



3705 North Federal Highway
Delray Beach, Florida 33483
T.561.733.2225 AA26000726
info@hnm-architecture.com
www.hnm-architecture.com

September 9th, 2024

Owner: **Fotis/OceanSouth**
Project Name: **23-068_3081 McNab Rd**
Project Address: **3081 McNab Road, Pompano Beach, FL**
Permit #: **PZ24-1200016**

Building Division– *Reviewed by Todd Stricker*

Ref 2 – Cycle 1. Comment from Todd Stricker

Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide a temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B). FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility. 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. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

Response: Acknowledge. Will comply as required.

DRC

PZ24-1200016

10/16/2024

Ref 3 – Cycle 1. Comment from Todd Stricker

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. 2. FBC [F] 903.2. The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. 3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code. 4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating. 5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code. 6. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. Indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details. 7. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval Prior to installation. 8. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, 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. 9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1). 10. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed. 11. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval. 12. FBC_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. 13. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. 14. 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. 15. 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. 16. 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. 17. 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

DRC

PZ24-1200016

10/16/2024

FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5. 18. 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. 19. 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. 20. 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. 21. 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. 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: Acknowledge. Will comply as required.

Fire Department - Reviewed by Jim Galloway

Ref 4 – Cycle 1 Comment from Jim Galloway

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: See Upload Documents 002 (Hydrant Flow Test) and 003 (Fire Flow Calculations dated 08.27.24).

Ref 5 – Cycle 1 Comment from Jim Galloway

Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

Response: See Upload Documents 004 – 007. Civil plans have been revised to show the existing and proposed water main including size and fire hydrants.

Ref 6 – Cycle 1 Comment from Jim Galloway

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: Acknowledge. Will comply as required.

DRC

PZ24-1200016

10/16/2024

Ref 7 – Cycle 1 Comment from Jim Galloway

Clear Space around Fire Hydrants, Fire Department Connections (FDC), and any other Fire Appliance requiring clearance for access. A 36-inch clear space shall be maintained around the circumference of fire hydrant/appliance. Large diameter fire hydrant port must face fire apparatus access lane with a minimum 60-inch clear space maintained. (NFPA 1 (2018ed) Ch. 18 Sec. 18.5.7)

Response: Proposed Fire Hydrant provides the required clearance.

Ref 8 – Cycle 1 Comment from Jim Galloway

NFPA 101 2021 Edition Chapter 11 section 11.7.3.1.1 One-Story Structures. One-story structures shall have finished ground level doors or emergency access openings in accordance with 11.7.3.2 on two sides of the structure, spaced not more than 125 ft (38 m) apart on the exterior walls.

Response: We added (2) 3'x3' louvers/openings on the east elevation. Refer to the revised sheets A1.0 and A4.2 for compliance.

Ref 9 – Cycle 1 Comment from Jim Galloway

Provide additional information reference proposed fire protection system for existing and proposed building. Does the existing building have fire protection? provide location of water supply and FDC for existing system and proposed or Proposing new fire protection for both new and existing structure.

Response: Existing building does not have a fire sprinkler system. A new engineered sprinkler system will be installed in both existing and proposed addition – see Upload document 007 for location of new fire sprinkler main.

Engineering Department - Reviewed by David McGirr

Ref 10 – Cycle 1 Comment from David McGirr

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: BC-SWM permit will be provided prior to issuance of the bldg. permit.

Ref 11 – Cycle 1 Comment from David McGirr

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

Response: The proposed improvements anticipate the disturbance of less than 1 ac and therefore this permit is not required. However, SWPP plans will be provided prior to issuance of the bldg. permit.

Ref 12 – Cycle 1 Comment from David McGirr

Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements, McNab Road.

Response: Civil Engineer has met with BC-HCED and due to minor impacts to ROW, they may or may not require a permit and confirmation and/or a permit will be provided prior to issuance of the bldg. permit.

Ref 13 – Cycle 1 Comment from David McGirr

Submit/upload a copy of the (BCOES) Broward County Water and Wastewater Service Utility permit or exemption for the proposed utility work.

Response: BC-WWS permit will be provided prior to issuance of the bldg. permit.

