

July 12, 2023

Diego Geuvara, Planner
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Project Name: Criterion Outdoor Storage Pompano/ 33 NW 33rd St Industrial LLC
Application No.: PZ23-12000019

Dear Diego,

We have received your comment letter dated June 6, 2023 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

ENGINEERING DEPARTMENT:

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.*

RESPONSE: Noted. Bohler to apply for BCEPMGD permit after the site approval.

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

RESPONSE: Noted.

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

RESPONSE: Noted.

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.*

RESPONSE: Noted. Bohler to apply for FDEP permit.

5. *Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.*

RESPONSE: Noted. Bohler to apply for FDEP Notice of Intent permit.

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

RESPONSE: Noted. Bohler to apply for BCOES permit.

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

PZ23-12000019
03/20/2024

RESPONSE: Noted. Bohler to apply for the Broward County Highway Construction and Engineering Division permit.

8. *Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.*

RESPONSE: Noted, refer to sheet C-705.

9. *Conceptual civil plan design lacked detail and specifics. Nor did the design properly delineate the adjacent City mains, sizes or connection size and characteristics.*

RESPONSE: The civil plan design has been revised to include a more detailed plan for the grading and utility. The utility plan delineates the City mains and sizes per the WWS Utility Map.

10. *Submit / upload a sediment and erosion control plan for the subject project.*

RESPONSE: Please see sediment and erosion control plan on Sheets 003 C-12 and C-13 Civil Plans.

11. *PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.*

RESPONSE: Bohler to submit a Comment and Response (C&R) Letter addressing all the applicable comments.

***** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project.*

RESPONSE: Noted.

PLANNING:

1. *Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). The proposal includes two new buildings (totaling 49,997 square feet) and a canopy (8,162 square feet in area) with the majority of the site dedicated to outdoor storage. These uses are permitted in the land use category, subject to conformance to the zoning regulations.*

RESPONSE: Noted.

PZ23-12000019
03/20/2024

2. *The property was platted in 1981 (Pompano Industrial Park 3rd Addition - Tract G- Plat Book: 111 Pg: 33), and there are no plat notes restricting the property to any specific use(s).*

RESPONSE: Noted.

3. *The city has sufficient capacity to accommodate the proposal.*

RESPONSE: Noted.

4. *Applicant may submit to DRC for a formal review.*

RESPONSE: Noted.

WASTE MANAGEMENT:

1. *Provide a circulation plan showing all turning radii measured in feet (not auto turn) along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.*

RESPONSE: A circulation plan for the garbage truck is provided on Sheet C-307 showing radii along the path a garbage truck would need in order to enter, provide service, and exit the site. A turn radii of 35' inside and 50' outside along the entrance and exit on NW 27th Avenue is provided, see Sheet C-305 and C-306

2. *Garbage enclosure should be relocated or angled to allow for a garbage truck to service the container. Currently the site plan shows outdoor storage in an area that a garbage truck would need for maneuvering into place.*

RESPONSE: The Garbage enclosure has been relocated to allow for a garbage truck to service the container without any interference from the outdoor storage containers, see Sheet C-303.

3. *It is highly suggested that the garbage enclosure include bollards to protect the enclosure walls from the rolling dumpsters.*

RESPONSE: Roll off containers would only be ordered/used as needed for additional waste.

4. *If there will be a lot of waste (broken pallets for example) generated on this site, a roll-off container may be needed. This would change the dimensions of the enclosure, as well.*

RESPONSE: Roll off containers would only be ordered/used as needed for additional waste.

5. *NOTE: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.*

RESPONSE: Noted.

PZ23-12000019
03/20/2024

6. *NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).*

RESPONSE: Noted.

7. *NOTE: 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 (Coastal Waste & Recycling 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: Noted.

8. *NOTE: 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: Noted.

LANDSCAPE REVIEW:

1. *Submittal is incomplete and has little to no incorporation of the landscape code.*

RESPONSE: Noted. Refer to sheets C-701 through C-712.

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

RESPONSE: Noted.

3. *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: Noted. Refer to sheets C-701 through C-704.

4. *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 no 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: Arborist report to be submitted with future submittal.

PZ23-12000019
03/20/2024

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.*

RESPONSE: Dollar value shall be submitted with arborist report with future submittal.

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

RESPONSE: Noted. Tree mitigation shall be provided through tree replacement and or a combination of mitigation fees.

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

RESPONSE: Contractor and EOR to discuss in further detail during the pre-construction meeting. There are no existing overhead utilities servicing the existing development and the proposed development will only consist of underground utilities as well.

