

Re-Submittal Response to Comments: February 27, 2024

City of Pompano Beach

RE: PZ22-12000051 – 2001 N. Andrews

We have received your 1st Round of review comments on the above-referenced project and will submit the following response to comments:

LANDSCAPE REVIEW: Wade Collum wade.collum@copbfl.com

9.4.23

1. 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: See survey prepared by Brown Philips submitted with this application

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

Response: See tree appraisal report prepared by Dustin Demmery (Landscapes of Distinction) dated 03/09/2023

3. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised.

Response: A certified ISA Arborist was contracted to perform the analysis. see tree appraisal report prepared by Dustin Demmery (Landscapes of Distinction) dated 03/09/2023. Please contact Dustin at the number listed on the appraisal report for specific questions regarding methodology.

4. 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: See tree appraisal report prepared by Dustin Demmery (Landscapes of Distinction) dated 03/09/2023

5. Please bold trees proposed for removals on the tree table.

Response: See Tree Disposition chart on LP-1

6. Current conditions reflect less than 10 on the north and south perimeters, please clarify and verify work proposed in these areas as the new landscape plan shows the 10' required perimeter as a clear measurement.

Response: Perimeter is plan to provide a 10' buffer

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

Response: Acknowledged

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

Response: See revised landscape plan; proposed palms are 22'-24' OA

9. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building. Please include the truck court area. bAs 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. If palms and trees are combined, one row of shrubs can be provided;
- vii. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- viii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: The plan is proposing a reduction in the VUA – building planting area.

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

Response: See Landscape requirement chart on sheet LP-2

11. 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).

Response: Lighting is needed in the terminal islands within the parking lots in order to satisfy the lighting requirements; the landscape standards are being requested to be waived per 155.5401.2.c.

12. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

Response: See landscape plans

13. Provide Street Trees at 1:40' as per 155.5203.G.2.c. call out the ones if proposed on the site as allowed by code.

Response: See landscape plans

14. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas

Response: Please refer to Architectural Sheet A301 for structural cross sections. Eccentric footings will be used along North side of building and traditional footings will be used on all other perimeter walls. Monolithic footings will not be used.

15. All trees are to large canopy unless OHW (overhead wires) exist, change and discuss w staff. The crux of trees proposed are understory.

Response: See revised landscape plans

16. Propose an alternate tree species large canopy species top the Ilex and Coccolobas perhaps Yellow Tabs is an option.

Response: See revised landscape plans

17. Provide the variety of the proposed Lagerstroemias.

Response: See revised landscape plans

18. Change out the understory's proposed along the retention are to Cypress.

Response: See revised landscape plans

19. Please be conscientious of tree and plant spacing.

Response: See revised landscape plans

20. 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: See revised landscape plans

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

Response: Acknowledged

22. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: See revised landscape plans

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

Response: See revised landscape plans

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

Response: See revised landscape plans

25. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

Response: Acknowledged

26. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

Response: See revised landscape plans

27. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

Response: Acknowledged

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

Response: See revised landscape plans

29. 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.

Response: See revised landscape plans

30. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Response: Acknowledged

31. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: See revised landscape plans

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

Response: See revised landscape plans

33. 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: See revised landscape plans

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

Response: Acknowledged

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

Response: Acknowledged

ZONING Lauren Gratzer Lauren.Gratzer@copbfl

1. The project proposal includes 3 folios. Only two were listed in the narrative. Include all subject folios in the narrative and listed on the site plan.

Response: See revised site plan and project narrative

2. The three folios shall be unified as one with a Unity of Title prior to building permit approval.

Response: Acknowledged

3. The narrative appears to be for a different project. It references the City of Clearwater with dates not related to this project and the chart that breaks down the surrounding uses is not related to the City of Pompano. Additionally, the building numbers provided in

the narrative do not add up correctly and are different on each page and each paragraph. Revise accordingly. Clarify the size of the existing building.

Response: See revised project narrative

4. Note that the City of Pompano Beach does not permit animal slaughtering. Include a section within the narrative stating there will be no animal slaughtering at this location.

Response: No animal slaughtering is proposed; see revised project narrative

5. The CPTED narrative submitted is for a completely different project in Pompano. Resubmit a CPTED narrative specific to this project.

