Water Management will be provided accordingly.

4. Provide dimensions on landscape plan to match the site plan.

Response: Dimensions are now referenced from Site Plan.

5. 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 for the new proposed structures. Provide what is required vs. what is going to be proposed as to a superior landscape design.

Response: Per allowances by code, we are showing a minimum of 50% of the required width along the South side of building (15' wide min.), West side of building (9.2' wide min.), and North side of building (11.4' wide min.). Superior landscaping has been added in these areas including tiered shrub beds and a mix of varying heights of palms and trees related to scale of building.

6. 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 minimum of two (2) species;
- VII. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: The following conditions were applied to provide superior landscape design that may grant 50% modifications: Trees and palms are provided as doubles (multitrunk) with layering of two (2) shrub beds along Right-of-Way frontage, a minimum of (2) tree species are provided with a minimum height of 16' height, foundation hedges, tiered shrubs with a minimum of two species and flowering trees and shrubs.

7. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: Dimensions are met, required shrubs are planted within 3 feet of building and within 15' where a sidewalk is shown. Refer to dimensions shown on sheet L-2.0.

8. 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 / eccentric footings as it relates to these areas.

Response: The cross section will be provided when a structural engineer is on board.

9. 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 bays, and landscaping between vehicular use areas and buildings).

Response: All proposed lighting fixtures are provided per photometric plan and do not interfere with minimum required medians or island trees.

10. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

Response: Acknowledged. Proposed landscape islands are shown every 10 spaces and at a minimum width of 8'. Refer to code compliance chart on sheet L-2.2.

11. 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.

Response: Acknowledged. All proposed planting areas are provided with minimum code requirements and dimensions are shown on the landscape plan.

12. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows.

Response: Please refer to code chart sheet L-2.2. Minimum median landscaping is provided per existing and proposed landscape materials.

13. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

Response: A total of 13 street trees along East façade of Porsche building are provided.

14. As per 155.4219.A.1; provide a Type B Buffer along the East and South sides.

Response: The code chart has been updated

15. Provide a tree dispo section on the landscape plan for existing trees being used in the area of hate plan, OR, Create a callout for the purposes of inspections.

Response: Existing trees to remain, to remove and to be relocated are now shown on sheet L-1.1 Retention Area Disposition Plan. A total of seventeen (17) Bald Cypress, twenty-two (22) Sabal Palms and four (4) Live Oaks are scheduled to be relocated.

16. Provide a dumpster detail and show on plans the appropriate screening.

Response: The dumpster detail is provided on the site details sheet SP-04.

17. Staff have concerns about the viability of using Magnolia grandiflora in this hardiness zone. Please provide evidence of existing Magnolias in this are that are thriving so that we can offer approvals for this species.

Response: Magnolia trees are now replaced with Pigeon Plums which are species already existing on site.

18. Move tree #94 closer to the end of the parking row.

Response: Tree moved closer to parking row. Refer to sheet L-2.0.

19. Please offer clarification on what is being proposed on sheet L.2.1, and how that meets requirements. What does pending mean?

Response: A site visit was performed to verify tree species and conditions on August 2023. Sheet L-2.1 Retention Area Landscape Plan is now updated with existing trees to remain and relocate along proposed pond grades.

20. As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median:

- Is at least eight feet wide;
- Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and
- Is protected from vehicular encroachment by curbing.

Response: Minimum requirements per code are met. Refer to dimensions and provided landscape material along proposed medians shown on sheet L-2.0 Landscape Plan.

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 staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response: Note provided on sheet L-2.0 & L-2.1.

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: Note provided on sheet L-1.0 & L-1.1.

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: Note below provided on sheet L-1.0 & L-1.1.

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 provided on sheet L-1.0.

25. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

Response: Specifications from a Consulting Arborist are to be provided.

26. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.

Response: Note provided sheet L-1.0 & L-1.1.

27. 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 codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: Provided sheet L-2.2.

28. 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 provided on sheet L-1.0, L-1.1, L-2.0, L-2.1.

29. 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 provided on sheet L-2.0.

30. All tree work will require permitting by a registered Broward County Tree Trimmer.

Response: Note provided on all landscape plans.

31. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: All comments have been addressed per response letter.

32. Additional comments may be rendered a time of resubmittal.

Response: Acknowledged.

Fire

1. 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.

Response: Please refer to sheet EX-1 Circulation plan.

2. Provide plan showing how access for public, deliveries, and fire department access to existing properties to the West of the proposed development.

Response: Please refer to sheet EX-1 Circulation plan.

3. Provide location of all existing fire hydrants. Proper spacing required as per NFPA 1 chapter 18. 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.

