

212 NW 73<sup>rd</sup> Street  
Miami, FL 33150  
T | 786.409.3363  
[www.ma7er.com](http://www.ma7er.com)

RE: Project at 2233 E Atlantic Blvd.  
**Process Number PZ22-12000041**

June 12, 2023

City of Pompano Beach

To Whom it May Concern,

--

I'm writing this letter to serve as a guide for the revisions hereby submitted. Please let us know if we can further clarify.

#### **PLANNING**

##### **1-Comment:**

-Land use for this parcel is ETOC. An application requesting to construct 4 new studio units, 1,500 square feet of retail/commercial. The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit.

**RESPONSE: 4 STUDIO UNITS TAKEN OUT. RESIDENTIAL UNITS ARE NO LONGER BEING PROPOSED. COMMERCIAL RETAIL SPACES PROPOSED.**

##### **2-Comment:**

-The property was platted in the Miami Dade Records prior to June 4, 1953. Provide a platting determination letter from Broward County Planning Council, confirming whether or not platting would be required for this development prior to building permit approval.

**RESPONSE: PLATTING DETERMINATION LETTER SUBMITTED.**

##### **3-Comment:**

-Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.

**RESPONSE: RESIDENTIAL UNITS ARE NO LONGER BEING PROPOSED. COMMERCIAL RETAIL SPACES PROPOSED.**

##### **4-Comment:**

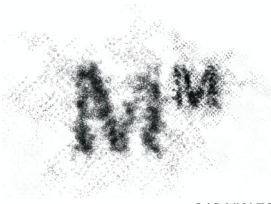
-The city has sufficient resource capacity to accommodate the proposal.

**RESPONSE: NOTED.**

##### **5-Comment:**

-Applicant may submit to DRC for a formal review.

**RESPONSE: DRC SUBMITTED.**



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## **ENGINEERING DEPARTMENT**

[david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

### **1-Comment:**

Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

**RESPONSE: Permit will be applied for and obtained.**

### **2-Comment:**

Submit / upload Civil plans. The submittal does not appear to propose new off-site water and/ or sewer connections for eh new bldg. Please submit a civil drawing showing in detail proposed off-site water and/or sewer connections for the structure indicate if no new water and/or sewer services are required. Please correct.

**RESPONSE: Refer to Utilities Plan Sheet C4.00 for new off-site water and sewer connections for the new building.**

### **3-Comment:**

Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

**RESPONSE: NOTED**

### **4-Comment:**

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

**RESPONSE: NOTED**

### **5-Comment:**

The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com).

**RESPONSE: NOTED**

### **6-Comment:**

Show on landscape plans 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 the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

**RESPONSE: REFER TO NEW LANDCAPE PLAN.**

### **7-Comment:**

Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**RESPONSE: Please refer to Details sheet C.500, C.500A and C.500B for off-site water and sewer connections.**

**DRC**

2

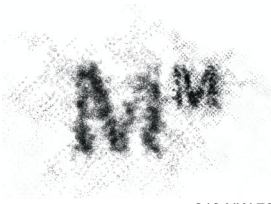
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**DRC**

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#### **8-Comment:**

Please note on civil plans when submitted that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in Current Project - Department Review Status with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

***RESPONSE: Refer to Utilities Plan Sheet C4.00 for Note regarding how to retire old laterals.***

#### **FIRE DEPARTMENT**

[jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

#### **1-Comment:**

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: Refer to Fire Hydrants Plan Sheet C4.00A for approximate locations of existing Fire Hydrants and proposed water mains in the area.***

#### **2-Comment:**

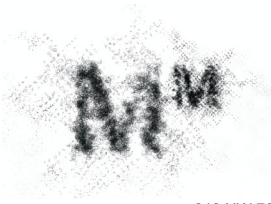
Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24)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

***RESPONSE: See attached Hydrant Flow Test.***

#### **3-Comment:**

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.

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.



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**RESPONSE: Refer to Fire Hydrants Plan Sheet C4.00A for approximate locations of existing Fire Hydrants and minimum required distance between them and the new building.**

**4-Comment:**

Provide on civil/site plan proposed location of backflow /meter assembly and Fire Department Connection for required supervised fire sprinkler system for proposed building. NFPA 101(2018) Ch 30 sec. 30.3.5.

**RESPONSE: Refer to Utilities Plan Sheet C4.00 for proposed location of backflow / meter assembly and Fire Department connection to the new building.**

**5-Comment:**

Provide a proposed life safety/egress plan for first and second floor. Must meet minimum requirements for egress of residential units above a non-residential space. Please refer to NFPA 101 Life Safety 2018 Edition Chapter 30 Apartments.

**RESPONSE: RESIDENTIAL UNITS ARE NO LONGER BEING PROPOSED. COMMERCIAL RETAIL SPACES PROPOSED. REFER TO SHEET LS.01 FOR LIFE SAFETY PLAN.**

**UTILITIES**

[nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

**1-Comment:**

Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

**RESPONSE: NOTED**

**2-Comment:**

Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.

**RESPONSE: Permit will be applied for and obtained**

**3-Comment:**

Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.

**RESPONSE: Permit will be applied for and obtained**

**4-Comment:**

Please procure an FDEP permit for the proposed domestic water system. Required during official e-plan submittal.

**RESPONSE: Permit will be applied for and obtained**

**5-Comment:**

Please submit a civil stating the total site water consumption in (GPD) gallons per day.

