



July 30<sup>th</sup>, 2024

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: PZ# 23-12000036 EI Car Wash (484318010100)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the July 17<sup>th</sup>, 2024 meeting. We would like to take the opportunity to respond to those comments issued from at this time. If you believe the comments have been satisfied and the project can move forward, please indicate so.

Thank you and I look forward to your response.

**PLANNING** (Jean Dolan | [Jean.Dolan@copbfl.com](mailto:Jean.Dolan@copbfl.com))  
Review Status: Status: Authorized with Conditions

The property is platted (North Pompano Beach Section A; Plat Book 29 Page 15), which was recorded prior to June 4, 1953. The site plan illustrates a new 4,902 square foot building for a full-service automatic car wash.

-Land use for this parcel is Commercial (C), and the proposed use is permitted in the land use category.

-The property is abuts NE 18th Terrace and N Federal Highway. The overall width of NE 18th Terrace varies, but includes a minimum of 25 feet to the centerline, and N Federal Highway is a total width of 120 feet (60 feet to the center line). NE 18 Terrace is not specifically listed in the Trafficways plan or Chapter 100 of the City's code, and thus given the transition from commercial to residential zoning designation from Sample into the neighborhood, the minimum of 60 feet width is required (30 feet to the centerline) and transitions to a minimum 50 feet width, as illustrated on the survey.

-The property fronts onto N Federal Highway (AKA: US-1), which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 120 feet for this roadway. The width of the right-of-way provided on the survey confirms compliance with the plans.

-The city has sufficient water and wastewater treatment plant capacity to accommodate the proposal.

*Understood, thank you.*

**ZONING** (Pamela Stanton | [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com))  
Review Status: Pending Resubmittal

1. Provide written responses to each comment.

*Responses are provided herein.*

2. Update the project narrative. The Pre-application meeting has occurred; the Special Exception has been granted; the project must be heard by the AAC; etc.

*Narrative has been updated.*

3. Provide a Platting Determination Letter from the Broward County Planning Council (BCPC).

*Plat Note Determination has been provided in the Documents folder.*

4. Staff acknowledges that the east elevation has been revised to include a large glass window in place of the louvered doors. The Code requires that street-facing windows must be transparent. However, transparent windows would allow direct views into the mechanical equipment that is proposed to be inside the building at this location. An alternative to providing transparent glass is to pursue Vernacular/Superior Design Alternative approval from the AAC, using spandrel glass in place of transparent glass. The drawings would need to demonstrate a design of the building and overall site that is superior to the design if the building and site were designed to the minimum requirements alone.

*We will be requesting Vernacular Alternative to permit spandrel glass for this requirement.*

5. On the building elevations, provide a dimension from finished grade to the top of the roof, a dimension from top of roof to top of the screening parapet.

*Additional dimensions added to A200 as requested.*

6. The south elevation shows an overhead door. Clarify the purpose of the door, as it opens onto the south property line.

*This door is for allowing extra air volume and cross ventilation at the entrance of the tunnel for staff.*

7. Pedestrian walkways in nonresidential Zoning Districts must be at least 7 feet in width unimpeded, pursuant to Section 155.5101.I.3.a.i. The site plan shows obstructions protruding into the 7-foot walkway adjacent to the building and the 2-foot vehicular overhang encroaching onto the walkway. The walkway must be 7 feet wide, clear of any elements, obstructions or overhangs.

*extra air volume and cross ventilation at the entrance of the tunnel for staff.*

8. The pedestrian walkway from the east right-of-way to the bike rack location is 5 feet in width. In accordance with Section 155.5101.I.3.a.i, all sidewalks in nonresidential Zoning Districts must be at least 7 feet wide.

*Walkway has been increased to meet code.*

9. Clarify the purpose of the dashed line shown at approximately 5 feet inside the perimeter of the site. Label this line.

*This has been removed.*

10. The site plan depicts a 35' tall flagpole. On property abutting a right-of-way of greater than 80 feet, a flag pole may be located to within four feet of a right-of-way line, ten feet of any other property line, and within any easement, provided the pole does not exceed a height of 30 feet, pursuant to Section 155.4303.LL.3.b.iii.

