

SEE BELOW RESPONSES TO DRC COMMENTS - 24AUG24 - BY JAIME PLANA, ARCHITECT

File #: LN-605

DEVELOPMENT REVIEW COMMITTEE
Meeting Date: MAY 15, 2024

THERMOSET ROOFING CORP

Request:	Minor Site Plan
P&Z#	24-1200009
Owner:	500 NW12 Holdings LLC
Project Location:	500 NW 12 AV
Folio Number:	484234000685
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	4 (Beverly Perkins)
Agent:	Jaime M. Plana (planainternational@yahoo.com)
Project Planner:	Saul Umana (954-786-4662 / saul.umana@copbfl.com)

**Jaime
M
Plana**

Digitally signed by
Jaime M Plana
DN: c=US, o=Florida,
dnQualifier=A01410
D0000018A43D1093
B0000108A,
cn=Jaime M Plana
Date: 2024.09.14
20:47:31 -04'00'

Summary:

The applicant is seeking minor site plan approval for the enclosure of an existing porch loading dock with interior space on both floors. The applicant is also proposing for new enhanced landscaping and new architectural features to the façade.

Staff Conditions:

PLANNING

Plan Reviewer: Max Wemyss | max.wemyss@copbfl.com

Status: Pending Resubmittal

- Land Use for this parcel is Industrial (I). The proposed addition/use is not specified on the site plan. Please provide the proposed industrial use and the area of the existing and proposed addition. The total building area is 17,330 sf.
- The property does not appear to be platted. Obtain a Plat Determination Letter from the Broward County Planning Council. **NOT AVAILABLE**
- The property abuts NW 5th Street, NW 12th Ave, and NW 5th Court. The survey indicates that NW 5th St is 50 feet wide. **OK**

Chapter 100 of the Code of Ordinance requires a 60 foot right-of-way for non-residential streets. The ultimate right-of-way required shall be determined by the City Engineer. Otherwise, a 5-foot dedication shall be required for a total of 30 feet measured to the center line of the road. NW 12th Ave has the 80 feet it requires. Additionally, the survey provides a 10- foot dimension to the center line of NW 5th Court. The City identifies NW 5th Court as an alley which exceeds the minimum required to the center line of an alley. Finally, the property

does not abut a road identified by the Broward County Trafficways Plan.

-The City has sufficient capacity to accommodate the water and wastewater treatment demands of the proposed use.

ZONING

Plan Reviewer: Saul Umana saul.umana@copbfl.com

Status: Pending Resubmittal

- Submit a recorded copy of the Finalized Unity of Title for the two separate parcels.
SEE ATTACHED
- Correct the following on the Site Plan Data:
 - Total Pervious required is 20% or 5,411 **REVISED ON SPI**
 - Provide the activity/ use on the table with the required amount of parking spaces by use **REVISED ON SPI**
 - Provide the correct setback required. (I-1 General Industrial Regulations)
REVISED ON SPI
- Consult with Engineering regarding the sidewalk ramp extending onto the R/W line. Was this part of the approval from the BP20-4843? **YES**
- One portion of the parking lot is labeled as storage yard. Clarify if this area will be used as parking or as outdoor storage. **REVISED TO ONLY PARKING**
- This site plan does not have an approved outdoor storage on record. There are two requirements to clarify: Outdoor storage as an accessory is permitted; however, outdoor storage as a principal use requires Special Exception approval.
OUTDOOR STORAGE AS PRINCIPAL USE IS ONLY REQUESTED NEXT TO BUILDING
- Outdoor Storage as an Accessory Use: **NOT NEEDED**

The total area of outdoor storage areas shall not exceed 35 percent of the total gross floor area of the building(s) containing the principal use(s) of the lot.

A Type B perimeter buffer in accordance with Section [155.5203.F](#) https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zon_e/0-0-0-38742, Perimeter Buffers, shall be provided between the outdoor storage area(s) and all property lines. **ADDED TO LANDSCAPE PLANS**

- Outdoor Storage as an Accessory Use: **NOT NEEDED**
Perimeter buffers in accordance with Section [155.5203.F](#) https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zon_e/0-0-0-38742, Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a type C buffer provided between an outdoor storage area and

the front lot line, a type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a type A buffer provided between an outdoor storage area and any other side or rear lot line.