**RESPONSE: 1000 SF = 37(gpd/unit) therefore 3000 SF = 111(gpd).**

**6-Comment:**



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Please submit a civil plan stating the total wastewater discharge from the site in (GPD) gallons per day.

**RESPONSE: 1000 SF = 37(gpd/unit) therefore 3000 SF = 111(gpd).**

**7-Comment:**

The submittal does not appear to propose new off-site water and/ or sewer connections for the new bldg. Please submit a civil drawing showing in detail proposed off-site water and/or sewer connections for the structure indicate if no new water and/or sewer services are required. Please correct.

**RESPONSE: Refer to Utilities Plan Sheet C4.00 for new off-site water and sewer connections for the new building.**

**8-Comment:**

Please show and/or note on a civil plan that any existing and unutilized water services or sewer laterals to the lot must be terminated at the main per City specification by the owner.

**RESPONSE: Refer to Utilities Plan Sheet C4.00 (Engineer Notes # 3) for note regarding the existing water services or laterals.**

**9-Comment:**

Please note on Landscape plan 013 L-1 Landscape Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees 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.

**RESPONSE: The note & detail, as per the City of Pompano Beach have been added to the landscape plans. See Sht. L0.06.**

**10-Comment:**

Please attach the following 2022 City Engineering Standard Details that apply as per the design. City Engineering Standard details can be obtained from the following link:  
<https://www.pompanobeachfl.gov/government/engineering/standard-details>

**RESPONSE: Please refer to Details sheet C.500, C.500A and C.500B for 2022 City Engineering Standards Details.**

**ZONING**

[Lauren.Gratzer@copbfl.com](mailto:Lauren.Gratzer@copbfl.com)

**1-Comment:**

This project is being reviewed under the standards for the TO/EOD and the site as a whole must come into compliance for all requirements, not just the new building.

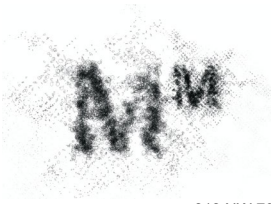
**RESPONSE: NOTED.**

**2-Comment:**

The properties must be unified as one prior to building permit approval.

**RESPONSE: THE PROPERTIES WILL BE UNIFIED PRIOR TO PERMIT.**

**3-Comment:**



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Verify the survey has the accurate property line locations. In reviewing the Broward County Property Appraiser (BCPA) map, it appears the property lines are in a different location than shown on the survey. Additionally, BCPA shows the southeast corner as a point, opposed to curved as shown on the survey. Likewise, BCPA shows there has been a ROW dedication along the southern property line.

**RESPONSE: THE SURVEY HAS THE CORRECT PROPERTY LINES AS PER BCPA. SEE ATTACHED SURVEY AND DOC.**

**4-Comment:**

The setbacks provided on the site plan data table chart are not clear where they are coming from and do not appear to be accurate. This site is being developed as one, therefore, the setbacks shall be taken from the existing buildings on site (those points nearest to the property lines). In this chart call out the side of the property for each setback (north, south, east, and west) and clearly call out the setbacks on the site plan itself. Note, on a corner lot the front lot line shall be the shorter of the lot lines abutting a street, unless indicated differently on a previously approved site plan. Therefore, NE 23 Ave is the front lot line and Atlantic Blvd is the street side yard setback.

**RESPONSE: SEE UPDATED ZONING SETBACKS IN SHEET A-1.**

**5-Comment:**

The front and street side setbacks for properties within the Core sub area of the EOD is a minimum of 0' and a maximum of 20'. Correct this information on the zoning information chart on the site plan.

**RESPONSE: SEE UPDATED ZONING SETBACKS IN SHEET A-1.**

**6-Comment:**

Provide the square footage of each building (existing and proposed) on the zoning information chart of the site plan.

**RESPONSE: Building square footages has been added. Refer to zoning chart on A-1.**

**7-Comment:**

The landscape islands shall be revised to correspond to the length of the adjacent parking spaces. Increase the island in the northeast corner and shorten the islands to the west of this. Each landscaped island shall be at least five feet wide per the modified landscape standards of 155.3501.J.2.b.

**RESPONSE: 5' wide landscape islands has been provided. See revised A-1 Site Plan.**

**8-Comment:**

Landscape islands are required at the beginning and end of each row of 10 spaces. Break up the spaces labeled 1-12 and provide landscape islands at the west end of this parking area.

**RESPONSE: Landscape islands has been provided. See revised A-1 Site Plan.**

**9-Comment:**

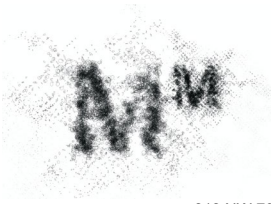
Wheel stops are not permitted (155.5102.C.9). Remove these from the plans and provide a continuous curb with a two-foot overhang.

**RESPONSE: Wheels stops has been removed. See revised parking on A-1 Site Plan.**

**10-Comment:**

Clarify the proposed size of parking spaces 27-30. All parking shall be 18'x9'. The stall shall measure 16' long with a 2' overhang beyond the curb. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.

**RESPONSE: All parking spaces are 9'X18'. 16' with 2' overhand. See revised parking on A-1 Site Plan.**



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**11-Comment:**

All parking shall be double striped (155.5102.C.4). Make this note on the site plan.