Response: See revised CEPTED narrative

6. Correct the following on the site plan data table: the zoning district is I-1 (not I-L), the folio numbers, a 60,271 SF building is 41% for the lot coverage (not 44%), call out both the north and south side interior yard setback dimension, provide the actual proposed height of the building.

Response: See revised site plan (SP-1)

7. Provide evidence of the 30' easement along the north property line being abandoned, in order to construct a new building in this area.

Response: There is currently a application being processed by the city (EMTV-2024-1) proposing to abandon the existing 30' utility easement (ORB 10532 Pg. 47) along the north property line and will relocate the existing storm drainage pipe within a new 15' utility easement along the north property line. The new easement will be within the same area as the existing easement, as this request will amount to a 15' reduction of the current easement.

8. Clarify where the minimum required 65 parking spaces is coming from. $60,271 \text{ SF building} / 1,000 \text{ space} = 60.2 = 61$ minimum parking spaces. Correct the site plan data table chart.

Response: See revised site plan – based on the 58,361 s.f. proposed 59 spaces (58,361/1,000 = 59) are required; 80 spaces are provided on site.

9. The minimum loading berth size that presumptively satisfies loading berth needs is at least 12 feet wide and 55 feet long (1555102.M.2). Illustrate each loading space within the loading area and provide the width dimension of each

Response: See revised site plan; each loading space is 12' x 55' (sever are provided)

10. Signage is not reviewed or approved as part of the DRC process. Remove all Signage from the elevations.

Response: Please refer to Architectural Sheet A201 for Building Elevations without signage.

11. The height of a structure is determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof (155.9401.G). Revise the elevations to correctly reflect the height of the building from finished grade and call out the point of the roof deck.

Response: Please refer to Building Elevations on Architectural Sheet A201 for mean height of building.

12. Call out the A/C units on the east side of the site plan as existing. Also call out what the existing screening is. Is this a wall? How tall? Clarify if there will be new A/C units added. Any new ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that new mechanical equipment is not permitted to be placed in front of the principal structure (east side).

Response: The existing mechanical units on site will be demolished. New mechanical equipment will be placed on roof. All rooftop units will be screened by Precast parapet walls. Please refer to Overall Roof Plan on Architectural sheet A131 and Building Elevations on Architectural sheet A201.

13. Provide a photometric plan with the DRC submittal that meets the requirements of Code Section 155.5401. The maximum height of light fixtures is 30'. Note the proposed heights on the plans. The Minimum Illumination in Vehicular Use Areas is 1.0 foot-candle and the Maximum Illumination at Property Line is 3.0 foot-candles.

Response: Please refer to sheets E-1 and E-5

14. Provide the cut sheets/details for all proposed light fixtures.

Response: Please refer to sheet E-4

15. The building shall meet the standards in Code Section 155.5603. Industrial Design Standards

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

Response: Acknowledged. Please refer to Building Elevations on Architectural Sheet A201.

1. Wall Plane Horizontal Articulation

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

Response: Refer to Architectural Sheet A201 for building elevations meeting this requirement.

2. Vertical Articulation

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

Response: Refer to Architectural Sheet A201 for building elevations meeting this requirement.

3. Roof Line Variation

The facade 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 facade.

Response: Refer to Architectural Sheet A201 for building elevations meeting this requirement.

16. Nonresidential development must achieve at least 12 points from Table 155.5802: Sustainable Development Options and Points. Provide a separate narrative detailing the proposed options for the development and upload it to the documents folder.

Response: We will achieve roughly 16 points from Table 155.5802 Sustainable Development Options. Please refer to Security plan on Architectural Sheet A601 and attached Narrative.

BUILDING: Todd Strickler todd.strickler@copbfl.com

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: No ground mounted HVAC equipment is planned. Existing ground based HVAC/Mechanical equipment is slated for demolition. Future Mechanical Equipment to be installed on Roof and screened as required by Parapets and/or roof screen.

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

Response: Acknowledged

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

Response: Acknowledged. Automatic sprinkler system will be shown on future fire protection plans. This requirement will be incorporated at such time.

4. 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

5. 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

6. 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. Refer to Architectural Life Safety Plans on Sheets G101 and G102

7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel om 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. Refer to Architectural Life Safety Plans on Sheets G101 and G102

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

Response: Acknowledged. Product information will be provided to the enforcing agency prior to submittal for approval.