Ref 14 – Cycle 1 Comment from David McGirr

The site plan and the PGD plan sheet note the existing 36" drainage outfall on the north side of the property.

DRC

PZ24-1200016

10/16/2024

Response: Per the drainage as-built of the city's improvement project permitted under SWM2020-048-0, the installed 36" RCP and the outfall is located within the property to the north along the existing drainage easement

Ref 15 – Cycle 1 Comment from David McGirr

Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G), 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 was added to the landscape plan. See sheet LP-1. Note #1.

Ref 16 – Cycle 1 Comment from David McGirr

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. ****

Response: Noted.

Landscape - Reviewed by Wade Collum

Ref 17 – Cycle 1 Comment from Wade Collum

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 Upload Document 008 (updated Survey).

Ref 18 – Cycle 1 Comment from Wade Collum

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. Palm tree values will be based on the Cost Replacement method.

Response: See Upload Document 009 (Arborist Report) and 010 (tree disposition plan).

Ref 19 – Cycle 1 Comment from Wade Collum

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 Upload Document 009 (Arborist Report) and 010 (tree disposition plan).

Ref 20 – Cycle 1 Comment from Wade Collum

As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

Response: Mitigation trees are above and beyond the required trees. See Upload Document 011 (LP-1 showing Mitigation Calculations).

DRC

PZ24-12000016

10/16/2024

Ref 21 – Cycle 1 Comment from Wade Collum
Provide a detailed and accurate plant list

Response: A detailed and accurate plant list has been provided. See Upload Document 011 (LP-1).

Ref 22 – Cycle 1 Comment from Wade Collum
Provide VUA requirements as per 155.5203.D along West and north side at 1:30' and 1:40' respectively, inside of property line, street trees do not qualify towards this requirement.

Response: VUA requirements as per 155.5203.D along West and north side at 1:30' and 1:40' respectively, inside of the property line has been provided. See Upload Document 011 (LP-1).

Ref 23 – Cycle 1 Comment from Wade Collum
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: There are 50 required trees. 25 trees are required to be 16' tall. 34 trees 16' height or above are provided.

Ref 24 – Cycle 1 Comment from Wade Collum
Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 13.5' of landscape areas between a vehicular use area and an abutting building.

Response: A 13.5-foot landscape buffer is now provided on the north side of the addition. Please refer to Upload Document 014 (updated site plan). On the west side of the addition, we have provided a superior landscape design in 6.75' width planter. See Upload Document 011 (LP-1).

Ref 25 – Cycle 1 Comment from Wade Collum
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: We have provided a superior landscape design on the west side of the addition. This includes 16' height Alexander Palms, and two layers of shrubbery, Podocarpus hedge and Yaupon holly.

Ref 26 – Cycle 1 Comment from Wade Collum
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: See Upload Document 015 (A0.04 Site Details) for the building footing cross-section.

Ref 27 – Cycle 1 Comment from Wade Collum
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: We are keeping all the existing light fixtures and no new light fixtures are being proposed.

DRC

PZ24-12000016

10/16/2024

Ref 28 – Cycle 1 Comment from Wade Collum

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: See Upload Documents 014 (updated site plan) and 011 (LP-1). A landscape island has been provided at each end of every row of parking spaces and every 10 spaces. With a minimum of 8' wide and contain trees, sod, irrigation.

Ref 29 – Cycle 1 Comment from Wade Collum

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: See Upload Documents 014 (updated site plan) and 011 (LP-1). The added landscape island is now 120 square feet with a minimum dimension of eight feet.

Ref 30 – Cycle 1 Comment from Wade Collum

As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

Response: All vehicular use areas have existing curbing.

Ref 31 – Cycle 1 Comment from Wade Collum

Provide Street Trees at 1:40' as per 155.5203.G.2.c. on McNab and 31st.

Response: See Upload Document 011 (LP-1). Street trees at 1:40' as per 155.5203.G.2.c. on McNab and 31st has been provided.

Ref 32 – Cycle 1 Comment from Wade Collum

Show overhead and underground utilities on landscape plan.

Response: See Upload Document 011 (LP-1). Overhead and underground utilities on landscape plan are now shown.

Ref 33 – Cycle 1 Comment from Wade Collum

Provide soil specifications.