*Height has been reduced to 30 feet.*

11. Advisory comment pertaining to the proposed flagpole: One commercial flag not exceeding 24 square feet in size on premises that are at least 10,000 square feet of land in any nonresidential zoning district is permitted, or one commercial flag not exceeding 12 square feet in size on premises that are at least 5,000 square feet of land in any nonresidential zoning district, pursuant to Section 156.14(l).

*Understood, thank you.*

12. Clarify what the surface treatment is proposed for the northernmost row of parking. The landscape plan shows this area to be planted. The civil plans show concrete in this area. Be advised that the landscape width for this area is at least 8 feet.

*This area is concrete and landscaped area has been revised to 8 feet minimum provided.*

13. The landscape islands at the end of parking rows must be landscaped for the length of the parking space. Various parking islands show pavement or concrete at the ends of the islands, which does not comply.

*Matt brushers have been removed.*

14. The illumination level at the property lines must not exceed 3.0 footcandles, pursuant to Table 155.5401.E. The photometric plan does not comply with this requirement.

*Photometric plan has been updated to comply with code. Illumination levels at property line have been reduced. Motion-sensor lighting was added in this location.*

15. The building elevations show "security wall pack lights." Wall packs on buildings may be used at entrances to a building to light unsafe areas, pursuant to Section 155.5401.I. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less. Provide information verifying compliance with all regulations of this Section, including the light output of 900 lumens or less for the wall packs.

*These are full cut-off and shielded. Refer to cut sheets in the Documents folder.*

16. The comment response to the location of the trash enclosure states that the location and orientation of trash containers has been revised to comply. However, the plans still depict the trash enclosure 2.5 feet from the north property line. Trash containers for commercial developments cannot be within five feet of any property line, pursuant to Section 155.5301.C.2.a. Revise the plans to provide compliance, along with all requirements of same Code Section: trash enclosures cannot be in required landscape areas; cannot interfere with utilities; cannot be within any easement.

*Dumpster has been relocated based on discussion with city and landscape architect, refer to Waiver request.*

17. The response to the pre-application comment pertaining to the trash enclosure gates that were proposed to face toward N Federal Hwy. states that the gates are now parallel to Federal. Please verify which direction the trash enclosure is oriented, as the gates appear to be perpendicular to N Federal Hwy.

*Dumpster has been relocated based on discussion with city and landscape architect, refer to Waiver request.*

18. The plans show a 4-foot-high chain-link fence at the northwest corner of the property. It appears the existing chain link fence is blocking the proposed sidewalk. Address this issue.

*The chain-link fence was assumed to be the neighbors who is not currently dedicating the ROW. For the sake of this permit, we are showing it to be removed and stepping back our precast wall system to preserve tree.*

19. Pursuant to Section 155.5102.C.9, Curbing, the 2-foot vehicular overhang for parking spaces cannot be counted toward the width of the walkway or the landscape area. The overhang at the three "Employee" parking spaces encroaches onto the required 10-foot perimeter landscape area.

*This condition has been corrected and site plan adjusted accordingly.*

20. Provide a dimension and label for all vehicular overhangs, walkways, and landscape areas.

*Dimension added to SP-1*

21. Section 155.5101.G.7.a requires that each lane of a driveway must be at least 12 feet wide, as measured between the edges of paving at all points of the driveway and drive aisles. Various locations on the site plan are less than 12 feet wide when measured.

*As a business model for El Car Wash, the pay lanes are reduced on purpose to provide convenient vicinity to the pay station as well as to maintain proper maneuvering entrance into the car wash tunnel. The lanes are 10 feet wide, which exceed the stacking space width dimension requirement as well as parking stall width minimums of 9 feet. Upon entering the pay station the patron is no longer in a driveway or drive isle but entering into a building and conveyor access point. Additionally, per the definition of "driveway" in Article 9, as well as the intent identified in section 155.5101.G.1.a, driveways include accessways that function solely to provide direct and immediate vehicular access between an alley or street and the principal origin and destination points within an abutting development, or part of a large development. They generally have no other*

*vehicular travel speeds and traffic volumes, but may handle moderate to high vehicular traffic volumes within large commercial and mixed-use developments (e.g., driveways within shopping center parking areas). This is not a large development nor a shopping center.*

22. The red dashed lines on the site plan appear to depict truck maneuvering. The dashed lines appear to traverse landscape areas and clip curbs. Address this issue.