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

RESPONSE: Noted, refer to sheet C-705

9. *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: Noted. Irrigation plans will be provided at next submittal.

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

RESPONSE: Noted. Irrigation plans, including bubbler for all trees, will be provided at next submittal.

11. *Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite.*

RESPONSE: Noted. Note is provided on sheet C-705.

12. *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: Noted. Note is provided on sheet C-705.

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

RESPONSE: Noted.

PZ23-12000019
03/20/2024

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

RESPONSE: Noted.

15. *Additional comments may be rendered a time of resubmittal.*

RESPONSE: Noted.

BSO:

1. *Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage.*

- a. *Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application. Initials BM*

RESPONSE:

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

RESPONSE: Trespass Affidavit submitted.

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

RESPONSE: Refer to CPTED Notes #6 and CPTED Principles-Physical/ Natural Access control #4.

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

RESPONSE: Refer to CPTED Notes #7.

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

RESPONSE: Refer to CPTED Principles-Physical/Natural Access control #1.

2. CPTED Landscaping Standards & 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.*
Initials ____ **BM** ____

RESPONSE: Refer to CPTED Principles-Natural/Electronic Surveillance #4.

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

RESPONSE: Ambush points not created in Site/Building design.

2B: Territorial Reinforcement - Landscaping

- 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 fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.* Initials ____ **BM** ____

RESPONSE: Refer to CPTED Principles-Natural/Electronic Surveillance #8.

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.* Initials ____ **BM** ____
- b. *Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."*
Initials ____ **BM** ____
- c. *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. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.* Initials ____ **BM** ____
- d. *Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.* Initials ____ **BM** ____

RESPONSE: Refer to CPTED Principles-Natural/Electronic Surveillance #7.

- e. *To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. Initials _ **BM** _*
- f. *Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended. Initials _ **BM** _*

RESPONSE: Refer to CPTED Principles-Natural/Electronic Surveillance #1.

- g. *Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance. Initials _ **BM** _*
- h. *Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. Initials **BM** _*

RESPONSE: Refer to CPTED Principles-Natural/Electronic Surveillance #4.

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

RESPONSE: Security cameras will be located not to be hindered by lighting or interfere with site lighting.

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

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

RESPONSE: Refer to CPTED Principles-Physical/ natural Access control #8.

- b. *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 and is easily bent/ pried to facilitate climbing through so steel is much preferred. Initials _ **BM** _*
- c. *Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing*

PZ23-12000019
03/20/2024

over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds. Initials __ **BM** __

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

RESPONSE: Proposed fencing/wall will not be of a material that is 'scalable'. The landscaping located at the fences will be governed by the required Screening/Buffers.

- e. 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. Initials __ **BM** __

RESPONSE: Refer to CPTED Principles-Physical/ Natural Access control #9.

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

RESPONSE: No sliding glass doors

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

- a. For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. Initials __ **BM** __

RESPONSE: Refer to CPTED Notes #8.

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 the following on both the swing and pedestrian gates: Initials __ **BM** __
- b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. Initials __ **BM** __

- c. *Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. Initials __ BM __*
- d. *If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons. Initials __ BM __*
- e. *Dumpster areas must be secured with Access Control and video surveillance. Initials __ BM __*

RESPONSE: Refer to CPTED Principles-Natural/Electronic Surveillance #6.

- 7. *Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)*
 - a. *Describe access key control security system - general description only, avoid specific location of key storage safe. Initials ____*

RESPONSE: N/A.

- 8. *Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:*
 - a. *Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc. Initials __ BM __*

RESPONSE: Refer to CPTED Principles-Physical/ natural Access control #10.

- b. *Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones". Initials __ BM __*

RESPONSE: Refer to CPTED plan for camera locations and sight cones.

- c. *(Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking lot / garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance. Initials __ BM __*

RESPONSE: Refer to CPTED Principles-Physical/ natural Access control #10.

- d. *(Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional) Initials ____*

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

RESPONSE: N/A.

9. Graffiti Maintenance – CPTED

- a. 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. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability. Initials BM

RESPONSE: Refer to CPTED Notes #10.

10. 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.

- a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes." Initials BM
- b. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc. Initials BM

RESPONSE: Refer to CPTED Notes #1.

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

RESPONSE: Refer to CPTED plan for camera locations and sight cones.