Response: See Upload Document 012 (LP-2). A soil specification is now provided: II. Planting Specifications, G. Planting Soil

Ref 34 – Cycle 1 Comment from Wade Collum

Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C

Response: See Upload Document 015 (A0.04 Site Details) for the dumpster enclosure detail.

Ref 35 – Cycle 1 Comment from Wade Collum

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, including ROW.

Response: The existing irrigation system will be modified for the addition. See Upload Document 013 (IR-1) which shows a scaled irrigation plan and notes a rust free, automatic underground irrigation system installed at all improved areas in accordance with requirements of the Building Code, including a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water whenever practicable and available, including ROW.

DRC

PZ24-12000016

10/16/2024

Ref 36 – Cycle 1 Comment from Wade Collum

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: See Upload Document 013 (IR-1). Bubblers have been provided for all new and relocated trees and palms.

Ref 37 – Cycle 1 Comment from Wade Collum

Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: See Upload Document 012 (LP-2). Planting details have been adjusted to only show sisal or other biodegradable material attached to tree trunk.

Ref 38 – Cycle 1 Comment from Wade Collum

Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.

Response: See Upload Document 012 (LP-2). Details and note have been adjusted to show root flare to be above or equal to surrounding grade and mulch not be placed against trunk.

Ref 39 – Cycle 1 Comment from Wade Collum

Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.

Response: See Upload Document 012 (LP-2). The planting detail has been corrected: III Methods of Installation, B. Excavation for Planting.

Ref 40 – Cycle 1 Comment from Wade Collum

If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

Response: See Upload Document 011 (LP-1). The note has been provided (City of Pompano Notes #1).

Ref 41 – Cycle 1 Comment from Wade Collum

Provide a mechanical equipment screening detail.

Response: See Upload Document 012 (LP-2). A mechanical equipment screening detail has been provided.

Ref 42 – Cycle 1 Comment from Wade Collum

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

Response: See Upload Document 011 (LP-1). Spreads of proposed shrubs and groundcover material so as to align with spacing has been provided and a note that plant spacing shall supersede plant quantity to fill the bed (City of Pompano Notes #2).

Ref 43 – Cycle 1 Comment from Wade Collum

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: See Upload Document 011 (LP-1). The note has been provided (City of Pompano Notes #3).

Ref 44 – Cycle 1 Comment from Wade Collum

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: See Upload Document 011 (LP-1). The note has been provided (City of Pompano Notes #4).

DRC

PZ24-1200016

10/16/2024

Ref 45 – Cycle 1 Comment from Wade Collum

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: See Upload Document 011 (LP-1). The note has been provided (Note #2).

Ref 46 – Cycle 1 Comment from Wade Collum

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: See Upload Document 011 (LP-1). The note has been provided (City of Pompano Notes #5).

Ref 47 – Cycle 1 Comment from Wade Collum

As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Response: See Upload Document 011 (LP-1). The note has been provided (City of Pompano Notes #6).

Ref 48 – Cycle 1 Comment from Wade Collum

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: See Upload Document 011 (LP-1). The note has been provided (City of Pompano Notes #7).

Ref 49 – Cycle 1 Comment from Wade Collum

Provide soil specifications in percentage form, i.e. 70/30

Response: See Upload Document 012 (LP-2). Soil specifications in percentage form, 50/50 has been provided. II Planting Specifications, G. Planting Soil.

Ref 50 – Cycle 1 Comment from Wade Collum

Correct Note #4 referencing No Existing Trees On Site.

Response: See Upload Document 011 (LP-1). The note has been provided (City of Pompano Notes).

Ref 51 – Cycle 1 Comment from Wade Collum

Show sod on the plan, including ROW, and in the plant list.

Response: See Upload Document 011 (LP-1). Sod on the plan including in disturbed areas of ROW is now showing on the plan and in the plant list.

Ref 52 – Cycle 1 Comment from Wade Collum

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

Response: Responses included herein.

DRC

PZ24-12000016

10/16/2024

Ref 53 – Cycle 1 Comment from Wade Collum
Additional comments may be rendered a time of resubmittal.

Response: Noted.

