



November 13, 2025

DRC Review Committee
Pompano Beach City Hall
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Re: Pompano Beach Fire/EOC
2121 NW Third Avenue | Pompano Beach, FL 33060
Folio No. 484226450010
Permit No. PZ 25-12000041

RESPONSE to COMMENTS

To Whom It May Concern:

As the Architect of Record, we offer the following responses to the Plan Review comments for the above referenced project.

BUILDING DIVISION | Stricker, Todd | 10.29.25

Comment #1: Advisory Comments

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

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

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

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

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



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

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.

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.

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.

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 2023 FBC.

Response #1:

Acknowledged advisories and in compliance.

Comment #2:

- 1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
- 2.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.
- 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.
- 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.

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.

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

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

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.

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, 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.

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).

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.

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.



13.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.

14.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

15.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.

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.

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.

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.

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.

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.



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 architects or engineers 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 #2:

Acknowledged advisories and in compliance.

ENGINEERING DEPARTMENT | McGirr, David | 10.30.25

Comment #3: Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for any proposed paving and drainage shown on the civil engineering drawings.

Response #3:

Acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

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

Response #4:

Acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

Comment #5: Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.

Response #5:

Comment Acknowledged. The contractor will submit an NPDES NOI at the time of building permit review.

Comment #6: The City Utilities Division must approve these plans before the City's Engineering Division can. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

Response #6:

Comment acknowledged.

Comment #7: Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) 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 obstructions 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 Division, for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Response #7:

See note 13 and 15 on sheet LP-002. Details shown on sheet CP-503.

Comment #8: Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system pump station and sewer force mains shown on the civil engineering plans.

Response #8:

Comment Acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

Comment #9: Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system pump station and sewer force mains shown on the civil engineering plans.

Response #9:

Comment Acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

BSO | Cappellazo, David | 11.03.25

Comment #10: Development Review Committee Date Reviewed: 11/03/2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000041 Name: Emergency Operations Center/City of Pompano Beach Address / Folio: 2121 NW 3rd Avenue Type: Major Site Plan PAM

Reviewer: BSO Deputy David Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM

Response #10: Acknowledged.

Comment #11: *ATTENTION*****



Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

****CONFIDENTIALITY STATEMENT****

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"

Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped "CONFIDENTIAL" to ensure restricted access.

****DISCLAIMER****

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

**** PRELIMINARY APPLICATION REVIEWS (PAM) ****

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

**** ATTENTION VERY IMPORTANT ****

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.

***THE CPTED & SECURITY STRENGTHENING CONDITIONS IN THE APPLICANT'S RESPONSE LETTER TO THE PRE-APPLICATION COMMENTS MUST BE INCORPORATED INTO THE CPTED NARRATIVE PLAN & ONTO THE CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS TO ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. ***

Response #11:

CONFIDENTIAL note added to CP01 and the CPTED Narrative added to new Sheet CP-102.

Comment #12: A. Natural Surveillance (Landscaping).

- 1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.
- 2.) Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.) Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

3.) Design in dense & defensive, low-profile and/ or harsh thorny-like nonobstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc. Goal: Deter 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.

A1. Natural Surveillance (Lighting)

1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

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

3.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.

4.) 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.

5.) Lighting placement must 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.

6.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc.

Response #12:

12.A (1) – 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover to be provided and maintained.

12.A (2) – 8'- feet clear tree trunk for canopy trees and tall plants to be provided and maintained.

12.A (3) – Dense & defensive, low-profile and/ or harsh thorny-like nonobstructive (maximum height 2' to 2.5' feet) landscaping to be provided and maintained.

12.A1 (1) – Note added to CP-101.



- 12.A1 (2) – Light fixtures provided at all Exterior Doors.
- 12.A1 (3) – Focused bright soft lights to be provided. All light fixtures specified are to be LED fixtures.
- 12.A1 (4) – Soft bright lighting to be provided.
- 12.A1 (5) – Security camera locations to be coordinated with light fixtures.