*Removed from architectural, refer to civil truck routing plan.*

23. The site plan appears to show a large area of the NE 18 Ter. right-of-way as pavement within the curbed landscape area. Revise the site plan to depict the area as unpaved.

*Existing storm drain. The concrete pad area should be noted on the demo plan.*

24. The site plan shows two "DEPRESSED CURB" locations. Verify the location of the depressed curb(s) and revise the site plan accordingly.

*Site plan adjusted and existing depressed curbs noted as demolition should no longer be visible on plans.*

25. The "Alternate Dumpster Location conflicts with the civil drawings, specifically drainage. Revise the site plan to remove the alternate trash enclosure location from the proposed retention area and drainage structures.

*Dumpster has been relocated to the property line to create a seamless continuation view from the street. This avoids an unsafe alley between the adjacent building and dumpster enclosure, which is being requested as a CPTED waiver.*

26. Building elevations: label all building elements. Provide labels/key legend for all exterior building materials and colors, including glazing, doors, louvers, etc. with specifications, manufacturer name, item #, model #, etc.

*Additional information added to A200 Elevations.*

27. Verify all dimensions shown on the building elevations, and provide accurate dimensions in a legible format.

*Dimension updated and cleaned up as requested.*

28. Previous comment remains: The site plan includes a call-out "EXISTING PYLON SIGN TO BE UPDATED." Clarify how the sign structure and sign will be treated. Be advised that all signs must comply with the regulations of Chapter 156, Sign Code. NEW: THE EXISTING PYLON SIGN IS NONCONFORMING AND IF IT IS TO REMAIN, MUST BE CONVERTED TO A FREE-STANDING SIGN WITH A COMPLIANT BASE. THE SIGN IS CONSIDERED A "SIGN STRUCTURE." SIGN STRUCTURES MUST BE REVIEWED BY THE AAC AS PART OF THIS SITE PLAN APPLICATION.

*The sign is proposed to be retained and a sign company is being engaged.*

29. The following will be a condition of the Development Order: A 5-foot right-of-way dedication is required for NE 18 Terrace.

*This will be submitted for processing prior to permit approval.*

## **LANDSCAPING / URBAN FORESTRY** (Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com))

Review Status: Pending Resubmittal

1. Glad we are back and moving forward with this project.

*So are we! And thank you very for meeting with us in person to go over this project. Your review is very much appreciated!*

2. Comment response sheet is vague and inaccurate. Correct and specify clearly on resubmittal. *Updated comment response is provided herein.*

3. There are repeated sheets in the submittal, correct and clean up.

*Two duplicate sheets have been removed.*

4. 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 155.24(1) and a tree

*A tree survey has been conducted by a Florida Registered Surveyor. The tree locations and species have been checked and approved by our certified arborist. Please refer to the signed and sealed tree survey on file.*

5. Label as a TREE SURVEY

*Noted, please see file.*

5. Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

*Please refer to the Tree Disposition Plan (Sheet L-100). The dollar value for all existing trees on-site has been provided by a certified arborist, and the dollar value for replacement trees is indicated in the Proposed Tree Replacement Calculations chart on Sheet L-100. These values will be revisited, and a full breakdown of the calculations will be reassessed and submitted at the time of permitting.*

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

*Understood. Please refer to sheets L-100 (Tree Disposition plan) and sheet L-200 (Landscape Plan), where the proposed trees intended for mitigation have been clearly identified with distinct tags. These tags differentiate between mitigation trees and new trees proposed to meet the site requirements as specified in code 155.5203.*

7. Show Sod on the plan

*Noted. Please see Sod locations in landscape plan ( Sheet L-200)*

*Total Sod to be installed on site is = 2,477.*

*Sod areas:*

- *North Federal Highway*
- *NE 18th Terrace*
- *Both ends of parking island.*

8. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping; i.e. # of existing trees does not match / add up. Street trees cannot be counted toward the site requirement.