**RESPONSE: Note added on A-1 Site plan.**

**12-Comment:**

Clarify if there will be loading areas for the commercial spaces, per code section

155.3501.I.3. Loading

Loading for properties within the TO District shall comply with the standards for off-street loading in Section 155.5102.M, Loading Area Standards. In addition, properties within the TO District shall provide loading on-site. Where it is not feasible to provide loading on-site, loading shall be permitted off an alley/service road. Where an alley/service road is not existing, proposed, or feasible, loading shall also be permitted on-street subject to the following conditions:

- a. An On-Street Loading Plan, subject to Minor Site Plan approval, is approved. The On-Street Loading Plan shall demonstrate the location of the loading berth(s), the hours for loading and unloading, and a list of the uses in abutting properties and their respective hours of operation; and
- b. The on-street loading area shall not be located along building frontages; and
- c. The on-street loading area shall be located along a tertiary street in the area designated for on-street parking in the public right-of way; and
- d. The hours of loading and unloading, as demonstrated in the On-Street Loading Plan, do not create a conflict with the current or proposed uses on abutting properties. Should the hours of loading and unloading create a conflict with current or future uses on abutting properties, the on-street loading plan shall be revised and/or revoked accordingly.

**13-Comment:**

The site plan shows areas as green space where as on the landscape plan they are not landscaped. Revise the site plan and landscape plan to show the same information.

**RESPONSE: SEE REVISED LANDSCAPE PLAN.**

**14-Comment:**

There are no pervious front yard requirements. The information chart on the bottom left of the site plan can be removed. However, the pervious diagram can remain as it is a helpful diagram.

**RESPONSE: PERVIOUS DIAGRAM TAKEN OUT.**

**15-Comment:**

Provide elevations for all sides of the proposed building and the existing buildings. Clarify where the residential access will be for the second floor of the new building. Will there be an exterior stairwell or will access be from the interior of the building? Per 155.3501.O.2.f., the primary entrance to the upper levels of mixed-use building shall be from a public right-of-way. Note that residential lobby entrances can be up to 50% of frontage (155.3708.E.1).

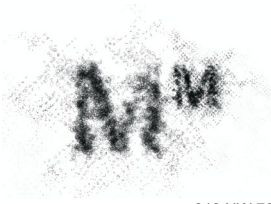
**RESPONSE: RESIDENTIAL UNITS ARE NO LONGER BEING PROPOSED.**

**COMMERCIAL RETAIL SPACES PROPOSED. NO SECOND FLOOR PROPOSED. FOR ELEVATIONS, REFER TO SHEET A3.01.**

**16-Comment:**

Provide the fenestration calculations for the building façades of all four buildings facing a street (the southeast building has two elevations facing a street). Active uses located along the ground floor of a building shall have a transparent clear glazed area of not less than 70% of the facade area (155.3501.O.2.h.ii.d). The glazed area shall have a minimum visible light transmittance of 75% and a maximum reflectance of 15%. The glazed area shall be designed to allow view of an interior space at least five feet deep (e.g. transparent openings may include traditional storefront display windows, but not merely glass display





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cases). The view into a commercial use shall not be permanently obstructed by screens, shades, shutter or opaque films applied to the glazing.

**RESPONSE: THE PROPOSED BUILDING HAS 71.9% TRANSPARENT CLEAR GLAZED AREA. REFER TO DIAGRAM ON SHEET A0.06. THE EXISTING BUILDINGS ARE EXISTING TO REMAIN. NO WORK BEING DONE.**

**17-Comment:**

Provide the height from grade of the windows for the south building façade. Ground floor window sills shall be placed at a maximum height of 24 inches above grade (155.3501.O.2.h.ii.e).

**RESPONSE: THE WINDOWS ARE 24" ABOVE. SEE SHEET A3.01 FOR ELEVATION.**

**18-Comment:**

Areas intended for commercial uses on the ground floor of all non-residential and mixed-use buildings shall be a minimum of 12 feet in height from grade (155.3709.D.2.a). Increase the ground floor height.

**RESPONSE: THE PROPOSED BUILDING IS NOW ONE STORY WITH DOUBLE HEIGHT CEILING.**

**19-Comment:**

Identify the canopies that extend from the buildings on the site plan. Include the dimensions.

**RESPONSE: CANOPY DIMENSIONS ADDED ON SITE PLAN AND PLANS. REFER TO SHEETS A0.05 AND A1.01.**

**20-Comment:**

Unlike other zoning districts, the TO district is a form based district that includes a list of permitted building typologies. All new buildings shall conform to one of the permitted building typologies (155.3501.O.4). The building typologies are demonstrated in the Building Typology and Placement Regulating Diagrams. The diagrams provide a schematic representation of the various building typologies and demonstrate the required setbacks, lot standards, and profiles of structures. Existing buildings which do not fit a prescribed typology shall follow the standards Current Project - Department Review Status required for the Flex building typology. Per the Flex Building Typology standards, all mixed-use developments with residential dwelling units shall reserve a minimum of 10% of the site for common, private open space. See section 155.3501.K.3.

**RESPONSE:**

**21-Comment:**

Live oaks shall line Atlantic Blvd per the TO/EOD Designated Publicly Accessible Open Space and Urban Greenway System regulating plan (155.3709.H). Add these to the landscape plan.