Comment #13: A2. Natural Surveillance – Security Strengthening

- 1.) All solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.
- 2.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope /peephole). Goal: 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.
- 3.) Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance.
Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.
- 4.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design. Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.
- 5.) Design out existing or potential concealment & ambush points to deter/prevent violent criminal acts & criminal activity.

Response #13:

- 13 (1) – See-through reinforced security windows (peep holes) to be provided on all solid hollow metal doors.
- 13 (2) – N/A.



13 (3) – N/A.

13 (4) – N/A.

13 (5) – Design has minimized the potential for concealment and ambush points to deter/prevent violent crime acts and criminal activity.

Comment #14: A3. Electronic Surveillance – Security Strengthening

*** ATTENTION ***

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

1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

(For residential single-family homes, townhomes, villas & the like, hard-wired doorbell cameras for front & rear points of entry i.e.: RING, NEST, etc. are also encouraged.)

2.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.

Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers' office, etc.

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

4.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into camera lens thereby causing interference in operational efficiency.

5.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.

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

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

8.) 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.

9.) 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.

10.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage. Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes more rapidly.

11.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

12.) Any roof access door must be captured by video surveillance and have position switches which will notify the security station or front desk if the door is opened so that it can be investigated. Goal: To alert security that the roof has been accessed. Curious children and adults with Alzheimer's Disease or Dementia may wander to the roof posing a potential fall hazard or exposure to weather conditions (heatstroke or hyperthermia) if they are locked on the roof.

Response #14:

14 (1) – Electronic surveillance cameras located on CP-101.

14 (2) – Surveillance Monitors located at the main reception desk.

14 (3) – Electronic surveillance cameras locations to be coordinated with landscape material and spacing.

14 (4) – Electronic surveillance cameras locations coordinated with the site lighting fixtures.

14 (5) – Electronic surveillance cameras locations will provide full view of all parking areas.

14 (6) – Interior spaces of the Fire Administration building are to be provided with electronic surveillance cameras.

14 (7) – All exterior building entrances to be provided with electronic surveillance cameras. And the main entrance to be provided with an audible/video intercom and call system.

14 (8) – Motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas to be provided.

14 (9) – Video surveillance to be provided at the roof top areas in two locations.

14 (10) – Security video surveillance coverage to be provided a vehicle parking areas.

14 (11) – N/A.



14 (12) – Video surveillance to be provided at the roof top areas in two locations.

Comment #15: B. Access Control – Security Strengthening

- 1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.
- 2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.
- 3.) 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.
- 4.) Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.
- 5.) For Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off limits. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.
- 6.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.
- 7.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use spacing between vertical bars to prevent providing footholds.
- 8.) 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.

Response #15:

15. B (1) – Wayfinding & Instructional Signage to be provided.

15. B (2) – All exterior doors to be provided with non-removable door hinge pins. And exterior doors to be electronic door position switches to signal a security alarm system that a door.

15. B (3) – Hard-wired burglar security alarms to be provided.

15. B (4) – Burglary/Intrusion/Sensor alarms to be provided for off hours.

15. B (5) – Security/Front Desk Receptionists to be designed with a clear boundary delineation &/or enclosure separating public from private areas.

15. B (6) – Fencing anywhere on the site should be CPTED oriented.

15. B (7) – Fencing and/or gates for security gates, generator and dumpster enclosure shall have vertical pickets.

15. B (8) – 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.

Comment #16: B1. Access Control Security Strengthening for Dumpster Enclosures / Trash Rooms

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

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

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

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

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

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

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

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



- 1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.
- 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.
- 3.) A surveillance camera must monitor the office key storage area.
- 4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

Response #16:

16. B1 (1) – Noted.

16. B1 (2) – Robust locking mechanism such as a throw bolt with a robust shielded padlock to be provided at the dumpster gates.

16. B1 (3) – Bottom dumpster gate clearances will be 8" above the ground.

16. B1 (4) – Pedestrian passageway into the dumpster enclosure will be provided with a lockable gate.

16. B1 (5) – Vandal resistant/ proof motion-sensor security light to illuminate the dumpster area when in use between sunset and sunrise.