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

Response: Acknowledged. All product submittals will be reviewed and approved by architect and/or engineer and submitted to building official prior to installation.

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

Response: Acknowledged

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

Response: Acknowledged

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

Response: Acknowledged. A Statement and Schedule of Special Inspections will be provided with the Structural Drawing set that will be submitted for Building Permit review.

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

Response: Acknowledged. A Schedule for Threshold Inspections will be provided with the Structural Drawing set that will be submitted for Building Permit review.

14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

Response: Acknowledged. A Statement and Schedule of Special Inspections will be provided with the Structural Drawing set that will be submitted for Building Permit review.

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

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

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

Response: See site plan tabular data

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

Response: Acknowledged

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

Response: Acknowledged

19. 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: Project has been graded so stormwater flows away from the building.

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

Response: Acknowledged

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

Response: Acknowledged

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

Response: Acknowledged

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

Response: Acknowledged

FIRE: Jim Galloway jim.galloway@copbfl.com

1. 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: See "040 CIVIL LIFE SAFETY PLAN"

2. Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2018ed Chapter 18) Any turn around within the City of Pompano must be completed with out the fire apparatus backing. Minimum 100ft diameter turn around area

Response: See "040 CIVIL LIFE SAFETY PLAN"

3. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 2018ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)

Response: Building will be fire sprinkled. See attached Conceptual Engineering Plan and Life Safety Plan.

4. 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: Existing utilities including water mains and fire hydrants are shown on the plan.

5. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions

Response: Acknowledged. Please refer to Architectural Life Safety Plans G101 & G102 for Table with Fire Flow Calculations.

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: Fire Flow Test completed, witnessed, and attached for reference.

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

Response: Acknowledged. PIV Tamper switches and the associated fire alarm interface will be shown on future fire alarm plans.

8. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

Response: Acknowledged. The need for a bi-directional amplifier system will be evaluated and, if deemed necessary, installed prior to completion of construction

WASTE MANAGEMENT Beth Dubow beth.dubow@copbfl.com

1. Provide all turning radii along the paths a garbage truck would need to travel in order to service this site.

Response: See 041 EX-1 GARBAGE TRUCK AUTOTURN

NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling.

Response: Acknowledged

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 and 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: Acknowledged

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.

ENGINEERING David McGirr david.mcgirr@copbfl.com

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: Permit will be provided once received

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

Response: Acknowledged

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

Response: Comment Noted

4. 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: Plans have been revised to provide more detail.

5. 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: Plans have been revised to provide more detail.

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

Response: Permit will be provided once it is received

7. The proposed easement to be abandoned to the north has an active 8" gravity sewer main that picks up the property to the west at 2010 NW 15 Ave. Also note there is a active 8" sewer main to the south of the property that is shown incorrectly on your civil plans. A clip from our GIS showing these utilities has been uploaded into e-plan for your use. For more GIS information please contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com

Response: The plans have been revised to show the existing sanitary sewer properly. We are proposing to relocate the sanitary sewer main on the north side of the property and reduce the utility easement to 15'.

8. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

Response: Acknowledged

*Note from City:
How to retire old laterals

If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)

If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings.

If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

9. Upload the 2022 City Engineering standard details for the proposed off-sitewater, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: Details have been added to the plans

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

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

BROWARD SHERIFFS OFFICE:

***Need to discuss this as a team – this affects all elements of the plan

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.

Response: Please provide affidavit for signature

- 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.

Response: Signage to be provided as required (image below). Please refer to Security Plan on Architectural Sheet A601 for signage Locations.

Sign is 18" x 24"



Broward Sheriff - FYP

- 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.

Response: Signage to be provided as required. Please refer to Security Plan on Architectural Sheet A601 for signage locations

- 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.

Response: Signage will be posted around site stating the following "Private Property. Authorized Vehicles and Personnel Only. Visitors and Deliveries must check in at Office. This property is protected by 24 Hour On Site Security"

Security and Video Surveillance. Violators will be prosecuted.” Please refer to General Notes and locations on Security Plan, Architectural Sheet A601.

- 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.