- d. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. 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 manager's office, front desk, lobbies, etc. Initials BM

- e. *Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. Initials __ **BM** __*
- f. *Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency. Initials __ **BM** __*

RESPONSE: Security cameras will be located not to be hindered by lighting or landscaping.

- g. *Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters. Initials __ **BM** __*
- h. *Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Initials __ **BM** __*
- i. *Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance. Initials __ **BM** __*
- j. *Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc. Initials __ **BM** __*

RESPONSE: Refer to CPTED plan for camera locations and sight cones.

11. *Miscellaneous: CPTED & Security Strengthening*

- a. *Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site. Initials __ **BM** __*

RESPONSE: Refer to CPTED Notes #3.

- b. *Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site. Initials __ **BM** __*

RESPONSE: Refer to CPTED Notes #11.

- c. *Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities. Initials __*

PZ23-12000019
03/20/2024

RESPONSE: N/A.

- 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. Initials **_BM_***

RESPONSE: N/A

- e. *Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents. Initials **_BM_***

RESPONSE: Bollards will be provided.

- f. *If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi. Initials **_BM_***

RESPONSE: Refer to CPTED Notes #9.

- g. *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. Initials **_***

RESPONSE: N/A

BUILDING DIVISION:

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.

RESPONSE: Acknowledged.

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.

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

PZ23-12000019
03/20/2024

alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

RESPONSE: Acknowledged.

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.

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.

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

RESPONSE: Acknowledged.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

RESPONSE: Acknowledged.

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.

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.

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

PZ23-12000019
03/20/2024

to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

RESPONSE: Acknowledged.

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_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.

7. *FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the*

PZ23-12000019
03/20/2024

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.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

12. *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.

13. *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.*

RESPONSE: Acknowledged.

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.

PZ23-12000019
03/20/2024

14. *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: The proposed development is proposing a total of 125 parking spaces with six accessible parking spaces per the FBC section 208.2.

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

RESPONSE: The proposed development will comply with the parking requirements in accordance with Table 208.2

16. *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: Noted. The Engineering Standard "Accessible Space Sign" detail 300-5 is provided on 003 C-14 Civil Plans.

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

RESPONSE: Noted.

18. *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: Bohler has graded the site to slope away from the building using a maximum of 5% slope and minimum 1% slope as a method to divert the water away from the building.

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

RESPONSE: Noted.

PZ23-12000019
03/20/2024

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

RESPONSE: Noted.

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

RESPONSE: Noted.

ZONING:

GENERAL COMMENTS:

The provided drawings and the listed areas in the narrative do not match. Revise the areas and the math provided.

RESPONSE: The Site Data Table on Sheet 002 SP-4 Site Plan and the narrative have been revised to show the same areas provided.

Clarify scope of the project. The narrative does not provide any information regarding the future use of the premises. However, the application describes the proposal for outdoor storage of part of the property. It is not clear the total square footage allocated for that use.

RESPONSE: The Site Data Table on Sheet 002 SP-4 Site Plan and the narrative have been revised to include the proposed use as "Warehouse, Distribution or Storage" as the principal use.

The City's Zoning Code Article 4: Use Standards describes the uses permitted on the different districts of the city. The outdoor storage (as a principal use) requires the approval of special exception. See Section 155.4228.A. Outdoor Storage (as a principal use).

RESPONSE: Noted. The outdoor storage use as a principal use will no longer be applied for this project. The proposed principal use is now "Warehouse, Distribution or Storage".

Revise the information regarding Sec. 155.3402 Special Exception. Outdoor Storage, as Accessory Use, is permitted up to a 35% of the total gross floor area of the building(s) containing the principal use(s) of the lot. There are additional standards, such as perimeter buffer and screening required to comply with.

RESPONSE: The outdoor storage use is no longer the proposed principal use.

See Section 155.4303.W. Outdoor Storage (as an accessory use). Provide a narrative specifying if the proposed outdoor storage is a principal use or an accessory use and comply with the established requirements accordingly (dustless surface, landscape buffers, screening, etc.).

PZ23-12000019
03/20/2024

RESPONSE: The outdoor storage use is no longer the proposed principal use.

The proposed project is located in a corner plot. The front of the project is the one located along Northwest 27th Avenue. The front along 33rd Street is considered a side. Revise narrative and drawings as needed.

RESPONSE: The Narrative has been revised to reflect NW 27th Ave as the front of the property.

