

STEVEN L COHEN + ASSOCIATES P.A., AIA  
ARCHITECTS • INTERIOR DESIGNERS



**CITY OF POMPANO BEACH**  
**PRE-APP COMMENT REPORT**

**Division:** WASTE MANAGEMENT

**Member:** Beth Dubow

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

(954) 545-7047

**Case Number:** PZ22-12000034

**CASE COMMENTS:**

Please provide a response to the following:

1. Provide a narrative explaining how the garbage (and recycling if any) is handled for this site.
  - a. Include how the garbage will be toted to the "main trash room" or the staging area for service.
  - b. There will be a significant amount of garbage generated by the commercial use which is far from the "main trash room." If possible, provide collection at both trash rooms.

Response: Refer to "Waste Management Plan" provide as part of the DRC submittal.

2. Specify what type and size containers are used to accommodate the trash generated on this site.
  - a. Specify what containers will be used for the townhouse units and where those containers will be stored.
  - b. Specify/label all garbage chutes on the floor plans for the apartment units.

Response: Refer to "Waste Management Plan" provide as part of the DRC submittal, which highlights the size and type of systems utilized based on the Wilkinson Hi-Rise Bi-Sorter system. All trash rooms and chute locations are noted on the floor plans.

3. Specify if trash compactors will be used. It is suggested to use compactors in order to accommodate the amount of trash that will be generated for a development of this size.

Response: The building will utilize the Wilkinson Hi-Rise Bi-Sorter system for the multi-family apartment units, while the Townhome-style units and the Commercial/Retail component will utilize individual containers located in the Trash Room locations as specified.

4. Demonstrate adequate access for garbage trucks to service the trash rooms and compactor (if needed). Specifications have been uploaded to E-plan for your use.
  - a. Show all turning radii (measured in feet) on the site plan for trucks accessing service areas or trash rooms.
  - b. Ensure a minimum of 21 feet of height clearance is provided for collection trucks.

Response: Turning radii dimensions have been added to the Site Plan/Ground Level Floor Plan as requested. Area of garbage truck access and loading is in the double-height section of the Garage and provides the minimum 21 feet of vertical height clearance.

5. Garbage and recycling service vehicles must have access to the collection containers on site or in designated areas that do not interfere with traffic flow of the adjacent roadways.

Response: Acknowledged, all trash collection occurs with the Garage and pickup from the Main Trash Rooms allows for vehicular ingress/egress to be maintained.

#### **GENERAL COMMENTS:**

1. Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. (at the time of this writing) or the City's approved garbage franchise (Coastal Waste and Recycling as of October 1, 2022). Rental communities are considered commercial as it pertains to garbage collection.

Response: Acknowledged.

2. NOTE: Recycling collection is not required, but it is suggested. Recycling collection service may be obtained from a recovered materials hauler.

Response: Recycling services shall be provided as part of the trash collection service.

3. As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

Response: Acknowledged.

4. Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

Response: Acknowledged.



**CITY OF POMPANO BEACH**  
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# DRC

PZ22-12000034

02/15/2023

**Division:** ENGINEERING

**Member:** David McGirr

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

(954) 786-5514

**Case Number: PZ22-12000034**

**CASE COMMENTS:**

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

Response: Acknowledged, permit will be provided at time of building permit.

2. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

Response: Acknowledged, Contractor to provide at time of building permit.

3. Submit /upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

Response: Acknowledged, Contractor to provide at time of building permit.

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

Response: Acknowledged.

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

Response: Acknowledged.

6. On plan sheet 019\_CP-101 PGD you are proposing to pave more than 50% of the City right-of-way with the on-street parking and the flow lines for the rain water run-off are going towards the adjacent properties. An off-site drainage system is required if paving more than 50% per the City Ordinance 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

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benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.

- b. All grassed areas and other permeable areas within the public right of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.

Response: This project proposes to reduce the existing impervious area in the City ROW and increase the pervious area. Proposed grading of on-street parking will follow the existing roads flow line. Therefore, no offsite drainage should be required.

7. 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 Division for utility information. Engineering Standard Street Tree Detail 316-1.