Response: Way finding pavement markings and Monument Directional signage to be provided for personnel and vehicle traffic.

Truck Deliveries – Sign to have direction arrow with the following wording “Truck deliveries must check in at Receiving office”

Visitors – Sign to be post mounted at head of parking spaces with the following wording “Visitor Parking – All Visitors to check in at Main Office Lobby”. Parking spaces to be painted with VISITOR label.

Cheney Express – Sign to be post mounted at head of parking spaces with the following wording “30 Minute Parking – Loading Zone for Cheney Express Only. Violators will be Towed.”

All other parking for employees/authorized personnel only including owners. Towing Signage Policy to be located at site entry and in each Employee parking area. Sign to be post mounted at head of parking space with the following wording “Employee Parking Only – Unauthorized vehicles towed at vehicle owner’s expense”.

Please refer to General notes and locations of parking and signage on Security plan A601.

2. CPTED Landscaping Standards

2A: Natural Surveillance – Landscaping

- a. Maintain 2’ to 2.5’ foot maximum height for all hedges, bushes, low plants, and ground cover.
- b. 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.
- c. Note that young immature trees with 6” inch or less diameter trunks are excluded from the above condition ONLY WHILE MATURING per code.

Response: See revised landscape plan

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.

Response: See revised landscape plan

3. CPTED Lighting Standards

- a. 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."

Response: Acknowledged. Please refer to General notes on Security plan Architectural Sheet A601.

- b. 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.

Response: All man doors will be equipped with emergency egress lights that will also provide lighting for security purposes.

The entire perimeter of the building will also be equipped with overhead wall mounted area lights. These lights have an initial lumen output of 35,200 lumens at the dock and 11,275 lumens at all other wall locations.

Control: All exterior area lighting will be illuminated from sunset to sunrise. This will be controlled by a contactor panel actuated via a roof mounted photocell. The contactor can also be equipped with a timer if illumination is desired prior to sunset. In addition to operational purposes, both allow simultaneous illumination and quick single point repair should the photocell and/or timer be compromised.

Emergency wallpacks over doors will be illuminated from sunset to sunrise. This will be controlled by an integral photocell. This is necessary for proper functionality of the integral emergency battery backup.

Due to all lighting being illuminated during dim hours, the intent of a motion sensor is met.

Vandal Resistant: Due to emergency egress fixtures being mounted at 8'-0" AFG, they will be purchased and installed with the vandal guard option to meet tamper proof requirements.

All wall mounted area lights will be installed 30ft AFG, with cable and conduit penetrating and traversing through the building interior. Controls for these lights will be inside the building and on the roof.

Please refer to General notes and locations on Security plan, Architectural Sheet A601.

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

Response: Acknowledged. Please refer to Electrical drawings for more information and General notes and locations on Security plan, Architectural Sheet A601.

- d. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

Response: Acknowledged. Please refer to Electrical drawings for more information and General notes and locations on Security plan, Architectural Sheet A601.

- e. 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.

Response: Acknowledged. Please refer to Electrical drawings for more information and General notes and locations on Security plan, Architectural Sheet A601.

- f. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Response: Acknowledged. Please refer to Electrical drawings for more information and General notes and locations on Security plan, Architectural Sheet A601.

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

Response: Acknowledged. Please refer to Electrical drawings for more information and General notes and locations on Security plan, Architectural Sheet A601.

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

Response: Acknowledged. Please refer to Electrical drawings for more information and General notes and locations on Security plan, Architectural Sheet A601.

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.

Response: All exterior doors will have voice or voice/video intercom/buzzer that will be monitored by the security team at both lobby and security desks. These devices can be tied together with CCTV system to view video of anyone at the doors for buzzer/intercom. Please refer to Security plan on Architectural Sheets A601 and A602 for doors with lites, solid doors, and audible/video intercom pager.

- 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.

Response: See site plan for fence details

- 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 over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Response: See site plan for fence details

- d. Solid walls, (if any) 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.

Response: All solid walls installed around site elements for protection will have a ridged top to Dissuade unauthorized activity and/or deter easy climbing. Site elements included but not limited to the following: dumpster enclosures, retaining walls, ramps, planters, etc.

- e. Solid walls (if any) that are low to the ground & used as symbolic 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 include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity. .