**RESPONSE: Atlantic Blvd. currently has (4) Bridal Veil trees & (1) Sylvester Palm. A live oak has been added to the Right of Way. See Sht. L0.05.**

**22-Comment:**

Provide a floor plan with the layout and breakdown of size for each proposed residential unit. Clarify the number of bedrooms per unit. Per table 155.3709.I.4, the minimum square footage for an efficiency unit is 450 SF. The minimum square footage for a 1 bedroom is 575 SF.

**RESPONSE: RESIDENTIAL UNITS ARE NO LONGER BEING PROPOSED. COMMERCIAL RETAIL SPACES PROPOSED.**

**23-Comment:**

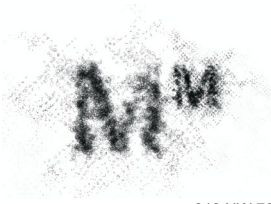
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Provide the width of the pedestrian walkways surrounding the buildings, on the interior of the site. These shall be at least 7' wide per 155.5101.1.3.

**RESPONSE: PEDESTRIAN WALKWAYS ARE AT LEAST 7' WIDE.**

**24-Comment:**

Except for parking areas serving single-family, two-family, triplex, fourplex, and mobile home dwellings, all off-street parking and loading areas shall be arranged so that no vehicle is required to back out from such areas directly onto a street (155.5102.C.3.b). Revise the proposed parking on NE 23 Ave to be parallel consistent with the street cross section, subject to the Engineering Division's approval.

**RESPONSE: PARKING ON NE 23 AVE HAS BEEN CHANGED TO PARALLEL PARKING.**

**25-Comment:**

Developments containing more than one principal institutional or commercial use shall provide parking spaces in an amount equal to the total of the requirements applied to all individual principal uses (155.5102.D.3.a). Provide a parking calculation breakdown of all the nonresidential uses on the site per the parking calculation found in table 155.5102.D.1: Minimum Number of Off-Street Parking Spaces. Note, there are no EOD reductions available for the eating and drinking establishment uses of this project. Remove this information from the parking table on the site plan (155.3709.I.5.C.2.c).

The new residential parking calculations are as follows: Multifamily dwellings in the core and center sub-area: Multifamily dwellings shall provide a minimum of one off-street parking space per unit or one off-street parking space per 1,000 square feet of gross floor area or fraction thereof, whichever is greater.

**RESPONSE: RESIDENTIAL UNITS ARE NO LONGER BEING PROPOSED. COMMERCIAL RETAIL SPACES PROPOSED. PARKING CALCULATIONS HAVE BEEN UPDATED.**

**26-Comment:**

Provide a signed and sealed floor plan of all existing buildings. Identify the business operator of each unit and that unit's square footage as well as the maximum occupancy of the customer service areas as necessary for the parking requirements. Additionally, provide the number of bedrooms for all existing residential units.

**RESPONSE: EXISTING FLOOR PLANS ADDED. REFER TO SHEETS A1.01 TO A1.02.**

**27-Comment:**

All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area (155.5102.L). Such racks or lockers shall be located inside the building served or within 100 feet of a primary entrance to the buildings served (155.3501.I.h. Bicycle Parking).

**RESPONSE: 12 BICYCLE RACKS PROVIDED.**

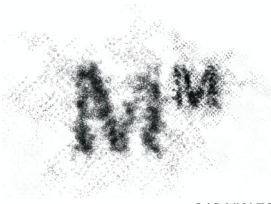
**28-Comment:**

Section 155.5802. Mixed-use developments in the TO must achieve at Current Project - Department Review Status least 18 points from the Sustainable Development Point table for Options and Points. Provide a detailed list of the proposed options for the development.

**RESPONSE: REFER TO SHEET A1.01 FOR SUSTAINABLE DEVELOPMENT CHART.**

**29-Comment:**

There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with



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either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened.  
**RESPONSE: ALL EXISTING BUILDINGS, THE MECHANICAL EQUIPMENTS ARE ON THE ROOF. THE PROPOSED BUILDING WILL HAVE MECH EQUIPMENTS ON ROOF. REFER TO A1.03 ROOF PLAN. AS PER (155.5301.A.2 EXEMPTIONS) NO SCREEN WAS PROVIDED. THE MECHANICAL UNITS ARE NOT VISIBLE FROM THE STREET OR AT GROUND LEVEL.**

**30-Comment:**

Provide a detail of the dumpster enclosure. It shall be screened on three sides with a solid view-screening fence that is at least six feet high and on the fourth side with a solid view-screening gate. Commercial containers shall be located so as to be substantially hidden from view from the adjacent property and the public rights-of-way (155.5301.C.1.b).

**RESPONSE: DUMPSTER ENCLOSURE DETAIL ON SHEET A5.01.**

**31-Comment:**

A photometric plan that meets the requirements of section "155.3501.M.TO District Exterior Lighting Standards" shall be submitted for DRC.

**RESPONSE: PHOTOMETRIC PLAN SUBMITTED.**

**32-Comment:**

Provide the offsite improvements within the right of way along NE 23 Ave and along Atlantic Blvd, per the EOD Street Diagrams, section 155.3709.F.2. Coordinate with the Engineering Division on this requirement.