*Please refer to data table on sheet L-200*

*The number of trees required for this site = 13*

*The number of existing trees to remain = 4*

*The number of relocated trees is = 3*

*The balance of trees to be added on site = 6*

*The total number of canopy trees proposed = 4*

*The total number of palm trees ( 18' o.a ht) proposed = 2*

*The total number of ornamental trees proposed = 4*

*The total number of understory trees proposed = 26*

*The number of replacement trees to be added = 11*

*The total number of street trees required = 12 (6 on N Federal highway and 6 on NE 18th terrace (street tree requirements are kept separate from site tree requirements)*

*Total number of trees on landscape design = 43*

9. Provide VUA requirements as per 155.5203.D 10' wide, shrubs, and trees @ 1:30' along the West, East and North sides. East side is less than 10'.

*Please refer to the data table on Sheet L-200, which provides a detailed breakdown of the trees required and proposed for each area.*

*Additionally, note the 10' landscape buffer indicated by the dashed line on the plans.*

10. The overhead wires (OHWs) appear to NOT be undergrounded and are existing on the east and west sides where large canopy trees are being shown. Correct and double count per the code. Not all deciduous trees preferable flowering along street facing. Medium canopy trees can be used along the west perimeter. Not all deciduous trees preferable flowering along street facing.



*A waiver has been submitted to this extent. Please see revised street scape tree design. ( Sheet L-200)*

*Street trees along N. Federal highway = 6 flowering trees*

*Street trees along N.E 18th terrace = 6 flowering trees*

11. Please note that shearing of trees, specifically the Ligustrums and Eugenias will not be allowed.

*Understood and agreed. A note has been added to the landscape plan to ensure that shearing is not allowed. Please refer to Sheet L-201, Pompano Beach General Notes, Note #7 for this specification.*

12. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 10' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

*Please refer to the data table and overall landscape design on Sheet L-200. The 10' buffer area, indicated by a dashed line, is shown on the west, east, and north sides of the property. The 10' buffer required on the south side is not feasible due to the proposed building location, as determined by the site design of the Architect. On the east side, our design approach includes a continuous hedge and sod between the building and the property line.*

*A superior landscape design is provided in all other areas of the site by layering different species of canopy trees, understory trees, and ornamental trees wherever possible. Additionally, where landscape areas are adequate, we have included a variety of shrubs and ground covers, ensuring proper sizes and distances between each.*

13. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

*Noted. We believe our design falls under the consideration of some modifications (if needed) to the landscaping requirements. Please review our landscape design.*

*We believe we meet the following criteria:*

- i. Palms must be provided in multiples (doubles or triples);*
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;*
- iv. If trees are provided, design must include a minimum of 2 species;*
- v. Trees or palms must be a minimum of 14 feet in height;*
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;*

*We do not meet the criteria # vii. We are not proposing a suspended payment system adjacent to vehicular areas.*

14. 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. Remove light pole from east end island and show

medium canopy tree in hits location. Remove light pole form beneath existing tree canopy of provide vertical clearance measurements from the existing canopy to light pole head heights.

*Light pole has been removed from East end island. See landscape plan. The proposed light posts, as indicated by others, are shown in the landscape plan with a 15' radius clearance dashed line to ensure no canopy trees are planted within the clear zone. Additionally, refer to Detail #9 on Sheet L-201 for minimum tree clearance from light fixtures.*

15. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

*Noted. Lighting posts have been strategically placed throughout the site, only in essential areas to meet foot candle requirements. For specific details, please refer to the Architect's site plan and photometrics plan. Please note that the Landscape Architect is not responsible for the layout or site lighting. The proposed light posts, as indicated by others, are shown in the landscape plan with a 15' radius clearance dashed line to ensure no canopy trees are planted within the clear zone. Additionally, refer to Detail #9 on Sheet L-201 for minimum tree clearance from light fixtures.*

16. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines;

*Noted. Please refer to the landscape plan. Despite efforts to bury the existing overhead power lines along N. Federal Highway and NE 18th Terrace, it is likely not feasible. Consequently, the planting selection along these roads will consist of medium-sized trees, Lagerstroemia indica (multi-trunk, pink color), and understory trees (Simpson's Stoppers). The landscape plan specifies planting dimensions, with distances maintained at a maximum average of 20 feet on center.*

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

*Please see Landscape plan. Two Gumbo Limbo trees (16' Ht) are proposed at each end of the vacuum parking spaces.*

18. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

*Noted.*

*The landscaped island behind and at the ends of the vacuum stations is designed with a 1,314 SF landscape area. We are proposing a superior landscape design with the following plantings:*

- *Five 16-foot-tall Gumbo Limbo trees*
- *Four Lignum Vitae trees, which we believe are suitable for planting near light pole fixtures due to their slow growth rate and medium size, preventing interference with light projections*
- *Two 10-foot-tall Spanish Stoppers (understory trees)*
- *Two 18-foot-tall triple trunk Veitchia palms*

*The parking island dimensions are 8' wide, providing adequate space for the proposed trees and palms*

19. Sidewalk is to be shown outside of the property lines, clarify and or correct.

*My apologies, you are correct. The proposed sidewalk is part of a 5' right-of-way dedication and is now accurately shown outside the property line along NE 18th Terrace (West side).*

20. Site plan and landscape plan do not match west side ROW.

*Thank you for pointing out the discrepancy. Please see the revised landscape and site plan. The West ROW design has been developed by our team's civil engineer, and we have coordinated to ensure our drawings are aligned accordingly.*

21. Scoot end island trees in parking / vacuum stations to be closer to the end of the islands and curb and sod to the end of the stalls.

*Please see revised parking island layout, dimensions and proposed planting on sheet L-200*

22. Note retention areas on the landscape plan.

*Please refer to the Landscape Plan (Sheet L-200) for the location of the water retention area in the Northeast corner of the site. (orange dashed lines) Additionally, a detail for planting trees in this area has been added to the Landscape Details sheet. See Detail #12 on Sheet L-201. Given the sloping and grade changes in this area, the landscape contractor will follow the "Tree on Slope planting detail".*

23. Adjust irrigation plans as it appears that the line runs off site on the NW corner and irrigation trenching is shown within the critical root zone of existing trees along the north perimeter. No plans will be approved with any impacts being shown within the CRZ of existing trees.

*Please refer to revised irrigation plan. The water connection is now shown on the N.W corner of the property. The layout of irrigation lines has been designed to stay as far as possible from the critical root zone (CRZ) of the existing trees. A note has been added to the plans specifying that all trenching must be done as close as possible to the proposed curb and away from the CRZ. Additionally, a note is added requesting a mandatory meeting with the team's arborist, landscape contractor and landscape architect on site prior to any trenching work. This meeting will ensure a strategic plan is developed to prevent any negative impact on the CRZ of the existing trees.*

24. Provide soil specifications in a percentage form

*Please refer to L-204, previously provided. Comprehensive soil notes and specifications are available on Sheets L-203 through L-205.*

25. 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, please note on the landscape and irrigation plans about the coverage.

*Understood. A note specifying 100% coverage with 50% overlap has been added to the irrigation plan. Please refer to Sheets L-300 and L-301.*

26. Bubblers will be provided for all new and relocated trees and palms, please note on the landscape and irrigation plans.

*Noted. Please see irrigation plans. All new trees and relocated trees will have bubblers.*

27. Remove two signs from required landscape areas or choose 1 and provide permit approvals.

*Noted. The site will have 1 sign (Existing) Pylon Sign located at the entrance from North Federal highway and a 30' Flag pole is being proposed further south along N. federal highway.*

*Please see L-200 for locations. Labels have been added to differentiate between the sign and the flag pole.*

28. Provide a mechanical equipment screening detail.

*Please see detail # 11 on sheet L-201 ( Landscape details)*

29. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Staff could not locate note on the plans per the comment response sheet.