Response: Please refer to details sheet CU-504 and LP-501. All existing and proposed underground utilities are shown on the Landscape Plan for reference and coordination.

8. Upload the 2022 City Engineering standard details for the proposed offsite water and sewer connections. The construction of NW 15 Court. 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: Engineering standards have been updated.

9. Submit/upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

Response: Acknowledged, permit will be provided at time of building permit.

10. Please note on civil plan WS-1 - Water & Sewer Connection, 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 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: Please refer to sheet CU-101.



**CITY OF POMPANO BEACH**  
**PRE-APP COMMENT REPORT**

**Division:** FIRE DEPARTMENT

**Member:** Jim Galloway

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

(954) 786-4060

**Case Number: PZ22-12000034**

**CASE COMMENTS:**

1. Stair #1 discharge: provide greater detail for exit discharge and access to public right-of-way. Egress must meet all of NFPA 1 - Chapter 7 requirements.

Response: Egress components meet NFPA 1 – Chapter 7 requirements; Stair #1 and #2 discharge directly onto the open-air Colonnade which has continuous and direct connection to the public sidewalk thereby meeting the requirements of an “*exterior egress discharge*” component.

**GENERAL COMMENTS**

1. Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/Unloading area at main entrance for drop off (Taxi/Uber) if driver's remain with vehicle.

Response: Please refer to sheet CM-101.

2. 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: Please refer to sheet CU-101 for location of existing or proposed water mains (including size) and fire hydrants.

3. 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: A Hydrant Flow Test was been scheduled on October 3<sup>rd</sup>, 2022. The results will be provided when available.

4. 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.

Response: Required Fire Flow calculations will be provided. Refer to sheet CU-101 for location of proposed fire hydrants.

5. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Response: Acknowledged, Contractor to provide.

6. Additional fire hydrants required for proposed building, refer to NFPA 1 - 2018 Edition, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants.

Response: Acknowledged.

7. Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.

Response: Acknowledged, refer to sheet CU-101 for location of fire hydrants, fire department connections.



**CITY OF POMPANO BEACH**  
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# DRC

PZ22-12000034

Division: URBAN FORESTRY 02/15/2023

Member: Wade Collum

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

(954) 545-7766

**Case Number: PZ22-12000034**

**CASE COMMENTS:**

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

Response: Refer to note added to sheet LP-101 for burial of all overhead utilities.

2. 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: Refer to attached Survey and also refer to sheet LD-101 showing the locations of all existing trees and palms.

3. 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 non-specimen 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: Refer to sheet LD-101 for tree appraisal chart, dollar values, and tree disposition.

4. Provide a pervious area calculation percentage.

Response: Refer to the chart on sheet LP-101 for added pervious area calculation percentage.

5. Provide the dollar value for specimen trees and DBH of all non-specimen trees removed vs. the dollar value and caliper of trees replaced.

Response: Refer to sheet LD-101 for existing tree information and appraisal values.

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6. As per 155.5203.B.2.ii, based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. Street trees do not count towards this requirement.

Response: We are achieving this with the tall palms specified and the total proposed canopy trees for the project.

7. Staff recommends changing the Green Buttons on the west side to Purple Tabebuias which have a more upright growth pattern based on available soil space and the confined growing area.

Response: Comment acknowledged; due to the similar growth character of Green Buttonwoods and Purple Tabebuias, we feel they should stay Green Buttonwoods. Refer to the soil volume diagram on sheet LP-201.

8. Provide the dollar value for specimen trees and DBH of all non-specimen trees removed vs. the dollar value and caliper of trees replaced.

Response: Refer to sheet LD-101 for existing tree information and dollar values.

9. Scoot parallel parking island trees to the center of the space.

Response: Comment acknowledged; trees are unable to be scootched due to existing underground utilities. Root barriers will be incorporated to protect utilities from tree roots.

10. Provide plant counts on the plant list. Provide a shrub, sod, and groundcover plant list.

Response: Refer to the plant list on sheet LP-101, plant counts have been added.