**RESPONSE:**

**33-Comment:**

If the proposed development is expected to generate less than 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street, a traffic study is not required unless the city determines that a traffic study is necessary due to special circumstances. If the proposed development is expected to generate more than 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street then a traffic study is required. Cost recovery fees will be charged to the applicant for evaluation of the required traffic analyses (155.3709.J). Please verify that the proposed project will not exceed 100 trips per peak hours.

**RESPONSE: THE PROPOSED DEVELOPMENT DOES NOT GENERATE 100 EXTERNAL TRIPS PER HOUR. THE PROPOSED SPACE ARE 2 RETAIL SPACES.**

**34-Comment:**

Each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees per Chapter 154 (155.3709.K).

**RESPONSE: RESIDENTIAL UNITS ARE NO LONGER BEING PROPOSED. COMMERCIAL RETAIL SPACES PROPOSED.**

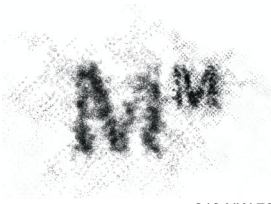
**35-Comment:**

Verify the building height is measured from the average finish grade in front of the building on the elevations (155.9401.G). Clarify the height of the building as measured in accordance with this section.

**RESPONSE: BUILDING HEIGHTS SHOWN ON SHEET A3.01 ELEVATIONS.**

**36-Comment:**

Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be planned



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underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

**RESPONSE: noted.**

#### **LANDSCAPE REVIEW**

[wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

##### **1-Comment:**

Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

**RESPONSE: The electrical service lines to the existing & proposed buildings have been added to the landscape plans. See sht. L0.05.**

##### **2-Comment:**

Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203 3.

**RESPONSE: The landscape Architecture firm of H.L. Martin, Landscape Architect, has prepared the plans for this submittal.**

##### **3-Comment:**

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: The tree survey is provided on the Survey & on the Tree Survey/Disposition Plan prepared by the Landscape Architect. A site visit & tree survey was conducted by the Landscape Architect. Please refer the Tree Survey /Disposition Plan on sht. L0.07.**

##### **4-Comment:**

Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

**RESPONSE: A Certified Arborist has not been retained for this submittal. The tree appraisals will be provided with the next submittal. The tree identification, status, critical root zones, size & conditions are as per the LA's site visit.**

##### **5-Comment:**

Show existing tree numbers on the landscape plan for trees to remain

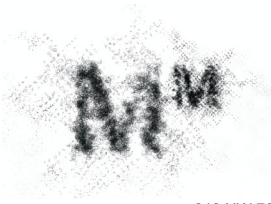
**RESPONSE: The existing tree numbers are indicated on sht. L0.05**

##### **6-Comment:**

Appears that on street parking is being proposed in areas of large existing trees. On street parking is not required, consider altering the plan to retain the trees.

**RESPONSE: The existing trees are within the private property. The Site Plan indicates on street parking. Comment should be addressed to the architect.**

##### **7-Comment:**



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Provide a graphic scale on landscape plan.

**RESPONSE:** *The graphic scale is provided on shts. L0.05, L0.07, L0.08, & IR0.05*

**8-Comment:**

Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

**RESPONSE:** *The Site Data table is provided on sht. L0.005. The required open space tree calculation is provided.*

**9-Comment:**

Provide VUA perimeter requirements as per 155.5203.D along the West and North sides @ 5 wide \*

**RESPONSE:** *The 5' wide VUA perimeters are provided on the Site Plan & Landscape Plan.*

**10-Comment:**

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 5' wide and contain trees, sod and irrigation. With suspended pavement to meet soil volume requirements.

**RESPONSE:** *The site plan provided to the landscape architects is in concurrence with the requirements of 155.5203.D.4.*

**11-Comment:**

As per 155.2709.F.2, provide street trees at 1 per 25'.

**RESPONSE:** *There are existing trees & 1 exist. palm along Atlantic Ave to remain. There on center dimensions are provided, including the new live oak, are indicated on sht. L0.05.*

**12-Comment:**

As per 155.3501.K.5.a.i. Provide Oak trees along Atlantic Blvd. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan.

**RESPONSE:** *One Live Oak has been specified for the R/W of Atlantic Blvd, in concurrence with TO designation.*

**13-Comment:**

As per 155.3501.K.5.d street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.

**RESPONSE:** *The proposed Live Oak Street Tree for Atlantic Ave has been specified at 24' oa ht. See Plant List on L0.05 & L0.06.*

**14-Comment:**

As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas.

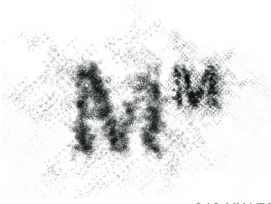
**RESPONSE:** *The suspended pavement system (Silva Cells) is indicated at all of the proposed tree locations. See Sht. L0.05.*

**15-Comment:**

Provide Street Trees at 1:40' as per 155.5203.G.2.c. along NE 23<sup>rd</sup>.

**RESPONSE:** *There are two proposed Street trees for NE 23rd Avenue. They are located in the only spaces available, due to the proposed On Street Parking.*

**16-Comment:**



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Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for all proposed planters and sidewalk and paver areas.