Response: All solid walls installed around site elements for protection will have a ridged top to Dissuade unauthorized activity and/or deter easy climbing. Site elements included but not limited to the following: dumpster enclosures, retaining walls, ramps, planters, etc.

- f. 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.

Response: Non-removeable hinge pins and electronic door position switches will be installed at all exterior doors to detect the open or closed status of doors and then send status back to Security system. Please refer to Security Plans on Architectural sheets A601 and A602 for general notes and locations.

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

Response: Not Applicable. No glass sliding doors at this facility.

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.

Response: Hard wired security system with burglar alarm will be installed, running, and monitored by Security team at all times (during and after business hours). There will also be Security Personnel onsite 24/7. Please refer to General notes on Security plan Architectural Sheet A601.

- b. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

Response: Cameras with motion sensors and glass break detectors, and door position switches will be installed, running, and monitored by Offsite Security team at all times (during and after business hours). There will also

be Security Personnel onsite 24/7. Please refer to General notes on Security plan Architectural Sheet A601.

- c. For Commercial including COMMERCIAL 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 portable lanyard 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.

Response: Panic buttons will be installed at Reception desk, Security Desk, and Receiving Office desk that will be connected to Security System. Please refer to General Notes and location son Security plan, Architectural Sheet A602.

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:

Response: Dumpsters to be enclosed with solid walls and lockable gate for use by authorized personnel only. Location behind property fence away from pedestrian public way. A robust locking mechanism will be provided. Dumpster Enclosure gate will have 8" clearance above ground for surveillance viewing. Vandal Resistant Motion sensor security light and video surveillance will be provided around dumpster area. Refer to site drawings for dumpster enclosure details. Please refer to General Notes and locations on Security plan Architectural Sheet A601.

- 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.

Response: Dumpster Enclosure gate will be locked with throw bolt and robust shielded padlock. Refer to General Notes on Security Plan, Architectural Sheet A601.

- 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.

Response: Dumpster Enclosure Gate will have 8" clearance above ground for surveillance viewing. Vandal Resistant Motion sensor security light and video surveillance will be provided around dumpster area. Refer to site drawings for dumpster enclosure details. Refer to General Notes and locations on Security Plan, Architectural Sheet A601.

- 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.

Response: Dumpsters to be enclosed with solid walls and lockable gate for use by authorized personnel only. Location behind property fence away from pedestrian public way. A robust locking mechanism will be provided. Dumpster gate will be closed and locked when not in use by authorized persons. Refer to General Notes and locations on Security Plan, Architectural Sheet A601..

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

Control: All exterior area lighting will be illuminated from sunset to sunrise, including pole mounted lights illuminating the dumpster area. This will be controlled by a contactor panel actuated via a roof mounted photocell. The contactor can also be equipped with a timer if illumination is desired prior to sunset. In addition to operational purposes, both allow simultaneous illumination and quick single point repair should the photocell and/or timer be compromised. Due to all lighting being illuminated during dim hours, the intent of a motion sensor is met.

Vandal Resistant: All pole lights are mounted at 30ft, with buried cable and conduit. All wires up to the light fixture (and camera) will be imbedded in the concrete base and pole itself. Controls for these lights will be inside the building and on the roof.

Please refer to General Notes and locations on Security Plan, Architectural Sheet A601.

- f. Dumpster areas must be secured with Access Control and video surveillance.

Response: Dumpsters to be enclosed with solid walls and lockable gate for use by authorized personnel only. Location behind property fence away from pedestrian public way. Dumpster enclosure gate will be locked with throw bolt and robust shielded padlock. Motion sensor security light and camera with video surveillance will be provided around dumpster area. Refer to general notes on security plan, architectural sheet A601.

- 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.)

Response: Acknowledged

- a. Describe access key control security system - general description only, avoid specific location of key storage safe.

Response: All exterior doors to be lockable with key or key card access. No spare keys or key cards will be stored onsite. Please refer to general notes on Security Plan, Architectural Sheet A602.

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

Response: No spare keys or key cards will be stored onsite. Please refer to general notes on Security Plan, Architectural Sheet A602.

- c. A surveillance camera must monitor the office key storage area.