11. Verify and adjust caliper of trees to coincide with the Florida Grades and Standards for Nursery plants.

Response: Refer to LP-101 for updated caliper of trees.

12. 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: Refer to sheet LI-101 for irrigation plan. The irrigation plan is in accordance with code requirements.

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

Response: Refer to sheet LI-101 for irrigation plan, it shows bubblers on all trees and palms.

14. As per 155.3501.J.3; provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Incorporate the existing utilities on the suspended pavement schematic for all three sided abutting hardscapes.

Response: Refer to sheet LP-201 Suspended Pavement System plan. This plan shows the required tree soil volumes.

15. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

Response: Comment acknowledged. A staggered grouping of palms is provided at the street facing corners where allowed by code and the themed street guidelines.

16. Provide a separate sheet suspended pavement for this and include on the civil plans.

Response: Sheet LP-201 has been added for the Suspended Pavement system and is shown on the civil plans.

17. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.

Response: Refer to LP-101 for root barrier locations and LP-501 for root barrier details.

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

Response: Note has been added, refer to notes on sheet LP-101.

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

Response: Note has been added, refer to notes on sheet LP-101.

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

Response: Acknowledged, a note is on sheet LP-101 stating such.

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

Response: Narrative comment response letter provided as requested.

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

Response: Acknowledged.



**CITY OF POMPANO BEACH**  
**PRE-APP COMMENT REPORT**

**Division:** BROWARD SHERIFF'S OFFICE

**Member:** Patrick Noble

[patrick\\_noble@sheriff.org.com](mailto:patrick_noble@sheriff.org.com)

(954) 709-7006

**Case Number: PZ22-12000034**

**CASE COMMENTS:**

\*\*\*Attention Important\*\*\* The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Disclaimer: This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

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

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control.
  - a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
  - 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.
  - 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.
  - 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.
  - 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.

**Response:** Acknowledged, "No Trespass Program Affidavit" shall be provided with the DRC submittal and all signage requirements outlined in items b. through e. shall be provided.

## 2. CPTED Landscaping Standards - 2A: Natural Surveillance

- 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.
- 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.
- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.
- 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 and/or Electronic Surveillance.
- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.

Response: Acknowledged, Natural Surveillance objectives shall be followed per CPTED standards and coordinated with the landscape design of the project.

## CPTED Landscaping Standards - 2B: Territorial Reinforcement

- 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.

Response: Acknowledged, Territorial Reinforcement objectives shall be followed per CPTED standards and coordinated with the landscape design of the project.

## 3. CPTED Lighting Standards

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

- e. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.
- f. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- 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.
- h. Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical lighting and surveillance.
- 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.
- 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.

Response: Acknowledged, Lighting Standard objectives shall be followed per CPTED standards and coordinated with both the specialty lighting consultant and security consultant for the project.

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

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

Response: Acknowledged, security features on all doors and windows shall be provided and all fencing shall maintain natural surveillance features.

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

- 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.

Response: Acknowledged, security system shall be provided for all building areas (Commercial/ Garage/Residential) and coordinated with the security consultant on the project.

6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

- a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates.
- 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.
- 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.
- 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.
- e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- f. Dumpster areas must be secured with Access Control and video surveillance.

Response: Acknowledged, trash areas are located within the parking Garage structure in secured, enclosed rooms.

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, realtors, car dealerships, restaurants, etc.)
- Describe access key control security system - general description only, avoid specific location of key storage safe.
  - Key security office/ room closet door must have an alarm and robust mechanical locking system.
  - A surveillance camera must monitor the office key storage area.

Response: Acknowledged, a complete access control and security system shall be provided for all building areas (Commercial/ Garage/Residential) and coordinated with the security consultant on the project.

8. Parking Garage & Lot, and Adjacent Access Perimeters
- Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:
  - Explain how this development will securely operate the parking lot/garage (if any), and/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.
  - 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).
  - 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.
  - Ensure comprehensive parking lot area surveillance camera coverage/capture. Show overlapping sight "cones".
  - (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.
  - (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.
  - (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.
  - Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.