**RESPONSE: Silva Cells have been specified, the quantities & spec. are indicated on sht. L0.05, & L0.06.**

**17-Comment:**

Provide a structural soil detail for trees/palms proposed in sidewalk and or paver areas;

<http://thefield.asla.org/2014/01/30/structural-soil-part-1/>;

<http://thefield.asla.org/2014/02/19/structural-soil-part-2/>

**RESPONSE: Structural Soil note & required volume calculation has been indicated on the landscape plan. See Sht. L0.05.**

**18-Comment:**

Provide details specifying underground self-contained tree/palm guying systems such as the Platypus for large species trees/palms proposed on sidewalk and pedestrian access areas.

**RESPONSE: The note has been added to the City of Pompano Beach's notes on Sht. L0.06.**

**19-Comment:**

If applicable, the City would prefer the use of a cold applied, poured in place tree grate system in lieu of metal tree grates. This is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.

**RESPONSE: The R/W hardscape layout has been designed to match the existing layout which is a continuous planting area with minor 'bump outs' in correlation to the existing tree locations. The design does not allow for the placement of Addapave or similar material that would be specified in a tree well (planting pit.)**

**20-Comment:**

Provide a 5' wide landscape strip along North and West perimeter. (155.3501.J.2 and 155.5203.D.2.c)

**RESPONSE: The Site plan provided to the landscape architect contains the 5' landscape strip along the north & west property lines. Dimensions have been included on the landscape plan**

**21-Comment:**

Provide minimum soil volume square footage for suspended pavement systems as per 155.3501.J.3.a.

**RESPONSE: The soil volume calculations are provided, in concurrence with the Soil Volume Chart, 155.35601.J.3.a.**

**22-Comment:**

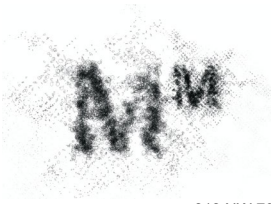
Provide suspended soil system sheet for all trees adjacent to VUA w/soil volume calculations.

**RESPONSE: Silva Cells are proposed under the new sidewalk area along Atlantic Ave & the new asphalt parking lot & on street parking areas along NE 23 Avenue. The proposed soil volume calculations are provided for each area**

**23-Comment:**

As per 155.5203.provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.

**RESPONSE: Simpson Stopper trees are proposed along the north PL, VUA buffer- due to the presence of overhead power lines.**



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**24-Comment:**

Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

**RESPONSE:** *The elevation sht. will be provided with the next submittal.*

**25-Comment:**

Provide an elevations sheet as the height of the trees are based on building height.

**RESPONSE:** *Repeated comment. See 24 Response.*

**26-Comment:**

As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' / 16' tall and palms to be 18' / 22' OA, please adjust.

**RESPONSE:** *The proposed trees are specified as 14' oa ht. There is (1) Live Oak proposed for the R/W that is specified at 24' oa ht. There are no palms proposed.*

**27-Comment:**

Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas between a vehicular use area and an abutting building.

**RESPONSE:** *Please see the landscape calculations table on sht. L0.06. The VUA landscape requirements are shown. The VUA landscape dimensions are indicated on the landscape plan. Sht. L0.05.*

**28-Comment:**

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

**RESPONSE:** *Building Base Plantings are provided in the available planting spaces. See Sht. L0.05.*

**29-Comment:**

As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

**RESPONSE:** *There are no light poles indicated on the Site Plan / Base plan that was supplied to the Landscape Architect*

**30-Comment:**

As per 155.3501.K.5.a.i. a minimum of 50% of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees.

**RESPONSE:** *There are (4) existing shade trees, (3) proposed shade trees & (1) exist Sylvester Palm. The shade tree total exceeds 50% (90% prov'd). Flowering trees are not an option due to the presence of adjacent exist. Black Olives & Mahogany trees.*

**31-Comment:**

As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

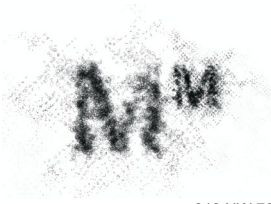
**RESPONSE:** *The irrigation plan is included with this submittal. See Sht. IR0.05. The plan includes the coverage note, rain sensor, as per the requirements of the Florida Building Code*

**32-Comment:**

Bubblers will be provided for all new and relocated trees and palms.

**RESPONSE:** *Bubblers have been provided for all of the proposed trees. The proposed tree (symbol) are shown on the irrigation plan. See Sht. IR0.05.*





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**33-Comment:**

Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

***RESPONSE: The note has been added. See sht. L0.06. The proposed VUA perimeter trees are specified at 14' oa ht.***

**34-Comment:**

Provide landscape Notes and Details sheets.

***RESPONSE: The landscape Notes and Details are included. See sht. L0.06.***

**35-Comment:**

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: The note has been added. See sht. L0.06.***

**36-Comment:**

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: The note has been added to the Tree Protection Sht. L0.07.***

**37-Comment:**

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: The note has been added to the Tree Protection Sht. L0.07.***

**38-Comment:**

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

***RESPONSE: There are no proposed relocations of existing plant material. A Certified Arborist has not been retained for this submittal.***

**39-Comment:**

Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

***RESPONSE: The note has been added. See sht. L0.06.***

**40-Comment:**

Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

***RESPONSE: The note has been added. See sht. L0.06.***





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**41-Comment:**

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

**RESPONSE: The note has been added. See sht. L0.06.**

**42-Comment:**

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

**RESPONSE: The comment responses are included with this submittal.**

**CRA**

[kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com)

The CRA is general support of construction of the 3,000 sq ft mixed use project. Placement is between existing structures that are in need of exterior improvements. Would recommend they contact the CRA regarding the Facade and Business Site Improvement Program to discuss grant opportunities for exterior improvements to existing structures. Would recommend they present their project to the East CRA Advisory Committee.