16. B1 (6) – Dumpster area shall be secured with Access Control and video surveillance.

16. B1 (7) – N/A

16. B2 (1) – A signal blocking locked safe for key card devices &/or similar devices to be located on site should the Fire Department create said cards on site.

16. B2 (2) – N/A.

16. B2 (3) – Should key card devices be on site, the safe to store it shall be monitored by a surveillance camera.

16. B2 (4) – N/A.

Comment #17: C. Territorial Reinforcements – Security Strengthening

*** ATTENTION ***

BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

- 1.) Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.



2.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

3.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/or unauthorized prohibited activities on the property.

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

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

Response #17:

17. C (1) – Please see Detail 3 on Sheet CP-101.

17. C (2) – See Tag 01 on Sheet CP-101 for note added identifying BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing.

17. C (3) – N/A.

17. C (4) – N/A.

Comment #18: C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking

1.) For developments using electronic vehicle access control gates, please explain how your project will deter/prevent tailgating (aka "piggybacking") by unauthorized users attempting to gain access into a private/restricted area without permission.

(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)

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

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

4.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.



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

6.) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

7.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

Response #18:

18. C1 (1) – To be reviewed with electronic vehicle access control gates provider.

18. C1 (2) – Authorized Vehicle Only signage added, please see Tag XX on Sheet CP-101.

18. C1 (3) – Enforce tow away sign added, please see Tag XX on Sheet CP-101.

18. C1 (4) – N/A.

18. C1 (5) – N/A.

18. C1 (6) – Click 2 Enter Universal Access System to be provided to the vehicular gates.

18. C1 (7) – See Pavement, Marking and Signage Plan.

Comment #19: D. Maintenance & Management – Security Strengthening

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

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

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



accessible secure internal cutoff switch. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, 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.

4.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, 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

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

6.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.

7.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern. Purpose: To provide the legitimate user with increased visibility in areas such as, but not limited to lengthy intersecting hallways, alleys, parking garages vehicle entry / exit points to the public right of way, blind corners, elevators, retail shopping isles, etc.

8.) 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.

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

Response #19:

19. D (1) – Security/Front Desk Receptionist fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant.

19. D (2) - Exterior wall surfaces along the building perimeter will be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.

19. D (3) – Publicly accessible exterior electrical power outlets will have a lockable metal cover AND easily accessible secure internal cutoff switch.

19. D (4) – Any publicly accessible exterior water outlet spigots will have a nearby easily accessible secure



locking cap.

19. D (5) – N/A.

19. D (6) – N/A.

19. D (7) – N/A.

19. D (8) – Generator fuel storage tank will be properly secured against any acts of vandalism, theft, or misuse of any kind. Only using fire code approved security systems/mechanisms.

19. D (9) - Number address signage will be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

Comment #20: E. Activity Support – Security Strengthening

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

2.) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.

Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.

Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

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

5.) Public, Resident, Tenant, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

6.) Single use public restrooms must have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.

Response #20:

20. E (1) - Bike storage racks to be located within the secured fence areas.

20. E (2) - Wi-Fi system will be encrypted and password protected.

20. E (3) – N/A.



20. E (4) - Fire Department to provide routine training opportunities for all employees regarding lifesaving skills (A.E.D., First Aid Kit, Stop the Bleed Kit, Fire Extinguisher Operation) & procedures for emergency events & de-escalation techniques.

20. E (5) – N/A.

20. E (6) - Single use public restrooms will have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.

Comment #21: ***Note***

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

Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.

Important Please Read

The CPTED Narrative in the DRC or PAM Documents folder & the CPTED Diagram in the DRC or PAM Drawing folder should be synonymous. Please include the above stated CPTED & Security Strengthening measures onto both the Drawing Document & Narrative Document when re-submitting into the Pompano ePlan.

****PLEASE NOTE****

The submitted CPTED Plan security measures provided by the developer, along with the CPTED & Security Strengthening attributes stated in this review, are expected to be incorporated into this project at the time of tenant build out.

Response #21: Narrative provided herein.