Response: No spare keys or key cards will be stored onsite and no storage area planned that would require a camera and video surveillance. Please refer to general notes on Security Plan, Architectural Sheet A602.

- d. Management office door must have a security viewer (peephole) or reinforced security window.

Response: All office doors will have partial lite windows with security glass. Please refer to door locations, door types, and glazing types on Security Plan, Architectural Sheet A602.

8. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

- a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

Response: Acknowledged

- b. 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.

Response: Property to be enclosed by chain-link fence with lockable gate. Gate to be locked with robust lock during non-operational hours. Site will have 24 hour onsite security personnel. Please refer to general notes on security plan, Architectural sheet A601.

- d. Ensure comprehensive parking lot area surveillance camera coverage/capture. Show overlapping sight "cones".

Response: Cameras located around building and site lighting poles to get maximum camera/surveillance coverage around site, site elements, and building. Please refer to Security Plan on Architectural Sheet A601 for camera locations and with overlapping sight cones.

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

Response: Not applicable. No parking garage on site.

- f. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

Response: Not applicable. No parking garage on site.

- g. (Only if applicable) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.

Response: Not applicable. No parking garage on site.

- h. 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)

Response: See site plan for parking layout

- i. Post signage in parking areas forbidding vehicles other than owner"s/authorized guests to park and loiter in private parking lot.

Response: Visitors – Sign to be post mounted at head of parking spaces with the following wording “Visitor Parking – All Visitors to check in at Main Office Lobby”. Parking spaces to be painted with VISITOR label.

Cheney Express – Sign to be post mounted at head of parking spaces with the following wording “30 Minute Parking – Loading Zone for Cheney Express Only. Violators will be Towed.”

All other parking for employees/authorized personnel only including owners. Towing Signage Policy to be located at site entry and in each Employee parking area. Sign to be post mounted at head of parking space with the following wording “Employee Parking Only – Unauthorized vehicles towed at vehicle owner’s expense”.

Please refer to General notes and locations of parking and signage on Security plan A601.

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

Response: Towing Signage Policy to be located at site entry and in each Employee parking area. Sign to be post mounted at head of parking space with the following wording “Employee Parking Only – Unauthorized

vehicles towed at vehicle owner's expense". Please refer to General notes and locations of parking and signage on Security plan A601.

- k. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

Response: See site plan for crosswalk and safety aisle locations

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.

Response: Acknowledged. Please refer to General notes and locations of parking and signage on Security plan A601

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.

Response: We will schedule a meeting with a Security and Access Control Consultant and the Broward Sheriff's Office Reviewer Prior to permitting or installation of cameras and security system. Please refer to General notes and locations of parking and signage on Security plan A601

- a. M.O. 155.2407.E AND M.O. 115.26 Site Plan Review Standards: Development complies with Crime Prevention ***Security Strengthening - includes Mechanical and Electronic Security*** AND CPTED standards, this requires BOTH to be addressed including Electronic Surveillance. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes."

Response: All exterior doors to be lockable with key and/or key card access along with Electronic Door position switches and Audio/video intercom as required that will be tied back Security System. Doors will be monitored by camera and video surveillance 24 hours a day. Please refer to general notes and locations on Security Plans, Architectural Sheet A601 and A602.

- 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.

Response: hard wired security system with burglar alarm will be installed, running, and monitored by security team at all times (during and after business hours). Cameras with video surveillance will be installed around exterior and interior as required by the above sections. Security personnel will be on site 24/7. Please refer to general notes and locations on Security Plans, Architectural Sheet A601 and A602.

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

Response: Cameras with video surveillance will be installed around exterior and interior as required by the above sections. Security personnel will be on site 24/7. Large Monitors will be mounted at Security Desk, Lobby Desk to view camera/video surveillance feeds. Please refer to general notes and locations on Security Plans, Architectural Sheet A601 and A602

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

Response: Cameras strategically placed and coordinated with landscaping so they will not be obstructed by growth of existing or installation of future landscaping.

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

Response: Acknowledged. Please refer to General Notes on Security plans, Architectural sheet A601.

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

Response: Cameras with video surveillance will be installed around exterior and interior as required by the above sections. Security personnel will be on site 24/7. Large Monitors will be mounted at Security Desk, Lobby Desk to view camera/video surveillance feeds. Please refer to general notes and locations on Security Plans, Architectural Sheet A601 and A602.