Response: Acknowledged, a complete access control and security system shall be provided for all building areas (Commercial/ Garage/Residential) and coordinated with the security consultant on the project.

9. Enclosed Parking Garage Emergency Blue Light Call System – Security Strengthening

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

Response: Acknowledged, a security system shall be provided for all building areas (Commercial/ Garage/Residential) and coordinated with the security consultant on the project.

10. Graffiti Maintenance – CPTED

- 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.

Response: Acknowledged, a graffiti resistant treatment shall be applied to all lower façade areas of the building as required.

11. Electronic Surveillance – Security Strengthening

- 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."
- 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.
- c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
- d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- 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.
- f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.
- g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.
- h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system.

- 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.
- 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.

Response: Acknowledged, security system shall be provided for all building areas (Commercial/ Garage/Residential) and coordinated with the security consultant on the project.

## 12. Miscellaneous: CPTED & Security Strengthening

- 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.
- 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.
- c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.
- d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.
- e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.
- f. Install anti-vehicular impact traffic safety bollards and/or large heavy planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.
- g. 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.

Response: Acknowledged, security features outlined in items a. through c. shall be provided. All air-conditioning units shall be rooftop mounted with secured access.

Bicycle racks are conveniently located by main entrances, with additional bicycle parking within the parking Garage structure.

Pedestrian entrances are within the open-air Colonnade which provides a buffer from vehicular traffic, with bollards provided on the Garage interior.

Wi-Fi system (if provided) shall be encrypted and password protected as required.



**CITY OF POMPANO BEACH**  
**PRE-APP COMMENT REPORT**

**Division:** BUILDING

**Member:** Todd Stricker

[todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

(954) 786-4570

**Case Number: PZ22-12000034**

**ADVISORY COMMENTS:**

1. A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

5. 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.

Response: Acknowledged.

6. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

Response: Acknowledged.

7. 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. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

Response: Acknowledged.

8. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

Response: Acknowledged.

9. 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.

Response: Acknowledged.

10. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

Response: Acknowledged.

11. FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

Response: Acknowledged.

**CASE COMMENTS:**

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

Response: Acknowledged.

2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Response: Acknowledged.

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Response: Acknowledged.

4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire resistance rating.

Response: Acknowledged.

5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

Response: Acknowledged.

6. 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: Acknowledged.

7. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Response: Acknowledged.

8. 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: Acknowledged.

9. 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: Acknowledged.

10. 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: Acknowledged.

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

Response: Acknowledged.

12. 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: Acknowledged.

13. 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: Acknowledged.

14. 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: Acknowledged.

15. 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: Acknowledged.

16. 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: Acknowledged.

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

Response: Acknowledged.

18. 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: Acknowledged.

19. 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: Acknowledged.

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

Response: Acknowledged.

21. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: Acknowledged.

22. 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: Acknowledged.

23. 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: Acknowledged.



24. 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: Acknowledged.



**CITY OF POMPANO BEACH**  
**PRE-APP COMMENT REPORT**

**Division:** PLANNING

**Member:** Daniel Keester

[daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)

(954) 786-5541

**Case Number: PZ22-12000034**

**CASE COMMENTS:**

1. Land use for this parcel is ETOC. An application requesting to construct 47 multi-family residential units (Garden Apartments & Townhouses), 26,497 square feet of retail/commercial and amenities for residents. 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: Acknowledged, Client will provide the in-lieu-of fee contribution.

2. The property is unplatted. Provide a platting determination letter from Broward County Planning Council, confirming whether or not platting would be required for this prior to development.

Response: Plat Determination Letter to be provided as part of the DRC process.

3. 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: Plat Determination Letter to be provided as part of the DRC process.

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

Response: Acknowledged.

5. Applicant may submit to DRC for a formal review.

Response: Acknowledged, Pre-App comment response letter is part of the DRC submittal.



**CITY OF POMPANO BEACH**  
**PRE-APP COMMENT REPORT**

# DRC

PZ22-12000034

02/15/2023

**Division:** ZONING

**Member:** Pamela Stanton

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(954) 786-5561

**Case Number: PZ22-12000034**

**CASE COMMENTS:**

1. Provide written responses to all comments.

Response: Acknowledged, Pre-App comment response letter is part of the DRC submittal.