FIRE DEPARTMENT | Galloway, Jim | 11.04.25

Comment #22: 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 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

Response #22:

Comment Acknowledged. A Fire flow test will be provided once received.

Comment #23: 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 #23:

Comment Acknowledged. A Fire flow test will be provided once received.

Comment #24: 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 #24:

Duly Noted.

Comment #25: Fire hydrants and FDC should be located at corners of buildings for easy access and safety zones during an emergency.

Fire hydrant and fire sprinkler water supply required to have separate water supply taps unless on a looped water supply with two connections to a water supply. Additional fire hydrants required along the South side building Recommend looping around rear of building and connecting to existing water supply on the South side of Fire Station 61.

Response #25:

A dedicated 6" fire hydrant line is now being provided off 12" water main at north property line.. Fire hydrant and FDC relocated to island at SW corner of the building and outside of fenced area. .

PLANNING | Wemyss, Max | 11.04.25

Comment #26: The property has a Community Facility Land Use (front half) and Commercial Land Use (back half). This proposal appears to fall within the Commercial Land Use Area. The property has a Community Facilities (CF) Zoning Designation. The proposed use (Gov Admin / Fire / Police) is permitted in either Land Use Designation.

The property is platted:

FIRE STATION 61 183-203 B PARCEL A

That plat includes the following note:



THIS PLAT IS RESTRICTED TO A 20,000 SQUARE FOOT FIRE STATION AND 10,000 SQUARE FOOT POLICE STATION.

This Plat Note will need to be amended prior to building permit approval. Plat Notes are administratively processed through Development Services (contact Maggie Barszewski) prior to review/approval/recordation with the County.

Response #26.

Plat Note Amendment is in progress with Paola West.

Comment #27: Show the location of all easements throughout the extent of the site plan as shown on the survey. 10 FPL Easement is shown in a different location on the survey and site plan.

Response #27:

Comment Acknowledged. 10' FPL easement location to be confirmed and reconciled in future upload.

Comment #28: Access point to the existing fire station appears to be a gated one-way "exit only". Confirm/label that this is for emergency access only on the plan (consistent with narrative). Additionally, intent appears to leave the properties unified. Therefore, cross-access (regardless of mutual ownership) is not an issue.

Response #28:

One way exit only from Fire Administration/EOC to Fire Station #61.

Comment #32: Property is flood zone AE with BFE of 13. Much of the property is at elevations above 13 - compliance with BFE/FFE is not expected to be an issue. Be advised that the City and County Stormwater Models show flooding on the subject property in the following scenarios:

Scenario 6: 100-year, 72-hour storm event at the present-day average sea level

Scenario 7: 100-year, 72-hour storm event at the current sea level with a 100-year storm surge event

Scenario 8: 500-year, 72-hour rainfall event in the present, with no consideration of storm surge or sea level rise

Scenario 9: 500-year, 72-hour rainfall event in the present, with a 500-year recurrence interval storm surge event

Model viewer:

[https://pompanobeach.maps.arcgis.com/apps/mapviewer/index.html?](https://pompanobeach.maps.arcgis.com/apps/mapviewer/index.html?webmap=1fee9c24789446e38d5f50d18a5eb108)
webmap=1fee9c24789446e38d5f50d18a5eb108

Response #32:

Comment Acknowledged. The currently designed plans are adequate to meet a drainage surface water license with Broward County, however; additional stormwater storage has been added to the plans with gravel storage to be above and beyond for this emergency facility. This item will continue to be monitored throughout the



permitting process to confirm all parties are satisfied.

Comment #33: No additional ROW Dedications are required by either Chapter 100, Code of Ordinances or the Broward County Trafficways

Response #33:

Understood.

ZONING | Gratzner, Lauren | 11.04.25

Comment #29: The project narrative and site plan suggest the land use designation of the subject lot is “governmental”. This is inaccurate. The correct land use designation is C, Commercial. Please revise this in your narrative and on all plan sheets.

Response #29:

Please find update project narrative and plans reflecting Land Use C, Commercial attached.