*Noted, and our apologies for the oversight. The note has been added to the Tree Disposition Plan under "Important Notes." Additionally, we have depicted the required tree protection fence around the five existing black olive trees along the north side of the property. The fence is proposed at the edge of the vehicle access way to allow for the construction of the curb and road while ensuring the fence remains erect and undisturbed during most of the construction. This approach ensures the protection of the trees until it's time for planting and irrigation installation. Please let us know if you agree with this plan or if any adjustments are needed.*

30. Provide a COPB Tree Protection Barricade Detail.

*Please see detail # 1 on sheet L-101.*

*Sheet L-101 provides all necessary details for tree protection and root pruning. Please note that all details have been meticulously traced and drafted based on the City of Pompano well site map.*



ensure higher quality and clarity. The original Pompano details are provided in PDF format and referencing them directly into CAD drawings results in significant quality loss. Rest assured, the details and all information have been traced accurately. Please let us know if this approach is acceptable.

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

*Noted, planting details on sheet L-201 have been adjusted to reflect planting holes to be 2 ½- 3 times the size of the root ball. (see details # 1 - #4)*

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

*Noted, planting details on sheet L-201 have been adjusted to reflect root flare locations and not make sure no mulch is places against tree/ palm trunks.*

33. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree, remove any reference to hose and wire

*Noted, planting details on sheet L-201 have been adjusted to show sisal or other biodegradable materials.*

34. 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.

*For the purpose of DRC approval, a list of general specifications has been added to Sheet L-102. We are currently collaborating with Arborist Way Hoyt to develop a comprehensive report detailing the specifications and directives for relocating the (3) three existing live oaks within the site. This report will be provided at the time of permitting. Please let us know if this is acceptable.*

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

*Understood, this note has been added to the Tree Disposition Plan (Sheet L-100) see note # 7 under important notes. A full list of tree protection notes has been developed specifically for this project and are shown on sheet L-102. We kindly ask for your review and please provide us with your feedback and any additional information that you think needs to be added or modified for the benefit of this project.*

36. 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. Please put this directly on the landscape plan.

*A preconstruction meeting note has been included on the Tree Disposition Plan (Sheet L-100) under "Important Notes" and on the Proposed Landscape Plan (Sheet L-200). The note is highlighted in red to ensure that this requirement is not overlooked by the appointed general contractor and the arborist responsible for the sitework.*

37. 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.

*Noted, this note has been included directly on the landscape plan (Sheet -L-200) shown underneath plant schedule. A full list of landscape notes and specifications have been developed for this project and are shown on sheet L-202. We kindly ask for your review and please provide us with your feedback and any additional information that you think needs to be added or modified for the benefit of this project.*

Please put this directly on the landscape plan.

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

*Noted, this note has been included directly on the Tree Disposition plan (Sheet L-100 and on the Landscape plan (sheet L-200)*

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

*Comment response is provided herein.*

40. Additional comments may be rendered a time of resubmittal.  
*Understood, thank you.*

**FIRE DEPARTMENT** (Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com))  
Review Status: Authorized With Conditions

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per Chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall follow All NFPA Standards prior to receiving Fire Department approval.

*Understood, thank you.*

**ENGINEERING DEPARTMENT** (David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com))  
Review Status: Authorized with Conditions

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

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings

*This will be provided for permit approval.*

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

*Understood, thank you.*

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

*Understood, thank you.*

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

*This will be provided for permit approval*

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

*This will be provided for permit approval*

6. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or right-of-way of N. Fed. Hy.

*This will be provided for permit approval*

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

*This will be provided for permit approval*

**UTILITIES** (Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com))  
Review Status: Review Complete Pending Development Order

No comments, county-serviced area.

*Understood, thank you.*

**BSO** (Anthony Russo | [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org))  
Review Status: Pending Resubmit

\*\*\* Attention\*\*\*

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

A. \*\*\* CPTED / SECURITY CONSULTANT \*\*\*

The services of an independent, 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.