P224-12000009

10/16/2024

- Chain link fencing within 15 ft of a R/W is prohibited. **NO CHAIN LINK THIS AREA**
- New ADA parking space in the front - Consult with the Structural Team from Building regarding if this **REVISED PLAN FOR ADA PARKING SPACE IN SOUTH PARKING LOT**

location is appropriate. If possible, Zoning highly recommends the ADA parking to be located on the southern parking lot. **REVISED ACCORDINGLY**

- All new parking spaces required a landscaping parking end aisle per landscaping requirements. **CORRECTLY SHOWN**
- Specify/Clarify what is pervious area on the site plan.
- I. Wall Pack Lights **THEY ARE SHIELDED TO ILLUMINATE ONLY PAVEMENT OF STORAGE YARD**

Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting.

Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less. Clarify if the wall packs are being used to illuminate the Vehicular Use Areas.

- On the elevations, show the height measured to the flat roof and to the top of the parapet. SHOWN
- The following apply only to the new elevations of the addition facing a street: Entrance
 - Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one of the following design features to emphasize the importance of the entrance:
 - Canopy or portico; **ADDED CANOPY ROOF OVERHANG OVER FRONT DOOR**
 - Roof overhang;
 - Horizontal recess or projection; **BOTH PROJECTION AND OVERHANG**
 - Arcade or arch;
 - Peaked roof form;
 - Outside patio;
 - Display window;
 - Architectural tile work or moldings integrated into the design of the building facade;
 - Integrated planters or wing walls that incorporate landscaped area or seating areas; or
 - Similar architectural features not found on the remainder of the building facade.
- Facade Articulation

Each street-facing building facade shall be horizontally and/or vertically articulated to avoid long, blank wall planes, by meeting at least one of the following standards:

- Wall Plane Horizontal Articulation

Each facade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the facade plane), changes in facade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted facade does not exceed 100 feet. **FACADES LESS THAN 100 FEET, BUT ADDED COLOR BASE TO DIFFERENTIATE**

- Vertical Articulation

Each facade greater than 30 feet in height shall incorporate a change in the wall surface plane or in facade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted facade does not exceed 30 feet. **ADDED DIFFERENT COLOR BASE**

- On the elevations, provide material and color call outs. **COLORS PROVIDED IN TABLE**

LANDSCAPING

Plan Reviewer: Wade Collum | wade.collum@copbfl.com

Status: Pending Resubmittal

- Provide any previously approved landscape plan that may have bearing on this submittal. **Please see plan attached as required.**
- Provide evidence of approvals for the handicap spot being placed with the access crossing the loading zone. **To be coordinated with Architect and Zoning Department**
- Provide previous approvals for outdoor storage areas or be prepared to provide required buffers for the outdoor storage. **To be coordinated with Architect and Zoning Department**
- It appears the crux of required landscape is being shown in the ROW, please clarify, correct. **Street tree calculation has been updated on the number of proposed trees on ROW**
- Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. **Existing building and parking to remain as is with the exception of north side of site.**
- 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:
 - Palms must be provided in multiples (doubles or triples);
 - If palms and trees are combined, one row of shrubs can be provided;

- If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- If trees are provided, design must include a minimum of 2 species;
- Trees or palms must be a minimum of 14 feet in height;
- Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- Suspended pavements systems are provided for the adjacent vehicular use area.
- Show how requirements as per 155.5203.E., Building Base Plantings are being met.
See response on comment #5
- 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. **Parking to be coordinated with Architect for requirements compliance.**
- 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. **To be coordinated with Architect**
- As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. **Please see revised site plan showing curb**
- Verify understory tree count for Street Tree islands across the street at the parking lot, it looks like a lot. **Requirements will be adjusted to remove driveway from total lineal feet on street trees calculation**
- Verify if outdoor storage is being proposed in the parking area as this may need to be changed based on required parking counts and required buffers. **To be coordinated with Architect**
- 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. **Note has been added to plans as required**
- 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. **Note has been added to plans as required**
- 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. **Note has been added to plans as required**
- 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. **Note has been added to plans as required**

- All tree work will require permitting by a registered Broward County Tree Trimmer. **Note has been added to plans as required**
- Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. **This is the comment response**
- Additional comments may be rendered a time of resubmittal. **acknowledged**