BSO - Reviewed by Anthony Russo

Ref 54 – Cycle 1 Comment from Anthony Russo

Development Review Committee Date Reviewed: 07-05-24 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000016 Name: 3081 W. McNab Rd. Address / Folio: 3081 McNab Rd., Pompano Beach, FL Type: Minor Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy P. Noble for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Text & Email; No Voicemail) Tuesday – Friday; 8 AM – 3 PM patrick_noble@sheriff.org M-(954) 709-7006 (Text & Email; No Voicemail) Monday – Thursday; 8 AM – 3 PM *** ATTENTION *** Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions: A. *** CPTED / SECURITY CONSULTANT *** The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials ____ B. *** DISCLAIMER *** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials ____ C. *** CPTED & SECURITY STRENGTHENING *** CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance. Initials ____ D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS *** "... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..." THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. Initials ____ E. ***PLEASE NOTE*** When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. Initials ____ F. *** PRELIMINARY APPLICATION REVIEWS (PAM) *** All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses. Initials ____ G. *** ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING *** Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer. Initials ____ H. *** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: *** Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required. Initials ____ I. *** LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO ____ Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the condition in the

DRC

PZ24-12000016

10/16/2024

law may also result in additional statutory penalties. Initials ____ J. *** ATTENTION VERY IMPORTANT *** Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder. Initials ____ L. ***BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM*** Please note that 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. Initials____ OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE SIGN FULL NAME: _____ PRINT FULL NAME: _____ ***STATED BELOW ARE THE SECURITY STRENGTHENING & CPTED CONDITIONS THAT MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL: *** A1. Natural Surveillance (Lighting) 1.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows. 2.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility. A2. Natural Surveillance – Security Strengthening 1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. 2.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs. A3. 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. 1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. 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 front desk, lobbies, the managers' office, etc. 2.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. 3.) 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. 4.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc. 5.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. B. Access Control – Security Strengthening 1.) 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. 2.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any). 3.) 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. 4.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such

DRC

PZ24-1200016

10/16/2024

as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms

- 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates: 2.) 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. 3.) Bottom gate clearances must be 8" above the ground. Purpose: 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. 4.) 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. 5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. 6.) Dumpster areas must be secured with Access Control and video surveillance. 7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

B2. Access Control – Security Strengthening for Key Control & Management Offices

- 1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe. 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system. 3.) A surveillance camera must monitor the office key storage area. 4.) Management office door must have a security viewer (door scope / peephole) or reinforced security window.

C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking

- 1.) Incorporate traffic calming devices to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways & exits that open directly into the vehicle lanes of travel. This also includes inside enclosed garages & covered parking areas. Some examples can be, but are not limited to traffic bollards, heavy planters, rumble strips, speed humps, changes in pavement type & pavement markings. etc. 2.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways. 3.) (Commercial, Industrial, Multi-family) Per Broward County Fire Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

D. Maintenance & Management – Security Strengthening

- 1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ 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 provide a portable activator 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. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc. 2.) 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. 3.) The number address signage / monument sign must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

E. Activity Support – Security Strengthening

- 1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. 2.) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open fre
- 3.) exten

DRC

PZ24-1200016

10/16/2024

bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating. ***Note*** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance. Additionally, the author of your CPTED NARRATIVE should provide their name & contact information on the document. This would help to expedite any necessary communication.

Response: Acknowledged. Architect will provide the CPTED narrative and incorporate Security Plan to comply as required as part of Permit submittal.

Saul Umana 07/09/24 remaining zoning comments for Pre-Application Meeting: Major Site Plan with Major Building Design

Survey: Shows FPL Easement / Drainage Easement (North)

1. **Review and Resubmittal:**

- This application is being reviewed as a Major Site Plan with Major Building Design.
- Upon resubmittal to the DRC, please provide written responses to all comments.
- Include a scale on the site plan.

Response: See responses herein. Scale included in the site plan.

2. **Zoning Data (022-AO-1 SP):**

- Add the setbacks to the zoning data.

Response: See Upload Document 014 (updated site plan) for setback data table.

3. **Screening (022-SP):**

- Show screening for the existing utilities in the front

Response: These are existing power and phone distribution boxes unrelated to the building, therefore screening is not applicable.