*PLANW3ST is an independent, experienced CPTED consultant and prepared the CPTED plans for this project. This has been noted on sheet PS-1.*

B. \*\*\* DISCLAIMER \*\*\*

SAFETY AND SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

*This has been noted on sheet PS-1.*

C. \*\*\* CPTED & SECURITY STRENGTHENING \*\*\*

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

*Conditions are addressed herein, and also described in detail on the narrative and in the submitted CPTED plans (sheets PS-1 and PS-2).*

D. \*\*\* 155.2407.E.9., SITE PLAN REVIEW STANDARDS \*\*\*

... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS..." THIS REQUIRES BOTH SECURITY STRENGTHENING & CPTED TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

*Both security strengthening & CPTED conditions are addressed in the CPTED narrative and submitted CPTED Plans, sheets PS-1 and PS-2.*

E. \*\*\* PLEASE NOTE\*\*\*

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

*This has been noted on sheet PS-1.*

F. \*\*\* ADDITIONAL PROJECT FEATURES AFFECTING CPTED/SECURITY STRENGTHENING \*\*\*

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer.

*Both security strengthening & CPTED conditions are addressed in the CPTED narrative and submitted CPTED Plans, sheets PS-1 and PS-2.*

G. \*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL.\*\*\*

Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required.

*Both security strengthening & CPTED conditions are addressed in the CPTED narrative and submitted CPTED Plans, sheets PS-1 and PS-2.*

H. \*\*\* LATE-NIGHT BUSINESS NOW OR LATER? YES \_\_\_\_ OR NO x\_\_

Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

*This is not a late-night business.*

I. \*\*\*BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM\*\*\*

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

*This site will participate in the BSO No Trespassing Program at time of building permit. Sign locations have been noted on sheet PS-2.*

A. Natural Surveillance (Landscaping)

1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.

*This has been noted on sheet PS-2 and CPTED Narrative.*

2.) Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.) Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

*This has been noted on sheet PS-2 and CPTED Narrative.*

A1. Natural Surveillance (Lighting)

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

*All exterior doors are covered with electronic surveillance and will include door viewers.*

A2. Natural Surveillance – Security Strengthening

1.) All solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

*This has been noted on sheet PS-2 and CPTED Narrative.*

2.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.

*This has been noted on sheet PS-2 and CPTED Narrative.*

A3. Electronic Surveillance – Security Strengthening

\*\*\* ATTENTION \*\*\* PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

*All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. This has been noted on sheet PS-1.*

1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers' office, etc.

*This has been noted on sheet PS-2 and CPTED Narrative.*

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

*This has been noted on sheet PS-2 and CPTED Narrative.*

3.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.

*This has been noted on sheet PS-2 and CPTED Narrative*

#### B. Access Control – Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

*This has been noted on sheet PS-2 and CPTED Narrative.*

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

*Door hinge note has been added to sheet PS-2 and CPTED Narrative.*

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

*This has been noted on sheet PS-2 and CPTED Narrative.*

4.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored.

*This has been noted on sheet PS-2 and CPTED Narrative.*

5.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment.



etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

*This has been noted on sheet PS-2 and CPTED Narrative.*

6.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred. *Fencing proposed is see-through rail.*

7.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

*This has been noted on sheet PS-2 and CPTED Narrative and a detail is provided on sheet PS-1.*

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

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

*This has been noted on sheet PS-2 and CPTED Narrative.*

3.) Bottom gate clearances must be 8" above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

*This has been noted on sheet PS-2 and CPTED Narrative.*

4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

*Dumpster purposely does not have a pedestrian passageway for security reasons.*

5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

*Dumpster area is covered by both electronic and natural surveillance.*

6.) Dumpster areas must be secured with Access Control and video surveillance.

*Dumpster area is highly visible and includes video surveillance.*

7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

*This has been noted on sheet PS-2 and CPTED Narrative.*

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

1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

*This has been noted on sheet PS-2 and CPTED Narrative.*

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

*This has been noted on sheet PS-2 and CPTED Narrative.*

3.) A surveillance camera must monitor the office key storage area.

*This has been noted on sheet PS-2 and CPTED Narrative.*

4.) Management office door must have a security viewer (door scope / peephole) or reinforced security window.