2. The proposed project will be a Major Site Plan/Building Design application.

Response: Acknowledged.

3. Provide the dimension for the overall length of the building along all sides at the ground level.

Response: Refer to updated Site Plan sheet A-1.0 for dimensions.

4. The Site Plan depicts townhouse units on the ground floor. By Zoning Code definition, a townhouse is defined as a single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. Revise the project narrative and plans to indicate that those units are a part of the flex building type that is proposed.

Response: Plans and narrative have been updated to reference a "Townhouse-style" unit that falls under the "Flex" building typology.

5. Clarify whether live/work units are proposed as part of the site plan application.

Response: No Live-Work units are proposed as part of the project.

6. It appears that the site parcels have been unified. Verify the legal description and provide the correct description.

Response: Legal Description has been updated as per the Survey showing the unified parcels.

7. Revise the Site Data table: the Land Use is ETOC; the Zoning designation is TO/EOD; the site is comprised of one parcel with two subareas and two use/density areas, not two parcels; clarify which Density Bonus Option will be sought.

Response: Site Data Table has been updated accordingly with the correct designations.

# DRC

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PZ22-12000034

11/16/2022

8. Add the pervious required/provided calculations to the Site Data table.

Response: Refer to updated Site Plan sheet A-1.0 for tabulations.

9. Revise the Site Data table to reflect compliance with Section 155.9401.H.2.b, where through lots require both frontages, East Atlantic Blvd. and NE 1 St. to comply with front setbacks.

Response: Refer to updated Site Plan sheet A-1.0 for updated frontage/setback delineations.

10. Revise the Site Data table to indicate the minimum required and maximum allowed setbacks, pursuant to Table 155.3709.I.2.a.

Response: Refer to updated Site Plan sheet A-1.0 for revised setback information.

11. A traffic study will be required if the proposed development is expected to generate at least 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street.

Response: Acknowledged, Traffic Engineering services shall be provided by the Owner-retained consultant and the determination of whether a Traffic Study is required in lieu of a Traffic Statement shall be made.

12. Section 155.3501.I.2.c.ii: Exhaust air fans and associated louvers for the parking garage may be allowed on secondary or tertiary garage frontages above the first floor only. Information pertaining to the location of fans and louvers will be required at the time of submittal for the Architectural Appearance Committee hearing.

Response: Acknowledged.

13. Verify the height of the ground floor commercial areas, where 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, pursuant to Section 155.3709.D.2.a.

Response: Floor-to-Floor height at the ground floor Commercial areas is 13'-0".

14. The "townhomes" are attached to the Flex building and are therefore considered part of the Flex building, not a separate townhouse building.

Response: Townhouse designation removed and all units referred to as Flex building typology.

15. Active use is required on NE 1 Street at 60%, pursuant to Section 155.3709.I.2.b. Private yards that are surrounded by opaque fences is not considered active use, as it does not attract pedestrian activity, which is included in the definition of active use.

Response: Acknowledged, fences have been removed as no private open space is required for the Flex typology, and therefore the north façade shall be continuous active use.

16. Provide labels and dimensions on all plans for all project elements.

Response: Acknowledged, notes and dimensions have been added to the plans and elevations as required.

17. Label the dashed line that delineates the Center Sub-Area and Edge Sub-area.

Response: Delineation line has been clearly labeled as required.

18. Remove the dashed line that previously denoted the parcel line.

Response: Acknowledged, the former lot line has been removed.

19. Section 155.3501.I.2.h: Bicycle racks or lockers shall be located inside the building served or within 100 feet of a primary entrance to the buildings served. Staff recommends installing bike racks in close proximity to the front entrances of the commercial/retail along East Atlantic Blvd.

Response: Bike racks added to the Colonnade area adjacent to the Forecourt.

20. The project narrative states “mechanical exhaust fan and associated louvers will be provided at construction permit.” However, this information will be needed for the Architectural Appearance Committee hearing.