Comment #30: The site plan data table indicates that there will be outdoor storage on site. However, outdoor storage is not permitted within the CF zoning district. Clarify what is intended by this. Note that outdoor storage is defined by “the keeping, in an area that is not totally and permanently enclosed on the site of a principal use, of any finished goods, material, merchandise, boats, or vehicles associated with the principal use in the same place for more than 24 hours. This use does not include fleet vehicles”.

Response #30:

No outdoor storage provided. Note removed, please see revised Sheet AS-XXX.

Comment #31: Table 155.5102.D.1 requires Government admin offices to have 1 parking space per 300 SF of gross space. Therefore, the proposed 35,652 SF building will require 119 spaces. Revise the parking calculations on the site plan data table and remove the parking reference for outdoor storage.

Response #31:

Please find updated Architectural and Civil Site Plans that indicate 119 parking spaces. See Sheest AS-101.

Comment #34: Provide colored elevations for DRC/AAC review.

Response #34:

Color elevations provided on new Sheet A-XXX.

Comment #35: In the site plan data table provide the required vs provided columns, per the CF requirements (section 155.3503).



Response #35:

REQUIRED and PROVIDED data columns added to Sheet AS-101.

Comment #36: Revise the elevations to show the height of the building being measured from the average finished grade at the front of the structure to the roof line (155.9401.G). Provide the height for any parapet above the roof line as well. Parapets shall be at least 3 feet above the roof line (155.5602.C.8.a). Update the height in the site plan data table to reflect the height from finished grade.

Response #36:

Building height elevations updated, please see Sheet A-201.

Comment #37: Remove the line on the site plan that says “line per an unrecorded boundary/topographic survey”. It appears that this property has been unified with the fire station and there is no longer a separation of parcels.

Response #37:

Line removed, please see Sheet AS-XXX.

Comment #38: The subject EOC proposal and the existing fire house are on the same folio/property. Therefore, the front setback shall be taken from the property line established along NW 3rd Ave. Revise the site plan drawing and data table to reflect this.

Response #38:

Setback dimensions revised, please see revised Sheet AS-101.

Comment #39: The total site area on the site plan data table shall reflect the entire parcel. Per the survey provided the site is 404,529 SF (9.287 acres). Revise the site data table to reflect this number and revise the site calculations (lot coverage, pervious area, etc.).

Response #39:

Site Data table revised, please see revised Sheet AS-101.

Comment #40: The lot coverage calculations shall include all roofed structures on the site (both the proposed building and the existing firehouse). This will also include any roofed accessory structures such as sheds, gazebos, etc.

Response #40:

Lot coverage calculations updated, please see revised Sheet AS-101.

Comment #41: On the enlarged site plan call out that the parking space overhang will be 2’ deep in order to meet the 18’ parking stall depth requirement.



Response #41:

Response #41: 18' parking stall depth dimension is shown on sheet CM-101.

Comment #42: The standard utility easement form shall be provided at time of building permit for the construction of the drive aisles through the FPL easement through the center of the property.

Response #42:

Comment Acknowledged. Form shall be submitted at the time of building permit review.

Comment #43: The water/sewer plan and landscape plan show a utility line crossing the drive aisle along the south of the property. Provide a callout for this as it appears that it could be an access gate arm across the street.

Response #43:

A callout has been added as requested. Note "PROPOSED STORM SEWER. SEE SHEET CP-101." added.

Comment #45: Provide the dimensions of the loading area space. The standard size is 12'x55' per section 155.5102.M.2, however, the size required is based on the size of the truck that will be used to load items into this building.

Response #45:

12'x35' loading area placed at Logistics Storage Area door for standard box truck deliveries as this is the maximum sized vehicle that will service this project in the future.

Comment #46: There is currently no mechanical equipment identified on the site plan. Any 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 mechanical equipment is not permitted to be placed in front of the principal structure.

Response #46:

NO ground mounted mechanical equipment. Roof top mounted mechanical equipment will be screened by parapet wall.