FIRE

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

Status: Pending Resubmittal

() Provide Required Fire Flow Data for each proposed structure: 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. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) 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) **FIRE FLOW TEST BEING CONDUCTED, WILL BE READY FOR DRC MEETING**

() Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention. **HYDRANT TEST BEING CONDUCTED WILL BE READY FOR DRC MEETING**

() City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) **SECOND NORTH FIRE HYDRANT HAS BEEN LOCATED AND DISTANCE TO BUILDING SHOWN IN LIFE SAFETY SITE PLAN**

() Broward County Local Amendments: F-112.2.2 Industrial Occupancies. All existing industrial occupancies exceeding 15,000 square feet per floor.

Florida Fire Prevention Code 8th Edition, NFPA 1 ch13: **NOT REQUIRED**

13.3.2.26* New

storage

Occupancies.

13.3.2.26.1 High- Piled Storage.

An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 2500 ft² (232 m²) for the high-piled storage of combustibles.

NOT REQUIRED THIS PROJECT

13.3.2.26.2* General Storage. **NOT REQUIRED**

An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 12,000 ft² (1115 m²) for the storage of combustibles **THIS PROJECT DOES NOT HAVE 12,000 SF OF COMBUSTIBLE STORAGE**

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr |

David.mcgirr@copbfl.com Status:

Pending Resubmittal

4-19-24 **PREVIOUSLY BROWARD COUNTY PERMIT HAS BEEN RECEIVED AND SUBMITTED**

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

- Place note on landscape plan sheet 009 L-210 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. **NOTED ON LANDSCAPE PLAN**
- Show on plan sheet 018 C1 PGD the swale areas within the city right-of-way of NW 12 Ave and NW 5 St. having a 6" swale per city detail 305-1 **SEE NEW CIVIL PLAN**
- 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. **SEE APPROVED LICENSE**
- Prior to the approval of the City Engineering Division, the City's Planning and Zoning Division must approve these plans. **OK**
- Prior to the approval of the City Engineering Division, the City's Utilities Division must approve these plans. **OK**
- Place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.
- Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website. <https://www.pompanobeachfl.gov/government/engineering/standard-details>
NOT NEEDED, NO NEW WORK, PREVIOUSLY LICENSED
- Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices. **NOT NEEDED NO NEW EXTERIOR WORK THIS PROJECT**

- Irrigation plan sheet 012 L-300 shows private irrigation lines with the city road right-of-way which is not permitted. A separate tap and water service would be required to feed this property. **REMOVED FROM IRRIGATION PLAN**

On plan sheet 005 SP4 Off street parking show the paving calculation that you are not paving more than 50% of the city right-of-way on NW 5 Ct. **WE REMOVED OFF STREET PARKING ON NW 5 CT.**

Per CO 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby.

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.

**** 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. ****

UTILITIES

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

Status: Pending Resubmittal

- Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
- Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal. **SEE PERMIT UPLOADED.**
- Please submit a sedimentation and erosion control plan. **NOT NEEDED NO EXTERIOR WORK BEING PERFORMED**
- Please note on Landscape plan 009 L-210 that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees or site trees within established utility easements shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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 (verbatim).

BSO

Plan Reviewer: Anthony Russo | Anthony.Russo@sheriff.org

Status: Pending Resubmittal

Development Review Committee Date Reviewed: 04/26/24

Subject: CPTED and Security Strengthening

Report: PZ#: 24-1200009 Name: Thermoset

Roofing Corp

Address / Folio: 500 NW 12th

Av., Pompano Beach, FL Type:

Minor Site Plan

Reviewer: BSO Deputy Tony Russo for the City

of Pompano Beach Reviewer: BSO Deputy

Patrick Noble for the City of Pompano Beach

anthony_russo@sheriff.org

M-(561) 917-4556 (Email &/or Text Message; No Voicemail)

Tuesday - Friday; 8

AM - 3 PM

patrick_noble@sheriff.org

M-(954) 709-7006 (Email &/or

Text Message; 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:

ALL COMMENTS HAVE BEING INCORPORATED ON CPTED SITE PLAN

- *** CPTED / SECURITY CONSULTANT ***

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.