Response: The existing and proposed hydrants are provided on sheet WS-01.

4. 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 (i.e. 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.

Response: The flow test has been coordinated with a contractor and the results will be provided.

5. 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. 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.

Response: The fire flow calculations for each building are now provided.

6. 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.
 - All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Response: Acknowledged. The required documentation will be provided.

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

Response: Acknowledged. The BDA requirement will be analyzed by the fire designer and the required system will be provided accordingly.

8. Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standard: NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This would include systems such as Fire alarm, fire sprinkler, standpipes, smoke control systems, fire doors, fire walls, fire extinguishers, emergency lights/exit signs, etc. This is not a complete list of life safety and fire protection systems; each building may vary with complexity. Buildings emergency plan must be updated and provided to all residence on an annual basis.

Response: These plans and documents will be provided during the permit process.

Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments

9. BFCA F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

F-121.2.2 Business occupancy:

- a. Office buildings/business occupancies with a square footage greater than twenty thousand (20,000) square feet.

F-121.2.6 Mercantile occupancy:

- a. Commercial and retail spaces with a square footage greater than thirty-five thousand (35,000) square feet.

Response: AEDs will be provided as required.

10. Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

Response: Acknowledged. The fire designer will review the Broward Fire Code Amendments Section F-121 and meet the requirements accordingly.

Waste Management

1. Specify what type and size containers will be used to accommodate the trash generated by use of this building.

Response: The containers will be standard 6 cubic yard.

2. Containers larger than 4 yards cannot be rolled out for service. If larger containers are needed, demonstrate a truck can maneuver into position to service the containers. Enclosure may need to be relocated or angled to allow a garbage truck direct access to the containers.

Response: The enclosures have been adjusted accordingly. The truck routing is provided on sheet EX-2 Refuse Truck Circulation plan.

Advisory Comments:

1. Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained for rental properties from a recovered materials hauler.

Response: Acknowledged. The owner will assess the use of recycling.

2. Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

Response: Acknowledged. The owner will coordinate with Coastal.

3. 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 & 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.

Response: Acknowledged. Materials removed from property will be disposed of by the contractor and/or the franchise collector.

4. 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.

Response: Noted.

Zoning

Site

1. This application is subject to the Major Site Plan and Building Design provisions.

Response: Noted. The Major Site Plan application has been submitted.

2. The site data table shows three folios to be included in the scope of work. If proposed sites are to be included in scope, a Unity of Title is required prior to building permit.

Response: The data table has been updated. The folios have the same ownership.

3. Provide a site data table that is consistent with Sec. 155.3304 General Business that provides the required and proposed dimensions.

Response: The site data table has been updated accordingly.

4. Label and dimension all site elements.

Response: The site plan has been updated with labels and dimensions.

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

Response: As discussed during the pre-application meeting, there are no overhead utilities adjacent to the site.

6. Demonstrate how the loading areas are screened viewing from the adjacent properties and streets, pursuant to Section 155.5301.B, Screening of Off-Street Loading and Service Areas. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Points of vehicular access into or from the loading or service area need not be screened, provided they are

located and designed to minimize direct views into the service or loading area from adjacent streets and properties.

Response: Dense, continuous hedges are now provided adjacent to the loading areas.

7. Label and dimension all loading zones on the plan sheets.

Response: The loading zones are dimensioned on the site plan sheets.

8. Applicant shall provide evidence that the project will achieve at least twelve sustainable development points, prior to Zoning Compliance Permit approval, per TABLE 155.5802: Sustainable Development Options and Points.

Response: Acknowledged. The items marked on the provided Sustainable Development Table will be incorporated into the building design. The project is projected to achieve 13 points.

9. Provide a demolition plan outlining the project limits.

Response: The demolition plan is now provided on sheet C-02.

Site Details

10. The CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.

Response: Noted. The CPTED approval from BSO will be provided.

11. Each sight triangle shall be measured from the intersection of the extended curb or edge-of-pavement lines for the intersecting roadways (or intersection roadway and driveway), to a point located ten feet along the curb or edge-of-pavement line for one roadway/driveway, to a point along the curb or edge-of-pavement line for the other roadway/driveway located ten feet from the original point. Label and dimension on the site plan. (Section 155.5101.G.9.b).

Response: The site triangles are shown on the site plan sheets.

12. Show the proposed pedestrian connectivity between the vehicle areas and the building. The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (Section 155.5101.I.2).

Response: Please refer to the pedestrian circulation plan sheet EX-03.