Comment #47: Provide a photometric plan that illustrates the light pole locations and the site's footcandles. While lighting for public facilities are exempt from this code section, it is recommended to consider the standards of Code Section 155.5401.General Exterior Lighting Standards and shield the lighting from the single-family homes across the street. "The maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall be 20 feet in those parts of nonresidential district within 200 feet of a residential zoning district (to the north) and 30 feet in all other parts of nonresidential districts. The minimum illumination in vehicular use areas shall be 1.0 foot candle and the maximum illumination at the property line is



3.0 foot candle.”

Response #47:

Photometric Plan has been added, please see Sheet PH-101.

Comment #48: Clarify what the exterior space is on the west side of the building with the red wall surrounding it. Provide a call out on the site plan.

Response #48:

Outdoor Patio, note added to Sheet AS-101 and A-101.

Comment #49: Clarify how the following code section is being met: “The primary entrances of buildings shall be oriented towards a street along the perimeter of a development, towards streets or driveways interior to the development, or towards open space areas, courtyards, or plazas (155.5602.C.2.c).”

Response #49:

Primary entrance to the building is oriented towards the street and the interior drive way to the site.

Comment #50: Provide dimensions on the elevations to illustrate how the following code section is being met: 155.5602.C.5 Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (See Figure 155.5602.C.5.

- a. Example of front façade offsets.
- b. Offset Alternatives
- c. The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:
 - i. Changes in facade color or material that follow the same dimensional standards as the offset requirements;
 - ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height;
 - iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or
 - iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

Response #50:

Entries have been provided with projected building elements greater than 1’ in projection are included and these are provided with paint color accents to highlight the entry points of the building. In addition, aluminum awnings greater than 1’ in projection are provided to break up the elevations and provide shade devices for the windows on all elevations.



Comment #51: At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades (155.5602.C.7). Provide these calculations on the elevations for the east façade.

Response #51:

XXX percent of the street-facing East elevation is provided with windows and doorways. And the windows and doors will not be heavily tinted or mirrored. As this is an Emergency Operations Center, the facility needs to be a hardened facility it is impractical and undesired to enforce the full 30% of transparency for the activation requirements of the facility.

Comment #52: All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development. Nonresidential shall achieve at least 12 points. Provide a separate sustainability narrative that outlines how this will be met.

Response #52:

Attached please find the Sustainability Narrative.

Comment #53: The plat associated with this property is restricted to a 20,000 SF fire station and a 10,000 SF police station. A Plat Note Amendment will be required prior to building permit approval. It is recommended to consider if the southern portion of this property will be developed and include this in your Plat Note Amendment as well.

Response #53:

Plat Note Amendment is in progress with Paola West.

UTILITIES | Watson, Nathaniel | 11.04.25

Comment #54: 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

Response #54:

Comment Acknowledged. Will address additional comments in future submittals.

Comment #55: 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during the official Bldg. E-plan submittal.



Response #55:

Comment Acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

Comment #56: 3. Please note that any proposed metered service 3 or larger is not a stock item. These meters are subject to a four to eight-month order lead time. Please order these items promptly to ensure the services are available for installation.

Response #56:

Comment Acknowledged.

Comment #57: 4. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 028 CU-101-Water & Sewer Plan.

Response #57:

Table showing estimated consumptive use included on CU-101 as requested.

Comment #58: 5. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 028 CU-101-Water & Sewer Plan.

Response #58:

Table showing estimated consumptive use included on CU-101 as requested.

Comment #59: 6. Please attach the following 2025 City Engineering Standard details as they apply: 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 107-2 Typical 2" Water Service, 115-1 Underground Valve Identification Marker, 205-1 Plug Valve setting, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response #59:

See sheets CU-501 thru CU-504 for utility details.

LANDSCAPE REVIEW | Brumet, Mark. | 11.04.25

Comment #60: 1. Provide evidence and note on site and landscape plans, and in narrative that all overhead utilities will be buried for this project as per 155.5509.

Response #60:

The FPL lines running N/S along NW Third Avenue are transmission lines and the undergrounding of these lines is not likely to happen.