*Manager's office and customer lobby are both the same room, so locking door would only make a difference after hours when the door is locked.*

#### C. Territorial Reinforcements – Security Strengthening

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

*This site will participate in the BSO No Trespassing Program at time of building permit.*

2.) 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. Please note additional signage may be necessary depending on the size & layout of your development.

*Sign locations have been noted on sheet PS-2.*

3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in 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.

*This site will participate in the BSO No Trespassing Program at time of building permit. Sign locations have been noted on sheet PS-2 and clearance note is located on sheet PS-2 as well as the CPTED Narrative.*

4.) 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. Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

*This has been noted on sheet PS-2 and CPTED Narrative.*

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

*No solid walls or platforms are proposed. Participation in the BSO No Trespass program will be finalized at permitting.*

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

*No low walls are proposed.*

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

1.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

*This has been noted on sheet PS-2 and CPTED Narrative*

2.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

*This has been noted on sheet PS-2 and CPTED Narrative*

3.) Incorporate traffic calming devices to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways & exits that open directly into the vehicle lanes of travel. This also includes inside enclosed garages & covered parking areas. Some examples can be, but are not limited to traffic bollards, heavy planters, rumble strips, speed humps, changes in pavement type & pavement markings. Etc

*Traffic calming is proposed by stamped concrete at the threshold of the project. The maneuver of vehicles within the site requires traffic calming as the site is neither large, nor multi-parcel.*

4.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

*This has been shown on the CPTED plan and noted on sheet PS-2 as well as the CPTED Narrative.*

5.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop signs, Stop Bar pavement markings, an illuminated Stop sign, flashing red light, rumble strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

*Refer to striping plan. In addition, we will be using change of pavement at main entrances into the site.*

#### D. Maintenance & Management – Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

*A silent alarm built into our ADT alarm system panel.*

2.) Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Purpose: Graffiti vandalism occurs frequently and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions & can sometimes be associated with gang activity. It can also incur costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

*This has been noted on sheet PS-2 as well as the CPTED Narrative.*

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

*This has been noted on sheet PS-2 as well as the CPTED Narrative.*

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

*This has been noted on sheet PS-2 as well as the CPTED Narrative.*

5.) Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation. Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

*This has been noted on sheet PS-2 as well as the CPTED Narrative.*

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

*No exterior storage tanks are proposed at this time.*

7.) The number address signage / monument sign must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

*Buildings will be identified using street numbers that are a minimum of 5 inches high and lit during nighttime hours. Numbers will be unobstructed by landscaping or external features. This has been shown on the CPTED plan and noted on sheet PS-2 as well as the CPTED Narrative.*

#### E. Activity Support – Security Strengthening

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

*Bike racks are located close to the main building access doors. This has been shown on the CPTED plan and noted on sheet PS-2 as well as the CPTED Narrative.*

2.) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

*This has been noted on sheet PS-2.*

3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

*No exterior furniture is proposed at this time.*

4.) Thorough criminal background checks should be completed for all fulltime & part-time employees as well as volunteers, especially for any positions involving access to juveniles, sensitive information & the handling of money.

*Background checks are done on all Site Managers and positions higher.*

5.) Conduct / Provide routine training opportunities for all employees regarding lifesaving skills (A.E.D., First Aid Kit, Stop the Bleed Kit, Fire Extinguisher Operation) & procedures for emergency events & de-escalation techniques.

*Current business model does not provide for or require this.*

9.) Any lightweight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

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

*No exterior furniture is proposed at this time.*

For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance.

*All comments are addressed herein as well as on CPTED Narrative and CPTED Plans, sheets PS-1 and PS-2.*

## **BUILDING DIVISION** (Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com))

Review Status: Authorized with Conditions

### Advisory Comments

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

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

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

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

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

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

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.

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

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

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

2. 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).

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

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

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

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

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

. 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.

9. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which



construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

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

11. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

*Thank you, all information requested in these Building comments will be provided for permit approval.*

Thank you for your consideration. Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA  
*President, Land Planner*