13. Provide details of the bicycle rack on site details sheet.

Response: Please refer to the bike rack detail on sheet SP-04

14. Provide a walkway, as per Code Section 155.5101.I. Walkways shall be a minimum of least seven feet wide. Bike path and walkway shall be designed to be connected from Copans Rd and NW 3rd Ave

Response: The sidewalk connection is provided on the site plan sheets.

15. Clarify the following on the dumpster enclosure details, pursuant to Section 155.4302.C.3)
- Gates shall be opaque to provide purposes of screening.
 - The color and finish material of the enclosure shall be identified and match with the primary color of the building.
 - The height of the screening walls and gate shall be at least six inches higher than the height of the container.

Response: The dumpster enclosure details are provided on sheet SP-04

16. The minimum stacking requirement for 250-499 off-street parking spaces is 100 feet pursuant to TABLE 155.5101.G.8.B. Provide the minimum stacking lane distance.

Response: The stacking length from the right-of-way line along NW 3rd Avenue west to the conflict point with the adjacent drive aisle exceeds 100'. This is dimensioned on the site plan sheet SP-02.

17. Label and dimension all of the driveways and drive aisles. Include circulation arrows at entrances.

Response: The driveways and drive aisles are labeled and dimensioned on sheet SP-02.

18. Clearly label all direct driveway access to the site.

Response: The direct driveway access is labeled on sheet SP-02.

19. Provide double striping for the off- street parking area and space, and the loading areas and berth, pursuant to Section 155. 155.5102. C. 4.

Response: Double striping is now shown per the city requirements.

20. 90-degree parking space is 9 x 18 inclusive of the vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.

Response: The 90-degree spaces are shown at 9'x18" minimum.

21. Based on the total square footage of the Porsche showroom the required minimum parking space is 178 and service building is 235. Update the table accordingly to reflect the required minimum parking spaces.

Response: The table has been updated and is provided on sheet SP-01.

22. Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. Revise the height measurements to be from average finished grade. (155.9401 G. Height). Revise the elevation drawings.

Response: Refer to revised exterior elevations sheet 6.1.

23. No mechanical equipment has been rendered on the site plan. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the mechanical equipment being screened, pursuant to Section 155.5301.

Response: Please refer to revised exterior elevations with notes on mechanical equipment to be screened by the parapet.

24. Provide a vehicle circulation plan.

Response: Vehicle circulation plans are now provided.

25. Show and label the required type B perimeter buffer which shall be provided along all perimeters (155.4219.A).

Response: The 10' wide buffer is labeled on the site plan.

26. Other lots more than 7,000 sq ft in area in the B-3 zoning district is subject to 1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof, pursuant to TABLE 155.5203.C.

Response: Acknowledged. This is provided on the landscape plan

27. Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way. Label and provide a 10ft wide landscape strip in accordance with the Code. (155.5203.D.3)

Response: The 10' buffer strip is provided. The proposed hedges will act as screening.

28. The vehicle use area is subject to at least 15 percent landscaped planting areas. Landscaped planting areas making up at least 15 percent of the total area of a vehicular use area shall be provided and maintained within the interior of a vehicular use area in accordance with the following standards (155.5203.D.4). Revise the landscape plan to comply.

Response: The landscape plans have been updated accordingly.

29. A landscaped island shall be provided at each end of every row of parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces (155.5203.D.4.b). Dimension all of the landscape islands on plan sheets.

Response: The 8' wide landscape islands are provided and dimensioned on the site plan.

30. A landscaped area shall be provided between a vehicular use area and an abutting building. 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).

Response: The foundation planting area is now provided. A 9' wide area is provided as the superior landscape design is being utilized for the 50% reduction in the width.

Building

31. AAC requires original paint color and material samples. A sample board, desired for 11'X17' in size shall be submitted when the proposed development is requested to be placed for the AAC meeting.

Response: The sample board will be provided for the AAC meeting.

32. Provide color renderings of the building elevations presenting actual color and material schemes.

Response: Color renderings will be provided.

Lighting

33. Provide foot-candles at the property lines and in the vehicle use area on the Photometric Plan in accordance with Table 155.5401.E: Minimum and Maximum Illumination Levels.

Response: The photometrics are now provided on the PH plan sheets.

34. Any lighting fixtures that are within 200 feet of a residential zoning district shall have a maximum height of 20 feet, pursuant to Section 155.5401.D.

Response: Acknowledged.

35. The overall height of lighting fixtures measured from the finished grade to the top of fixture shall not exceed 30 feet in height, pursuant to Section 155.5401.D. Revise the height of the proposed light pole including fixtures.

Response: The proposed poles are 25' maximum.

36. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles.