1. *Sec. 155.3402.C. Intensity and dimensional Standards requires the lot area. On the application form, the area listed was 449,978 Sf (10.33 Acres Approximately). however, on the Site Data Table included on the Site Plan drawing, the total area listed is 51,433 Sf. Revise and coordinate.*

RESPONSE: The Site Data Table has been revised to show the square footage and the lot area of 451,421 SF (10.36 AC), see Sheet 002 SP-4 Site Plan.

2. *Sec. 155.3402.C. Intensity and dimensional Standards requires the building height information. Revise and Comply.*

RESPONSE: The building height information is provided on the Site Data Table on Sheet 002 SP-4 Site Plan.

3. *Add to the Site Data table the proposed Outdoor Storage area include square footage and percentage of the lot area intended for this particular use.*

RESPONSE: The Site Data table has been revised to include the proposed outdoor storage area including the square footage and percentage of the area intended for the outdoor storage use, see Sheet 002 SP-4 Site Plan.

4. *Add to the Site Data table also, the proposed Canopy area to the Lot Coverage calculation.*

RESPONSE: The Site Data Table has been revised to include the proposed canopy area to the lot converge calculation, see Sheet 002 SP-4 Site Plan.

5. *As required by Sec. 155.5101.I.1.b Sidewalks Required, all developments shall install sidewalks along the front of the development site with an existing street (unless an existing sidewalk meeting city standards is already in place). Revise to comply.*

RESPONSE: There is an existing sidewalk along NW 27th Avenue.

6. *Revise Sec. 155.5101.G.7. Driveway Layout and Design. Provide a clear plan showing the proposed internal driveways, traffic direction, width, curbing, etc., as needed.*

RESPONSE: The Site Plan shows the design layout for the proposed internal driveways, traffic direction, width, and curbing, see Sheet 002 SP-5 through SP-9 Site Plan.

7. *All developments shall be served by an internal pedestrian circulation system as required by Sec. 155.5101.I - Pedestrian an access circulation. Include signals and security elements as needed.*

RESPONSE: See CPTED plans.

PZ23-12000019
03/20/2024

8. *Table 155.5102.D List the Minimum Number of Off-Street Parking Spaces required according to the proposed use of the property. The applicant must include all the listed uses (Offices, warehouse, outdoor storage) in the total calculation. Revise and comply.*

RESPONSE: The Site Data Table has been revised to include the minimum number of parking spaces required for each use (warehouse and office), see Sheet 002 SP-4 Site Plan.

9. *The Code requires the provision of at least four (4) bicycle parking for each ten (10) car parking space. Max. 20 on each parking area. Therefore, additional bicycle parking is needed to comply with Sec. 155.5102.I.1.L. Revise and comply. Show location in the Site Plan.*

RESPONSE: The proposed development will comply with Sec 155.5102.I.1.L and provide 40 bicycle spaces, see Sheet 002 SP-8 Site Plan.

10. *Sec. 155.5102.M.1. Minimum number of Off-street Loading Berths. No loading berths are shown on the plans. The number of berths requires varies according to the square footage of the proposed premises. Revise and comply.*

RESPONSE: The site will propose 3 loading berths per the square footage of the proposed premises and Sec 155.5102.M.1, see Sheet 002 SP-7 Site Plan.

11. *Any Mechanical equipment mounted on the roof or on the ground shall be screened as required per Section 155.5301.1.a.*

RESPONSE: Mechanical equipment mounted on the roof will be screened with an equipment mounted screen system.

12. *Exterior off-street loading and service areas shall be screened from view from the street as required by Sec. 155.5301.B. Revise to comply.*

RESPONSE: Exterior loading areas are not street facing.

13. *Commercial containers, garbage dumpsters, etc., shall be screened on three sides, as per Sec. 155.5301.C.*

RESPONSE: Noted. Dumpsters and above ground equipment has been provided with landscape material for screening purposes. Refer to sheets C-707 & C-709.

14. *Screening of outdoor storage areas shall comply with the standards in Sec. 155.4228.A Outdoor Storage (as principal use) or Sec. 155.4303.W Outdoor Storage (as an accessory use) accordingly.*

RESPONSE: Noted. Refer to sheets C-708, C-709, and C-710.

PZ23-12000019
03/20/2024

15. *A development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views as per Sec. 155.5603.D.2. Revise and comply.*

RESPONSE: Building configuration conceals the loading operations.

16. *Comply with Section 155.5603.E. Façade Articulation; particularly the following requirements:*

- *Wall Plane Horizontal Articulation: Each façade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the façade plane), changes in façade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted façade does not exceed 100 feet.*

RESPONSE: The requirement chosen to satisfy this requirement for the office building is Wall Plane Horizontal Articulation. Refer to A201 Elevations and Articulation narrative.