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

Response: Motion activated Cameras with video surveillance to be strategically placed to cover as much area of the site, site elements and building including vulnerable areas that cannot be observed through Natural Surveillance. Please refer to general notes and locations on Security Plans, Architectural Sheet A601 and A602

- h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

Response: Motion activated Cameras with Video Surveillance and Intercom/Buzzers tied into CCTV system for Video to be installed at all exterior doors/entries/exits. Please refer to General notes and Locations on Security Plan, Architectural Sheet A602.

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

Response: All exterior Cameras are motion activated with video surveillance. Cameras to be strategically placed to cover as much area of the site, site elements and building as possible. Please refer to General notes and Locations on Security Plan, Architectural Sheet A601.

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

Response: Motion activated Cameras with Video Surveillance will be installed on roof. Please refer to General notes and Locations on Security Plan, Architectural Sheet A601.

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.

Response: Acknowledged. Exterior outlets will be shown on future power plans. This requirement will be incorporated at such time. Please refer to General notes on Security Plan, Architectural Sheet A601.

- 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 wh

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.

Response: Acknowledged. Exterior water outlets will be shown on future plumbing plans. This requirement will be incorporated at such time. Please refer to General notes on Security Plan, Architectural Sheet A601.

- 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.

Response: Convex mirrors were placed to cover blind spots not covered by cameras. Please refer to Security Plan on Architectural Sheet A601 for locations.

- 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.

Response: No ground mounted HVAC equipment is planned. Existing ground based HVAC/Mechanical equipment is slated for demolition. Please refer to General Notes on Security Plan, Architectural Sheet A601.

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

Response: Bike racks are located directly adjacent to the main entry doors

- f. 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.

Response: See site plan

- g. 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.

Response: The building Wi-Fi system will be encrypted and password protected. Please refer to General Notes on Security Plan, Architectural Sheet A601.

- h. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

Response: Elevator will be accessed by 1st floor fob. Elevator lobby will

have camera with video surveillance. Please refer to General Notes and locations on Security Plan, Architectural Sheet A601.

- i. 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.

Response: Onsite Generator with fuel tank will have secured enclosure with robust lock provided by the generator supplier. Air compressors will be placed on roof and can only be accessed from the roof access point from within the building. No other storage tanks onsite. Please refer to general notes on Security Plan, Architectural Sheet A601.

12. Business Security Ordinance: Natural and Electronic Surveillance. If the business or any of the tenants will operate a late-night business, then compliance with this in detail in the Development Review CPTED/Security Strengthening Narrative and Drawing submissions for review. Describe in Drawing and Narrative Plans: * Video or security camera system: Every Late-Hours Business shall maintain a video or security camera system that is capable of monitoring, recording and retrieving a clear and identifiable image to assist law enforcement personnel in offender identification and apprehension. Said system shall comply with all the following standards:

- a. Be in operation at all times;
- b. Be readily viewable and accessible by employees;
- c. At least one camera recording the interior of the business;
- d. At least one camera recording any parking areas, (cameras must cover entire parking area up to the perimeter); and
- e. All recordings must be retained and available to police for a period of 72 hours from the date of recording;

Response: Property will be enclosed by chain-link fence with one manual double sliding lockable gate at entry drive. Gate to be locked by robust lock during non-operational hours. Business Hours of Operation will be 8-5pm with some authorized individuals arriving early to unlock gate and staying late to lock the gate at the opening and closing of business day. No late hours business will occur.

- **A hard-wired security system with burglar alarm will be installed, running, and always monitored by Security team.**
- **Camera feeds/footage can be viewed by the Security team at any time and will be displayed on large monitors at the Security Desk that can be seen by all employees.**
- **Cameras with video surveillance will be strategically placed throughout building interior to avoid blind spots.**
- **Motion Activated Cameras with video surveillance will be strategically placed around building exterior, on roof, around site up to perimeter to include all parking and site elements to prevent opportunities for ambush or other unauthorized activity that can occur in vulnerable areas not observed by natural surveillance.**
- **Video surveillance footage/recording will be saved for playback for up to 90 days from date of recording and can be made available to police as needed.**
- **Security personnel will be onsite 24/7 monitoring.**