**RESPONSE: NOTED. EXTERIOR IMPROVEMENTS HAS BEEN MADE.**

**WASTE MANAGEMENT**

[beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)

**1-Comment:**

On a separate trash collection and circulation plan, please show all turning radii (measured in feet) along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.

**RESPONSE: AS PER MEETING WITH RUSSELL KETCHEM, TRASH COLLECTION ON NE 23RD AVE HAS BEEN AGREED UPON.**

**2-Comment:**

The site plan should allow ample room for a service truck to access the dumpsters, collect the garbage, turn around and exit the property. Backing out a service truck onto NW 23 Avenue is not acceptable.

**RESPONSE: AS PER MEETING WITH RUSSELL KETCHEM, TRASH COLLECTION ON NE 23RD AVE HAS BEEN AGREED UPON.**

**3-Comment:**

The dumpsters and/or enclosures shown on the site plan cannot be stacked. They can be placed side by side. Both must be accessible by truck in the vehicular use area for collection.

**RESPONSE: AS PER MEETING WITH RUSSELL KETCHEM, TRASH COLLECTION ON NE 23RD AVE HAS BEEN AGREED UPON. THERE IS A 6' HIGH FENCE ENCLOSURE AROUND THE DUMPSTERS.**

**BUILDING DIVISION**

[james.demars@copbfl.com](mailto:james.demars@copbfl.com)

**1-Comment:**

FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

**RESPONSE: NOTED.**

**2-Comment:**

**DRC**

16

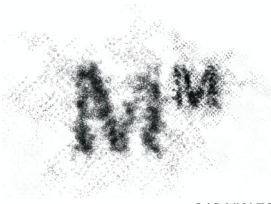
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**DRC**

PZ22-12000041

07/19/2023



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FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

**RESPONSE: NOTED.**

**3-Comment:**

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.

**RESPONSE: NOTED.**

**4-Comment:**

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.

**RESPONSE: NOTED.**

**5-Comment:**

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.

**RESPONSE: NOTED.**

**6-Comment:**

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.

**RESPONSE: REFER TO SHEET LS.01 LIFE SAFETY PLAN.**

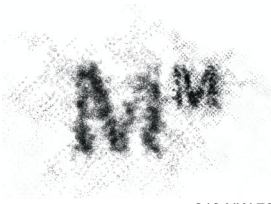
**7-Comment:**

FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

**RESPONSE: REFER TO SHEET LS.01 LIFE SAFETY PLAN. RESIDENTIAL UNITS ARE NO LONGER BEING PROPOSED. COMMERCIAL RETAIL SPACES PROPOSED.**

**8-Comment:**

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 in building area.



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of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

**RESPONSE: REFER TO SHEET LS.01 LIFE SAFETY PLAN.**

**9-Comment:**

FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

**RESPONSE: NOTED.**

**10-Comment:**

FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

**RESPONSE: NOTED.**

**11-Comment:**

F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

**RESPONSE: NOTED.**

**12-Comment:**

FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

**RESPONSE: NOTED.**

**13-Comment:**

FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

**RESPONSE: NOTED.**

**14-Comment:**

FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

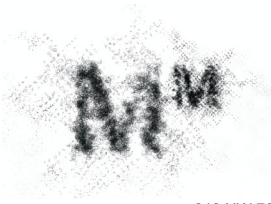
**RESPONSE: NOTED.**

**15-Comment:**

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.

**RESPONSE: NOTED.**

**16-Comment:**



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FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

**RESPONSE: NOTED.**

**17-Comment:**

FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

**RESPONSE: REFER TO UPDATED PARKING COUNT ON SHEET A0.05 ZONING + SITE PLAN.**

**18-Comment:**

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

**RESPONSE: REFER TO UPDATED PARKING COUNT ON SHEET A0.05 ZONING + SITE PLAN.**

**19-Comment:**

FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

**RESPONSE: REFER TO SITE PLAN ON SHEET A0.05 ZONING + SITE PLAN. SIGN PROVIDED.**

**20-Comment:**

If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

**RESPONSE: NOTED. STRUCTURAL DRAWINGS WILL BE PROVIDED DURING PERMIT.**

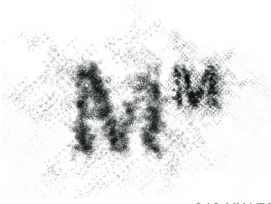
**21-Comment:**

FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property

**RESPONSE: NOTED.**

**22-Comment:**

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.