- *Vertical Articulation: Each façade greater than 30 feet in height shall incorporate a change in the wall surface plane or in façade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted façade does not exceed 30 feet.*

RESPONSE: The requirement chosen to satisfy this requirement for the Assembly building is Vertical Articulation. Refer to A202 Elevations and Articulation narrative.

- *Roof Line Variation: The façade shall include variations in roof planes and/or in the height of a parapet wall at least every 60 feet of roofline length along the façade.*

RESPONSE: N/A

PROVIDE A NARRATIVE EXPLAINING HOW THE PROPOSED BUILDING MEETS THIS REQUIREMENT. **Narrative provided with submittal.**

17. *Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one design features to emphasize the importance of the entrance, as listed on Sec. 155.5603.F.*

RESPONSE: Primary entrance design includes large canopy and distinctive building material to create a highly visible entrance.

18. *Provide color elevations with proposed materials and call-outs describing them as required. Include dimensions and the total height of the facades.*

RESPONSE: Color elevations will be provided for AAC.

PZ23-12000019
03/20/2024

19. *Elevation height should be measured from the average finish grade. Add dimensions showing compliance.*

RESPONSE: Building heights are called out on Exterior Elevations, Sheets A201 and A202.

20. *Loading and service areas shall be separated from patron parking, pedestrian areas, and main drive aisles as required by Sec. 155.5603.H.*

RESPONSE: On the east portion of the site, a gate has been proposed to separate all service areas from patron parking, pedestrian areas and main drive aisles. On the west portion of the site, a new entrance is proposed to separate the patron parking, pedestrian area, and drive aisles from the services area.

21. *As required by Sec. 155.5603.I., no more than two bays of Off-street parking may be located between the front building façade and the street it faces.*

RESPONSE: The Site Plan has been revised to propose only two parking bays of off-street parking located between the front of the building façade and the street it faces, see Sheet 002 SP-8 Site Plan.

FIRE DEPARTMENT:

1. *What is the proposed occupancy classification/use for each of the proposed buildings as per NFPA 101 Life Safety 2018 Edition?*

RESPONSE: Per NFPA 101 Life Safety, the proposed occupancy classification for the proposed buildings is:

- a. Office (Business)
- b. Warehouse (S-1 and S-2)

2. *Provide a detailed plan for the exterior storage area. What is the commodities to be stored?*

RESPONSE: The site plan shows the proposed outdoor storage equipment as a dashed line. Once the commodities to be stored has been determined Bohler will coordinate with staff.

3. *Submit to Fire Prevention for review and approval a site plan layout of the outdoor storage area. Include commodities, method and height of storage (Maximum height for outdoor storage as per Florida Fire Prevention Code is 20 feet), fire department access and water supply to the site before area use. (Refer to Florida Fire Prevention Code 7th Edition, NFPA 1, Chapter 10 Section 10.15 and Chapter 34 for Recommendations of Protection of Outdoor Storage.)*

RESPONSE: The principal use has changed from "Outdoor Storage" to "Warehouse, Distribution or Storage".

PZ23-12000019
03/20/2024

4. *Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.*

RESPONSE: Please see Sheet 002 Sp-11 Site Plan for fire apparatus circulation plan with a turning radii or 30 FT inside and 50 FT outside. The road widths are shown on the site plan Sheet 002 SP-5 to SP-9 Site Plan.

5. *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: The Utility Plan shows the location of all existing and proposed water mains and fire hydrant in the area, see Sheet C-501 to C-505.

6. *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: Once a fire hydrant test flow results are provided Bohler will submit the fire hydrant test results to determine the available water supply to this project.

7. *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.*

RESPONSE:

8. *Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.*

RESPONSE:

9. *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: The proposed development includes two fire hydrants located along the south property line. The distance of the fire hydrant and the future buildings are within 400 FT. The "Water Supply Fire Flow" will be completed once Bohler obtains the fire flow test results.

10. *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*

PZ23-12000019
03/20/2024

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: Noted.

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

RESPONSE: A 36-inch clear space around the circumference of the fire hydrant will be provided per NFPA 18.5.7., see Sheet C-503 and C-504.

We believe the above responses and corresponding plan changes have adequately satisfied the comments. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (561) 571-0280.

Sincerely,



BOHLER ENGINEERING

Christopher Lall, P.E.
Project Manager

cc: File