4. **Chain-Link Fence Inquiry:**

- Is there an existing chain-link fence at the front or within 15 ft of the right of way?

Response: No.

5. **Northern Area Space:**

- There is a space in the northern area that is not labeled. Could this be designated for outdoor storage in the future?
- This is I-1 zoning, and with the right landscaping buffers and site planning, this could become permanent outdoor storage. If not, simply add note that this is not intended for outdoor storage on the site plan.

DRC

PZ24-12000016

10/16/2024

Response: See Upload Document 014 (updated site plan). The open area is necessary for truck maneuvering and not intended for outdoor storage, note is added on site plan.

6. **Bike Racks Location:**

- Clarify the size of the bike rack location. Location is fine but double check the biking number needed.

Response: See Upload Document 014 (updated site plan). Bike parking layout has been revised.

7. **Parking Requirement:**

- Include a parking island for every 10 spaces in the site plan.
- All parking spaces to be double-stripped
- Any newly proposed parking space must contain a continuous curb

Response: See Upload Document 014 (updated site plan). Added a new landscape parking island. All parking spaces are now double-stripped.

8. **Facade Articulation:**

Ensure the elevations contain material and color callouts. Please note the following code design requirements.

Horizontal Articulation: Each street-facing building facade over 100 feet in width should be articulated with wall offsets, changes in facade color or material, or similar features to visually interrupt the wall plane, ensuring no uninterrupted facade exceeds 100 feet.

Response: See Upload Documents 018 thru 021 (Elevations). The proposed elevations comply.

- **Vertical Articulation:** Facades over 30 feet in height should incorporate changes in the wall surface plane, color, or material to visually interrupt the wall plane vertically, ensuring no uninterrupted facade exceeds 30 feet.

Response: The proposed facade height is 26'-10". The proposed elevations currently comply

- **Roof Line Variation:** Include variations in roof planes or in the height of a parapet wall at least every 60 feet along the facade.

Response: The proposed elevations have roof variations at every 60'.

Building Entrance:

- Each principal building should have clearly defined, highly visible primary entrances incorporating at least one design feature such as:
 - Canopy or portico
 - Roof overhang
 - Horizontal recess or projection
 - Arcade or arch
 - Peaked roof form

DRC

PZ24-12000016

10/16/2024

- Outside patio
 - Display window
 - Architectural tile work or moldings
 - Integrated planters or wing walls with landscaped or seating areas
 - Similar architectural features not found on the remainder of the facade
- Ground-level facades facing arterial or collector streets should not include overhead doors, sliding glass doors, removable panels, or similar types of doors.

Response: The existing building clearly defines the main entrance with its 16' 8" storefront and a proposed 4' deep aluminum canopy.

9. Building Facade Materials:

- The use of vinyl siding, aluminum siding, corrugated metal siding, other metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior facade material should be limited to parts of the building not visible from arterial or collector streets or adjacent residential areas.

Response: Noted.

10. Sustainable Design Options:

- All applications for Major Site Plan approval for multifamily residential, nonresidential, and mixed-use developments must incorporate a sufficient number of sustainable design options from Table 155.5802 to achieve the minimum required points:
 - Multifamily residential development: at least 10 points.
 - Nonresidential and mixed-use development in the Transit-Oriented (TO) district: at least 18 points.
 - Nonresidential and mixed-use development

Response: The following design features are being implemented for the new addition to achieve the required 12 sustainable points. Please refer to the revised sheets for compliance.

Hurricane Resistant Structures	The principal building is constructed to meet increased wind loads.	150 mph load minimum	4
		200 mph load minimum	8

Infill or Mixed Use Development	The development constitutes infill development and/or mixed use development.	4
---------------------------------	--	---

Overhangs	Overhangs are present on all south windows for energy efficiency purposes.	2
-----------	--	---

DRC

PZ24-12000016

10/16/2024

White Roof	All new roof surfaces shall be white TPO and existing roofing will be painted white.	2
------------	--	---

Should you have any questions or comment please contact the office.

Best regards:

Ricardo Rodriguez - HNM Architecture, LLC
3705 N. Federal Hwy.
Delray Beach, FL 33485(P)
561.733.22253

DRC

PZ24-12000016
10/16/2024