Comment #61: 2. Reference on the site and landscape plans the related permit numbers for Fire Station 61. In



addition, it appears that an entrance connecting FS 61 to the new EOC is proposed. This would alter the approved landscape plan of record for FS 61. Clarify where the existing Live Oak is to be placed.

Response #61:

Architect to add permit number to the site plan sheet, BP20-00002171.

Comment #62: 3. Provide a pervious areas plan clearly showing all proposed pervious areas.

Response #62:

A pervious area exhibit has been provided. Refer to sheet LX-101.

Comment #63: 4. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Based on BCPA aerial photos, it appears that trees that are existing have not been shown on the survey and there also appear to be trees that were removed in the south half of the property.

Response #63:

A tree survey has been submitted and all existing trees are shown on the survey. The only trees on the south half of the property are on the adjacent property along the south property line.

Comment #64: 5. Submit a Tree Assessment and 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 health condition, 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 #64:

A tree disposition plan has been submitted. Please refer to sheet LD-101.

Comment #65: 6. Provide the dollar value for specimen trees and palms, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

Response #65:

A mitigation summary has been added to sheet LD-101. We would like to discuss mitigation requirements with City staff.

Comment #66: 7. Provide approvals from Broward County Surface Water Management for dry retention area.

Response #66:



Approval from Broward County Surface Water is in progress and the approved permit will be provided once available.

Comment #67: 8. Provide Minimum Development Site Landscaping in accordance with the referenced code sections. In addition, clarify where this is being met and provide this information in a data table format on the landscape plan. Correct Zoning designation from B-2 to CF; correct net site area from 207,615 to approx. 312,981; correct min req to 2:2000 trees and 5:2000 shrubs; Correct parking island tree counts; correct VUA tree counts; Correct street tree requirement count; correct 50% required palm hgt to 22' OA.

Response #67:

A landscape data table has been provided on sheet LP-002. with the correct requirements.

Comment #68: 9. 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 #68:

The number of 16' trees increased. We now meet the minimum requirement. Please refer to the landscape table on sheet LP-002 and the plant list on sheet LP-101.

Comment #69: 10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 14' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

Response #69:

The requirements for VUA Landscaping was added to the data table on sheet LP-002. There is a shortfall of 1,180 SF of planting area around the building. A superior landscape design is proposed to mitigate for this shortfall.

Comment #70: 11. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

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



two (2) species;
vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response #70:

The superior landscape design between the building and the VUA area consists of double palms, trees, and a variety tiered shrubs.

Comment #71: 12. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response #71:

The requirements for Building Base Planting were added to the data table on sheet LP-002.

Comment #72: 13. Light pole locations cannot be within 15' of required tree locations per code section 155.5401.C. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures. Coordinate light pole locations on photometric plan to match landscape plan.

Response #72:

A landscape island with a minimum of 8' is provided at the end of every parking row. There is (1) location on the southwest side of the building with an oversized landscape island instead of (2) separate smaller islands. The tree specification was increased to 20' height for this space.

Comment #73: 14. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

Response #73:

Keith

Comment #74: 15. Provide an 8' foot wide landscape area with a continuous hedge, and 1 large canopy tree per 40' linear feet between abutting parking rows in accordance with the referenced code section 155.5203.D.4.c. Note: This is to be a clear measurement not to include vehicular overhang.

Response #74:

The site plan has been adjusted to accommodate the 8' wide planting space in abutting parking rows. A continuous hedge and canopy trees are provided. Refer to sheet LP-101.

Comment #75: 16. Provide street trees at 1:40' linear feet in accordance with the referenced code section 155.5203.G.2.c.

Response #75:

Street trees have been added to meet the 1:40' requirement. Refer to sheet LP-101. Keith



Comment #76: 17. Provide a dumpster detail including hedges in accordance with the referenced code section

Response #76:

A hedge has been added around the dumpster, refer to sheet LP-101. A dumpster detail is shown on AS-101.

Comment #77: 18. Show irrigation coverage for both the right of way swale areas and the bottom of the dry retention area.

Response #77:

Irrigation has been added in these area. Please refer to sheet LI-101.

Comment #78: 19. Provide mechanical screening detail on sheet LP-501.

Response #78:

This detail has been added to sheet LP-501.

Comment #79: 20. Correct note #6 on sheet LP-002 to reflect the following: 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 #79:

Note 6 has been modified on sheet LP-002.

Comment #80: 21. Pursuant to Code Section 155.5203.B.1.(F): Provide a note on the plans specifying that all hedges abutting City Rights of way shall be maintained at a height no greater than 24" in accordance with the referenced code section. Additionally, it is staff's recommendation that all trees VUA perimeter trees be 14' OA to create the largest CPTED clear line of sight from roadway.

Response #80:

This note has been added to sheet LP-002, note #14.

Comment #81: 22. Pursuant to Code Section 155.2411.B: A Tree Permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section.

Response #81:

Comment acknowledged. A tree permit will be submitted at time of permitting.

Comment #82: 23. All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise.

Response #82:

Tree species were revised to ensure there are large canopy trees provided where allowed. Refer to sheet LP-101.



Comment #83: 24. All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail.

Response #83:

Hedges were added to all above ground utilities. The screening detail was added to sheet LP-501.

Comment #84: 25. Remove caliper and spread references for proposed palms and provide CT or GW and OA.

Response #84:

The clear trunk has been provided for proposed palms and the caliper and spread were removed. Please refer to sheet LP-101.

Comment #85: 26. Provide the following note: If trees are to be containerized, specify that the root ball will be shaved at the periphery, and radial slices to correct all circling roots and rootball deficiencies.

Response #85:

This note has been added to sheet LP-002, note # 9.

Comment #86: 27. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all areas bordering hardscapes or utilities.

Response #86:

We would like to confirm with staff where the root barrier is required.

Comment #87: 28. Provide a tree protection barricade detail as per the City of Pompano Beach guidelines.

Response #87:

The City of Pompano Beach tree protection detail was added to sheet LP-501.

Comment #88: 29. Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs.

Response #88:

All utilities were added to the landscape plans. The overhangs are also shown. Please refer to sheet LP-101. The building footers and proposed signage will be shown once the design is complete.

Comment #89: 30. Correct note #7 section B on LP-001 to state: 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 #89:

This note is included on sheet LP-002 note #6.



Comment #90: 31. Correct note #8 section B on LP-001 to state: 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 #90:

This note has been corrected on sheet LP-001.

Comment #91: 32. Correct note #17 section B on LP-001 to state: damages and related fees shall be determined by Urban Forestry staff.

Response #91:

Response #91: This note has been corrected on sheet LP-001.

Comment #92: 33. Correct note #4 section H on LP-001 to state: Tree planting areas shall be clean of all road rock, construction debris and non-natural materials.

Response #92:

This note has been corrected on sheet LP-001.

Comment #93: 34. Correct note #3 section O on LP-001 to state: Excavate tree pit to 2.5-3 times the diameter of the balls.

Response #93:

We have revised this note to reference the planting details instead of a specific size so we do not have any conflicting information on the plans. Please refer to sheet LP-001.

Comment #94: 35. Correct note #2 section U on LP-001 to state: Onsite plant deliveries shall occur Monday through Thursday.

Response #94:

We have revised this note to include City staff in coordination of plant deliveries. Please refer to sheet LP-001.

Comment #95: 36. Reduce proposed quantity of Gumbo Limbo and increase Mahogany and Green Buttonwood quantity.

Response #95:

The quantity of Gumbo Limbo trees has been reduced. Refer to sheet LP-101.

Comment #96: 37. Change proposed CG to large canopy species such as Yellow Poinciana trees.

Response #96:

The bridal veil trees were changed to the native paradise tree. These were planted on the neighboring Fire



Station and are doing well.

Comment #97: 38. Provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response #97:

A comment response letter has been provided.

Comment #98: 39. Review completed by Mark Brumet in the absence of Wade Collum. Additional comments or revisions to these comments may be rendered upon Mr. Collum's return.

Response #98:

Comment acknowledged.

Please feel free to reach out should you have any questions.

Sincerely,

SRS

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