Initials JP

- *** DISCLAIMER ***

SAFETY AND SECURITY REVIEWS do 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.

Initials JP

- *** CPTED & SECURITY STRENGTHENING ***

CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance.

Initials JP

- *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS ***

“... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS...”

THIS REQUIRES BOTH SECURITY STRENGTHENING & CPTED TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials JP

- *** PRELIMINARY APPLICATION REVIEWS (PAM) ***

All comments made by the Broward Sheriff’s Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. Initials JP

- *** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: ***

Note: If EITHER the SECURITY STRENGTHENING AND 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 and narrative plans. DO NOT JUST SAY “ACKNOWLEDGED.!” Clearly stating “WILL COMPLY,” with a detailed description of HOW it will comply is required.

Initials WILL COMPLY - JP

- ***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 JP

- *** LATE-NIGHT BUSINESS NOW OR LATER? YES ___ OR NO X

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 and retrofit, must include the required conditions for a late-night business to legally open and operate. If a development project is authorized and completed without including all the late-night business safety and security conditions required by law, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly and disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials JP

SIGN FULL NAME: JAIME M. PLANA, ARCHITECT

ATTENTION IMPORTANT

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED DRAWING DIAGRAM & NARRATIVE PLAN FOR APPROVAL: ***

ALL THESE CONDITIONS HAVE BEEN ADDED TO CPTED DRAWING

- Natural Surveillance (Landscaping)
- Maintain 2' to 2.5' foot maximum height for all hedges, bushes,

low plants, and ground cover. Goal: Increase visibility & deter concealment.

- 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. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)

Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

- 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.

Goal: Deter 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.

A1. Natural Surveillance (Lighting)

- Lighting must comply with the Illuminating Engineering Society of North America “IESNA” G-1- 2022 “Guide for Security Lighting for People, Property, and Critical Infrastructure.”

- 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.

Goal: 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.

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

- 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

- 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.

Goal: To provide 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 financially costly &/or deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

- Designated ADA access ramps should 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, encourage vagrancy & provide concealment for other types of criminal activity i.e.: loitering, trespassing, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

- For Commercial, Industrial & Multifamily, install exterior stairwell risers (if any) that have a see-through design.

Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass, loitering & vagrancy.

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.

- 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."

- Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

- 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.

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

- 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.

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

- Access Control - Security Strengthening

- 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.

- 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 the theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

- 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 should be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such 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

- 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.
- 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.
- 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.

- 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.
- Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- Dumpster areas must be secured with Access Control and video surveillance.
- Enclosed trash rooms must be equipped with either constant lighting &/or a secured motion sensor photocell lighting system that will provide immediate illumination upon entry.

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

- 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.

- Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.
- A surveillance camera must monitor the office key storage area.
- Management office door must have a security viewer (door scope / peephole) or reinforced security window.

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

- (Only if applicable such as with an enclosed 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.
- For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka "piggybacking") by unauthorized users attempting to gain access into a private / restricted area without permission. (One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)
- (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)
- (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.
- (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
- Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel. This can include, but is not limited to inside enclosed garages, dumpster areas, loading zones, etc.
- Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.
- (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

- 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.

Purpose: Graffiti vandalism occurs frequently and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions & can sometimes be associated with gang activity. It can also incur costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

- Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.

Goal: To deter theft of utility services & deny use by vagrants, unauthorized users, 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.

- Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.

Goal: To deter theft of utility services & deny use by vagrants, unauthorized users, 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.

- 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 numbers stored for criminal investigation.

Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

- 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.

E. Activity Support - Security Strengthening

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

- 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 free Wi-Fi.

- Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design to deter unintended excessive loitering, trespassing, lying down, sleeping, vagrancy, etc.

- For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.

PZ24-12000009

10/16/2024

Note

Please issue DRC Comment 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

BUILDING DIVISION

Plan Reviewer: Todd Stricker |
todd.stricker@copbfl.com Status :
Authorized with Conditions

BLDG 4-17-24

THANK YOU FOR ADVISORY COMMENTS, WILL COMPLY WITH ALL COMMENTS BELOW

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status.

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. H/C Parking Access Through a Loading Zone Area.

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.

- 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
- 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).
- 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.
- 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.
- 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.

- 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.
- 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.