Response: Please refer to the landscape design for the clearance between the light poles and proposed trees.

37. Pursuant to Section 155.5401. I, Wall Pack Lights. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less.

Response: Acknowledged.

38. Note that as per Code Section 155.5401.G.1, upwardly-directed lighting used to illuminate a building facade shall use low-wattage architectural or decorative lighting so that direct light emissions are contained by the structure or facade and not be visible above the building roof line.

Response: Acknowledged.

Design

39. The façade shall provide evidence that it will meet the Commercial Design standards pursuant to Section 155.5602.

Response: Acknowledged.

40. Provide evidence that the proposed commercial building is designed so that the front façade is in compliance with Section 155.5602.C.7, Fenestration/Transparency.

Response: Acknowledged.

41. Provide evidence that the parking garage meets the design standards pursuant to Section 155.5605.C.

Response: Acknowledged.

42. Identify building exterior colors and materials on elevations.

Response: Acknowledged. Please refer to the revised exterior elevation sheets A6.1 and A6.2.

43. As per Code Section 155.5602.C.7.b, 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. Verify it on elevations.

Response: Acknowledged.

44. Street-facing facades of the ground level floor for uses involving repair, servicing and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar type of doors.

Response: There are no street facing facades with service bay doors.

45. Street-facing facades of the ground level floor for all commercial, institutional, industrial uses in commercial zoning districts and mixed-use developments shall not include roll up doors.

Response: There are no street facing facades with service bay roll-up doors.

46. Callout all proposed and existing free-standing signs on the site plan.

Response: The proposed and existing signs are now labeled.

Building

Advisory Comments

1. 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.

Response: Acknowledged. These items will be provided at permit submittal.

2. 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.

Response: Acknowledged. Outside agency approvals will be provided

3. 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.

Response: An erosion control plan has been provided. The NPDES acknowledgement will be provided during permitting.

4. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

Response: A fence permit will be submitted should a temporary fence be required.

5. FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1.

Response: Acknowledged. The contractor will take the necessary provisions to protect pedestrians.

6. Signs shall be provided to direct pedestrian traffic.

Response: Acknowledged. Signs directing pedestrians during construction shall be provided.

7. City Ordinance 152.25(A) Site plans and construction documents, information for development in areas.

Response: The required documents will be provided when the permit applications are submitted.

8. 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.

Response: Noted. The design will adhere to the latest accessibility code.

9. 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.

Response: The accessible route is provided on the pedestrian circulation exhibit.

10. 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.

Response: Noted. The designers will comply with the city code and the latest FBC.

Comments

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.

Response: Noted. The separate applications will be provided at the time of permitting.

2. 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: The digital signatures will be provided.

3. 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: Acknowledged.

4. 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: The parking space requirements are detailed on the site plan sheets SP-01 and SP-02.

5. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

Response: The development is a non-residential facility and all parking is for customers, employees, or vehicle storage.

6. 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: The accessible parking signs will comply with the FBC.

7. 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: The grading and drainage of the site has been designed to prevent the accumulation of runoff adjacent to the buildings.

8. 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: The proposed grading adheres to the referenced code section.

9. 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: Noted. The owner and contractor will be sure to keep the right-of-way clear during construction.

10. 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: These items will be provided during permitting.

11. 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: The stated will be provided on the construction documents.

Engineering

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.

Response: The BCSWM license will be provided during permitting.

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Response: The planning and zoning approval will be provided.

3. 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.

Response: The note is now provided on the landscape plans

4. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

Response: The NPDES Acknowledgement will be provided during permitting.

5. 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.

Response: The FDEP NPDES NOI Acknowledgement will be provided during permitting.

6. 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.

Response: The FDEP water main extension permit will be provided during permitting

7. The proposed water services connection to service this project must be approved by the City of Pompano Beach Utilities Division.

Response: City Utilities approval will be provided.

8. On civil plan sheet 012 C-10 the proposed 2" water meter and tap needs to show a 2" gate valve at the tap and not a corporation stop.

Response: The utility plan WS-01 has been updated accordingly.

9. Upload the 2022 City Engineering standard details for the proposed offsite water, sewer connections. These detail drawings may be obtained in PDF format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: The latest details are provided on sheet WS-02.

10. 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 gravity wastewater collection systems shown on the civil engineering plans.

Response: The county wastewater approval will be provided during permitting.

11. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

Response: The FDEP wastewater construction license will be provided during permitting.

12. 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.

Response: The responses have been compiled in this letter.

13. 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.

Response: Acknowledged.

Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regards to this matter.

Sincerely,

Maxwell Kaplan, P.E.
Thomas Engineering Group