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**RESPONSE: NOTED. REFER TO CIVIL DRAWINGS.**

**23-Comment:**

FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

**RESPONSE: NOTED.**

**24-Comment:**

FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

**RESPONSE: NOTED.**

**25-Comment:**

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: NOTED.**

**BSO**

[Patrick.Noble@sheriff.org](mailto:Patrick.Noble@sheriff.org)

CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

**1-Comment:**

Trespass, Wayfinding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control Initials \_\_\_\_\_

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

b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East and West. Initials \_\_\_\_\_

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism. Initials \_\_\_\_\_

d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response. Initials \_\_\_\_\_

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks. Initials \_\_\_\_\_

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

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**2-Comment:**

CPTED Landscaping Standards

2A: Natural Surveillance Initials \_\_\_\_\_

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

b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital. Initials \_\_\_\_\_

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

d. Maintain an 8"-foot clear trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down that would immediately or in the future obstruct Natural &/ or Electronic Surveillance. Initials \_\_\_\_\_

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code, Initials \_\_\_\_\_

2B: Territorial Reinforcement Initials \_\_\_\_\_

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fencing or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities Initials \_\_\_\_\_

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

**3-Comment:**

CPTED Lighting Standards Initials \_\_\_\_\_

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

b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure." Initials \_\_\_\_\_

c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc. Initials \_\_\_\_\_

d. 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 any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc. Initials \_\_\_\_\_

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

f. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. Initials \_\_\_\_\_

g. Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended. Initials \_\_\_\_\_

h. Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical lighting and surveillance. Initials \_\_\_\_\_

i. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. Initials \_\_\_\_\_





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j. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency. Initials \_\_\_\_\_

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

**4-Comment:**

Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control Initials \_\_\_\_\_

a. Install either reinforced security see-through glass hurricane doors, a see-through reinforced security window on any solid door, an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) on all solid exterior doors including service doors, garage or bay doors (if any), etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Robberies of this type can be very deadly so planning and designing ahead to prevent or deter these incidents is vital. Initials \_\_\_\_\_

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is preferred. Initials \_\_\_\_\_

c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds. Initials \_\_\_\_\_

d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier. Initials \_\_\_\_\_

e. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches in order to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly. Initials \_\_\_\_\_

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

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

**5-Comment:**

Burglar Alarms/ Security Alarms/ Safes – Physical & Mechanical Security Strengthening Initials \_\_\_\_\_

a. Burglar/ Security Alarms/ Safes must be installed at any property commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. Initials \_\_\_\_\_

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

**6-Comment:**

Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening Initials \_\_\_\_\_





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- a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates: Initials \_\_\_\_\_
- b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. Initials \_\_\_\_\_
- c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. Initials \_\_\_\_\_
- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons. Initials \_\_\_\_\_
- e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. Initials \_\_\_\_\_
- f. Dumpster areas must be secured with Access Control and video surveillance. Initials \_\_\_\_\_

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

**7-Comment:**

Key Security: Access Control and Security Strengthening (For businesses with numerous keys stored on site such as residential or commercial management offices, realtors, car dealerships, restaurants, etc.) Initials \_\_\_\_\_

- a. Describe access key control security system - general description only, avoid specific location of key storage safe. Initials \_\_\_\_\_
- b. Key security office/ room closet door must have an alarm and robust mechanical locking system. Initials \_\_\_\_\_
- c. A surveillance camera must monitor the office key storage area. Initials \_\_\_\_\_

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

**8-Comment:**

Parking Garage & Lot, and Adjacent Access Perimeters: Initials \_\_\_\_\_

- a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed: Initials \_\_\_\_\_
- b. Explain how this development will securely design, operate and secure the parking lot, &/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc. Initials \_\_\_\_\_
- c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section). Initials \_\_\_\_\_
- d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist. Initials \_\_\_\_\_
- e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones". Initials \_\_\_\_\_
- f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance. Initials \_\_\_\_\_
- g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need



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to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation. Initials \_\_\_\_\_

h. (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) Initials \_\_\_\_\_

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

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

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

#### **9-Comment:**

Graffiti Maintenance – CPTED Initials \_\_\_\_\_

a. Exterior wall surfaces along the building perimeter, including the garage wall exteriors (if any), must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet. Graffiti is chronic and therefore becomes expensive to address repeatedly. It often leads to costly Code Enforcement violations, therefore incorporating it into the project before hand is vital. Initials \_\_\_\_\_

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

#### **10-Comment:**

Electronic Surveillance – Security Strengthening Initials \_\_\_\_\_

a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes." Initials \_\_\_\_\_

b. Install video surveillance of all residential, commercial wholesale and retail, and industrial buildings including all apartments, townhomes, condominiums, gated communities, restaurants, shopping plazas, entertainment businesses, etc. Initials \_\_\_\_\_

c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. Initials \_\_\_\_\_

d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. Initials \_\_\_\_\_

e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency. Initials \_\_\_\_\_

f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters. Initials \_\_\_\_\_

g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Initials \_\_\_\_\_

h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system. Initials \_\_\_\_\_

i. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc. Initials \_\_\_\_\_

j. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent. Initials \_\_\_\_\_

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

#### **11-Comment:**

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Miscellaneous: CPTED & Security Strengthening Initials \_\_\_\_\_

- a. Ensure all publicly accessible exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may trespass and loiter to charge their mobile phones, etc. Initials \_\_\_\_\_
- b. Ensure all publicly accessible exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind. Initials \_\_\_\_\_
- c. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft. Initials \_\_\_\_\_
- d. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. Initials \_\_\_\_\_
- e. If the building has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi. Initials \_\_\_\_\_

**RESPONSE: NOTED. REFER TO SHEET A0.08 CPTED SECURITY PLAN AND NARRATIVE.**

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