Response: Acknowledged, building elevations shall be updated to note location of mechanical exhaust louvers.

21. The requirements of Section 155.3501.M. TO Exterior Lighting Standards are applicable to this project.

Response: Acknowledged, refer to Photometric plans provided as part of the DRC submittal.

22. Section 155.3501.O.2.c: Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid. Clarify how the forecourt shown at the south side of the building complies with the definition of “forecourt” in Article 9, and identify the required building break on the north side of the building.

Response: The forecourt space along Atlantic Boulevard (south) has a clear building break between the colonnade element of each side, and is provided with a metal canopy structure for weather protection that further delineates the space architecturally. Additionally, an enhanced pedestrian area including a water feature has been added to further define the space.

The building break on the north side occurs where the walk-up 3-story residential units end and the garage access occurs to N.E. 1<sup>st</sup> Street.

23. Section 155.3501.O.2.h.iii: Ground floor active use, residential units: All building types, except single-family and townhouse, shall comply with the following fenestration standards:
- a. A minimum of 30% of all ground floor street walls shall be fenestrated with windows;
  - b. Mirror type glass shall be prohibited;
  - c. All glazing shall be of a type that permits view of human activities and spaces within the structure; and
  - d. Windows and doors shall be proportioned such that the height of each opening is greater than its width.

Section 155.3501.O.2.h.iv: The Director of Development Services or his/her designee shall have the authority to adjust administratively the requirements for active uses fronting on secondary streets and tertiary streets (refer to Table 155.2421.B.1. Allowable Administrative Adjustments).

Response: Acknowledged, all residential active-use facades on the ground level meet the requirements of the code and are noted as applicable on the exterior elevations.

24. Section 155.3501.O.2.k. Live-Work Units: A live-work unit shall comply with the following standards:
- a. The non-residential use's space shall be located on the first floor and shall be directly accessible from the primary street frontage, greenway, or an open space;
  - b. The non-residential use's facade shall have a transparent clear glazed area of not less than 70%;
  - c. If the entrance of the residential component of a live-work unit is separate from the non-residential use's portion of the unit then the primary entrance of the residential component shall directly lead to a street frontage, greenway or an open space.
  - d. The ground floor shall be restricted to those non-residential uses permitted within the TO districts. The full conversion of the unit or lease space into all residential use or all non-residential uses shall be prohibited.

Response: No Live-Work units are proposed as part of the project.

25. Provide the proposed percentage of building frontage per street type (Primary, Secondary, Tertiary) in compliance with Table 155.3709.I.2.b.

Response: Refer to exterior elevations for the percentage notations.

26. East Atlantic Blvd. and N.E. 1 Street are New Publicly Accessible Greenway Systems, pursuant to the E.O.D. Diagram 155.3709.H Designated Publicly Accessible Open Space and Urban Greenway System and must be in compliance with the requirements of Section 155.3501.K.5, including designated street trees.

Response: Acknowledged, the streetscape design and landscaping follows the design standards as shown in the E.O.D. diagram.

27. Pursuant to Section 15.3709.K, 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.

Response: Acknowledged, the current intent of the Client is to contribute the in-lieu-of fees as required.

28. Show off-site improvements for street cross-sections consistent with EOD.

Response: Refer to Civil drawings provided as part of the DRC submittal for all street cross-section diagrams.

29. 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 placed 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: Acknowledged, the current intent is to underground all overhead utility lines.

30. Section 155.9401.G: Building Height is measured from average finish grade in front of the building, and is measured as N.A.V.D.. The building elevation sheet indicates that the building height is measured from finish floor, not finish grade.

Response: Refer to updated exterior elevations and Site Data on sheet A-1.0 for height notations relative to finish grade.

31. Advisory comment: East Atlantic Blvd. = Primary Street, N.E. 1st Street = Secondary Street, N.E. 13th Avenue = Tertiary Street, as depicted on Diagram 155.3709.F.1 Street Network Connectivity Regulating Plan.

Response: Acknowledged, the DRC submittal set correctly references the street network hierarchy.

The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals