



Our File Number: 52070.8  
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July 13, 2023

**VIA ELECTRONIC MAIL**

Lauren Gratzer, Planner  
City of Pompano Beach  
100 W. Atlantic Boulevard  
Pompano Beach, FL 33060

**Re: Alliance West Atlantic LLC - P&Z #23-12000007  
Responses to Development Review Committee Staff Report**

Ms. Gratzer:

On behalf of Alliance West Atlantic LLC, enclosed please find the responses to the Development Review Committee Staff Report for P&Z #23-12000007. Please note that the drawings that reference civil engineering drawings are noted with "Bohler" for Bohler Engineering and the drawings that reference architectural drawings are noted with "Corrales" for Corrales Group.

If you have any questions or comments, please feel free to contact me at 954-468-1391 or at [hdavis@gunster.com](mailto:hdavis@gunster.com).

Sincerely,

*/s/ Heidi Davis Knapik*

Heidi Davis Knapik

HDK/kb  
Enclosures

**DRC**

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PZ23-12000007 19129618.1

08/16/2023

**Staff Conditions:**

**PLANNING**

Daniel Keester | daniel.keester@copbfl.com

Pending Resubmittal

-Land use for this parcel is Industrial (I). The proposed uses listed on the site plan include a warehouse/distribution industrial building (161,903 square feet). The proposed industrial uses are listed as permitted principal uses in this land use.

**APPLICANT RESPONSE: Acknowledged.**

-The property does not appear to be platted, although the survey refers to Tracts of land and "S and M Distribution Center, Inc" (ORB: 20077 Pg 66), but this document is a recorded deed. Provide a platting determination letter from the Broward County Planning Council.

**APPLICANT RESPONSE: A plat application was submitted to the City of Pompano Beach in May 2023, and was accepted for review on May 12, 2023. Comments are pending from City on the plat. See included Platting determination from Broward County, as requested.**

-There are several easements that would appear to conflict with the proposed building. Identify all easements on the site plan, and if it overlaps with the building, indicated the Applicants intent to abandon or relocate the proposed easement. It appears to be the Applicants intent to relocate or seek to abandon the easements on the property, based on the proposed location of the building, staff recommends filing the plat application and abandonment applications as soon as possible, as the design heavily relies on the approval of those applications.

**APPLICANT RESPONSE: If any easements are in conflict with the buildings, they have been or will be abandoned or will be relocated. A plat application has been filled and the P&Z # is 23-1400009. Please see additional detail below.**

- **The Access and 30' Track Easements from O.R.B 2077, Pg. 66 were extinguished via quitclaim deed and has been recorded as INSTRUMENT #118447302, RECORDED ON 10/10/2023.**
- **12' Florida Power and Light Company Easement. This easement provides electricity to the two existing buildings on our property. The Owner will relocate this easement to facilitate the proposed development.**
- **The draft submitted plat reflects the abandonment/vacation of all on-site easements.**

-The property abuts West Atlantic Blvd and N Andrews Avenue; please note that the survey incorrectly labels N Andrews Avenue as "West Atlantic Blvd." The survey indicates that there is an existing 80 feet of right-of-way measured to the centerline of the road on West Atlantic Blvd, and the total width of the right-of-way varies. The survey does not provide the existing right-of-way measurement to the centerline of the road for N Andrews Avenue but also notes that the right-of-way varies. The right-of-way is sufficient to comply with the requirements in Chapter 100 and the Trafficways Plan; however, please correct the survey to reflect the accurate name of the north-south road.

**APPLICANT RESPONSE: Please see an updated Alta/NSPS survey reflecting the correction of the roadway name.**

-The property does front on a road identified on the Broward County Trafficways Plan (both West Atlantic Blvd and N Andrews Avenue). No additional right-of-way is required.

**APPLICANT RESPONSE: Acknowledged.**

-The city has sufficient capacity to accommodate the proposal.

**APPLICANT RESPONSE: Acknowledged.**

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**ENGINEERING DEPARTMENT**

David McGirr | david.mcgirr@copbfl.com

Pending Resubmittal

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

1. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd.

**APPLICANT RESPONSE: Acknowledged. On April 24, 2023, FDOT approved a variance for the proposed driveway. Please find a copy of this letter attached as Exhibit A.**

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

**APPLICANT RESPONSE: Acknowledged. Submittal/Approval to FDOT for drainage connection Permit will be provided prior to building permit plan review.**

3. Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of W. Atl. Blvd.

**APPLICANT RESPONSE: Acknowledged. Submittal/Approval to FDOT for utility connection Permit will be provided prior to building permit plan review.**

4. 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.

**APPLICANT RESPONSE: Acknowledged. Submittal/Approval to BCEPMGD will be provided prior to building permit plan review.**

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

**APPLICANT RESPONSE: Acknowledged. Once NPDES general permit is approved, it will be provided.**

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

**APPLICANT RESPONSE: Acknowledged.**

7. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

**APPLICANT RESPONSE: Submittal to FDEP for required permits is forthcoming. Once the permit is issued, it will be provided.**

8. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency

**DRC**

for the proposed construction of the wastewater collection lift station and forcemain shown on the civil engineering plans.

**APPLICANT RESPONSE: Submittal to BCEPGMD for wastewater license/permit is forthcoming. Once the permit is issued, it will be provided.**

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 sewer lift station and forcemain shown on the civil engineering plans.

**APPLICANT RESPONSE: Submittal to FDEP for required permits is forthcoming. Once the permit is issued, it will be provided.**

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

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT RESPONSE: Acknowledged.**

12. Plan sheet 021 C-501 needs to show a fire only meter and backflow at the property line per city engineering detail 106-3.

**APPLICANT RESPONSE: Please see Bohler sheet #C-501 reflecting the revision with 2 dedicated Fire meter and DDCV backflow devices at the property line.**

13. Plan sheet 021 C-501 needs to show the proposed 2" water service on its own line coming from the 12" watermain (unless the current location is approved by utilities) Also note that we do not allow 2" curb stops and require a 2" gate valve per engineering standard detail 107-2

**APPLICANT RESPONSE: Please see Bohler sheet #C-501 reflecting the revision. The proposed water service connection will tee off a new looped 8" water main.**

14. Plan sheet 021 C501 needs to show a 6" tapping valve before the 6" plug valve. (you cannot tap through a plug valve)

**APPLICANT RESPONSE: Please see Bohler sheet #C-501 reflecting the revision. A new main is 8" water main is now being proposed, therefore this 6" line is no longer proposed.**

15. 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 and/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.

**APPLICANT RESPONSE: APPLICANT RESPONSE: Please see Bohler sheet #C-706 reflecting the revision with requested note.**

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. \*\*\*\*

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08/16/2023

**FIRE DEPARTMENT**

Jim Galloway | jim.galloway@copbfl.com

Pending Resubmittal

( ) Utility plans show water supply for multiple fire hydrants and buildings fire protection system supplied by a single 6 inch water main: Minimum 8-inch water mains for multiple fire hydrants and industrial/storage occupancies. System required to be a looped water supply with two connections to public water supply.

**APPLICANT RESPONSE: A 8” Min looped with two points of connection is now proposed for this site. Please see Bohler sheets #C-501 and C-502 showing the proposed 8” water main, fire hydrants, and connection to building.**

( ) Development of this property directly affects access and water supply to the existing properties and structures to the North. Provide plans showing fire department access and water supply/fire hydrant locations for the existing buildings.

**APPLICANT RESPONSE: Please see Bohler sheets #C-307 and C-308 showing fire department truck movements, including access from and to neighboring properties to the north, and circulation within the site. Fire supply to the northern properties will be provided with a new stub out to the existing fire hydrant on the north property line.**

( ) Provide fire apparatus access and details with turn radius for entrance/exit onto N Andrews Ave.

**APPLICANT RESPONSE: Will comply. Please see Bohler sheets #C-307 and C-308 showing the turning movement/access from N Andrews Ave.**

( ) Are there any gates proposed at the Atlantic Blvd or N. Andrews Ave vehicle access locations?

**APPLICANT RESPONSE: No gates are proposed due to the need to provide access for the property to the north of our Project.**

( ) Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates. Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with a readily accessible manual releasing device. (City of Pompano Ordinance 95.08)

**APPLICANT RESPONSE: No gates are proposed due to the need to provide access for the property to the north of our Project.**

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

**APPLICANT RESPONSE: Will comply. Required clearance is provided around all fire appliances. Please see Bohler sheets #C-501 and C-502 addressing this comment.**

( ) Blue reflective hydrant location markers shall be placed on the access roads in front of all fire hydrants. Blue markers shall be placed in the middle of the drive lane on the side of the road closest to the fire hydrant.

**APPLICANT RESPONSE: Will comply. Please see Bohler sheets #C-303 and C-304 addressing this comment with blue reflective pavement markers (“RPM) at hydrant locations.**

( ) Red reflective fire department connection location markers shall be placed on the access roads in front of all fire department connections. Red markers shall be placed in the middle of the drive lane on the side of the road closest to the fire department connection.

**DRC**

**APPLICANT RESPONSE: Will comply. Please see Bohler sheets C-304 addressing this comment with red reflective pavement marker (RPM) at FDC location.**

( ) 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.

**APPLICANT RESPONSE: Acknowledged. Documentation is to be provided once purchased.**

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.

**APPLICANT RESPONSE: Acknowledged.**

All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

**APPLICANT RESPONSE: Acknowledged. Backflow ad meter assemblies will be installed per city details.**

( ) 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 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)

**APPLICANT RESPONSE: Acknowledged. A BDA system will be installed if required and the minimum infrastructure of a BDA system will be planned and installed within the building until radio testing can be completed within the building.**

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**BUILDING DIVISION**

Todd Stricker | todd.stricker@copbfl.com

Authorized with Conditions

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT 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.

**APPLICANT 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).

**APPLICANT 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.

**APPLICANT 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).

**APPLICANT 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.

**APPLICANT 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.

**APPLICANT 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.

**APPLICANT RESPONSE: Will comply.**

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.

**APPLICANT 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.

**APPLICANT 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. The Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

**APPLICANT 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.

**APPLICANT RESPONSE: Acknowledged.**

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.

**APPLICANT 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.

**APPLICANT 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.

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT 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.

**APPLICANT 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.

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT RESPONSE: Acknowledged.**

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

**DRC**

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT 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.

**APPLICANT 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.

**APPLICANT RESPONSE: Acknowledged. See the submitted site plan and calculation on Sheet #C-300. [BOHLER TO CONFIRM]**

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

**APPLICANT RESPONSE: Acknowledged. Please see the submitted site plan, Bohler sheet #C-300.**

18. FBC A502.6 The enforcing agency will require parking space identification to 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.

**APPLICANT RESPONSE: Acknowledged. Please see the submitted site plan, Bohler sheets #C-303 and C-304. For accessibility signs.**

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.

**APPLICANT RESPONSE: Acknowledged.**

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.

**APPLICANT RESPONSE: Acknowledged.**

20. 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.

**APPLICANT RESPONSE: Acknowledged.**

21. 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.

**APPLICANT RESPONSE: Acknowledged.**

22. 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.

**APPLICANT RESPONSE: Acknowledged. A notation will be added to construction documents general notes. Additionally, a note was also added to Corrales cover page of this DRC submittal under "General Notes/Item #23".**

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**DRC**

PZ23-12000007

08/16/2023

**BSO**

Patrick Noble | Patrick\_Noble@sheriff.org

Pending Resubmittal

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick\_Noble@sheriff.org

M-(954) 709-7006 (Call, Text and Email; No Voicemail);

\*\*\* ATTENTION IMPORTANT \*\*\*

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

**APPLICANT RESPONSE: Acknowledged.**

\*\*\* DISCLAIMER \*\*\*

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

**APPLICANT RESPONSE: Acknowledged.**

\*\*\* ATTENTION IMPORTANT \*\*\*

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING and ZONING REVIEW AND APPROVAL.

**APPLICANT RESPONSE: Acknowledged.**

\*\*\* CPTED and SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: \*\*\*

**APPLICANT RESPONSE: Acknowledged.**

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

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply. Please see enclosed the completed Broward Sheriff's Office No Trespass Program Affidavit attached as Exhibit C.**

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

Initials \_



**APPLICANT RESPONSE: Will comply. Please see Bohler sheets # C-303 and C-304 to reflect the required signage.**

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

Initials \_

**APPLICANT RESPONSE: Will comply. Please see sheets Bohler #C-303 and C-304 to reflect the required signage.**

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

Initials \_

**APPLICANT RESPONSE: Will comply. Please see Bohler sheets # C-303 and C-304 to reflect the required signage.**

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

Initials \_

**APPLICANT RESPONSE: Will comply.**

## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance - Landscaping

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

d. 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 and/ or Electronic Surveillance.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

# DRC

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

Initials \_

**APPLICANT RESPONSE: Acknowledged.**

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 potentially more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

3. CPTED Lighting Standards

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Please see Exhibit B.**

b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply.**

c. All Structures: Install vandal-proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

f. Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply.**

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

a. All solid exterior doors, including each individual residential unit entry door, must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged. The bay doors are currently shown with a vision panel and solid exterior doors will include 180-degree wide angle door viewer (peephole). A notation was added to Corrales sheet #A-2.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

**DRC**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged. All exterior doors will have non-removable door hinge pins. A notation was added to Corrales sheet #A-2.**

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

**APPLICANT RESPONSE: Acknowledged.**

5. Security Strengthening - Burglar Security Alarms/ Safes - Physical and Mechanical Security Strengthening

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged. Please see the revised detail on Corrales sheet #2/A-1.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged. Please see revised detail on Corrales sheet #2/A-1 showing 8” clearance at doors.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged. Please see revised detail on Corrales sheet #2/A-1.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged. Dumpster area is being continuously illuminated by two adjacent light poles on timer (dawn to dusk). Please see Corrales sheet #A-7 for lighting levels around dumpster area.**

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

Initials \_

**APPLICANT RESPONSE: Acknowledged. The dumpster area will be within the view range of video surveillance cameras.**

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: The hardware quality shall be heavy duty, Schlage 'D' series hardware, or equal and shall include all required locksets, passage sets, theft-proof hinges, stops, silencers, thresholds, weather-stripping and closers required to ensure proper and appropriate function of the building. Storefront doors shall have dead bolt lock (dead bolt cylinder shall have interchangeable core and thumb turn at interior).**

**Exterior doors to receive Monarch or equal panic devices w/ exterior lever w/ Yale Y1 keyway cylinder, aluminum threshold and self-closer.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

e. Parking Lot, and Adjacent Access Egress and Perimeters:

**DRC**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

b. Explain how this development will securely operate the parking lot, and/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults and batteries, etc.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Through the use of perimeter fencing without gates, lighting, and security cameras, we will monitor and secure the property. Additionally, the Owner has submitted a Trespass Affidavit with the Broward Sheriff's Office to authorize representatives of the Sheriff's Office to enforce the State's trespass laws and warn/direct any person to leave the premises.**

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones". Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply. Please see Bohler sheet #C-309 for additional detail with overlapping security camera field of view cones.**

f. (Industrial and commercial) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests' use only. (In the case of a retail, restaurant or like business this is optional)

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply. Since tenants will be utilizing each space, this marking requirement is optional.**

g. (Industrial and commercial only) Post signage in parking areas forbidding vehicles other than owner's/authorized guests to park and loiter in private parking lot. Initials \_\_\_\_\_

**APPLICANT RESPONSE: Signage has been added for tow away zone reference. Please see sheets Bohler sheets #C-303 and C-303 for additional signage**

h. (Industrial and commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Signage has been added for tow away zone reference. Please see sheets Bohler sheets #C-303 and C-303 for additional signage**

**DRC**

**[THE APPLICANT NOTES THAT THERE IS NO COMMENT 9 IN THE 4/19/2023 STAFF REPORT]**

10. Graffiti Maintenance - CPTED

a. Commercial and Industrial exterior wall surfaces along the building perimeter must be treated with graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged. Please see the notation added to revised Corrales sheet A-6.**

11. 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.**

**APPLICANT RESPONSE: Acknowledged.**

a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply.**

b. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply.**

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.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

**DRC**

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

j. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries that 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.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

12. Miscellaneous: CPTED and Security Strengthening

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**DRC**

**APPLICANT RESPONSE: Acknowledged.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Acknowledged.**

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 quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply.**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE:**

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

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply. Please see Bohler sheet #C-301 & C-302 for additional bollards in front of all pedestrian entrances and exits to the building.**

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.

Initials \_\_\_\_\_

**APPLICANT RESPONSE: Will comply.**

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**CRA**

Kim Vazquez | Kimberly.Vazquez@copbfl.com

Pending Resubmittal

The zoning district I-1 and Warehouse/distribution facilities are permitted uses are allowed.

This will eliminate outdated structure with new industrial logistic/warehouse use and help to reduce sighted blight.

The CRA is general support of this project. Additional comments may be rendered upon resubmittal.

**APPLICANT RESPONSE: Acknowledged.**

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## UTILITIES

Nathaniel Watson | Nathaniel.Watson@copbfl.com

Pending Resubmittal

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT RESPONSE: Submittal to BCEPGMD for required permits is forthcoming and will be provided when approved.**

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

**APPLICANT RESPONSE: Will comply.**

4. Civil plan 021 C-501 Utility Plan must show the proposed 2" domestic water service connection with a meter and backflow just behind the recorded property line. Please correct.

**APPLICANT RESPONSE: Will comply. As discussed, the meter has been placed just behind the recorded property line, prior to the fire backflow preventer device. Please see Bohler sheet #C-501 for the revised meter location.**

5. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to a 60 to 90-day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

**APPLICANT RESPONSE: Noted.**

6. Once the offsite water and sewer utility connections have been determined, please attach the appropriate 2022 City Engineering Standard Details that apply: Standard Details - City of Pompano Beach (pompanobeachfl.gov)

**APPLICANT RESPONSE: Acknowledged. The latest City of Pompano Beach details have been attached. See Bohler sheets #C-901 to C-908.**

7. Please indicate on civil plan 021 C-501 Utility Plan the total site water consumption in (GPD) gallons per day.

**APPLICANT RESPONSE: See the table on Bohler sheet #C-501 showing the water consumption calculations. This calculation is per FDEP "Ten State Standards"**

8. Please indicate on civil plan 021 C-501 Utility Plan the total wastewater discharge from the site in (GPD) gallons per day.

**APPLICANT RESPONSE: See table on Bohler sheet #C-501 showing the Wastewater discharge calculation in GPD. This calculation is per FDEP "Ten State Standards"**

9. Please note on civil plan 021 C-501 Utility Plan that any existing water and or sewer connection to the subject lots not utilized must be cut and capped at the main as per City specification. Please correct.

**APPLICANT RESPONSE: Acknowledged. The Existing 6" Water Main along W Atlantic Blvd. will be cut and capped at the main. Please see Bohler sheet #C-201 reflecting this revision.**

**DRC**

10. Civil plan 021 C-501 Utility Plan must show the proposed 8” dedicated fire service connection with a meter and backflow just behind the recorded property line. Please correct.

**APPLICANT RESPONSE: As discussed with the fire reviewer, a new proposed 8” looped water main will be provided on site, and necessary meter and backflow devices will be provided just behind the recorded property line. Please see Bohler sheet #C-501 and C-502.**

11. The proposed wastewater discharge for the development may adversely impact the City’s area pump station servicing the project. A contribution in Aid Agreement may be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project.

**APPLICANT RESPONSE: Acknowledged.**

12. Please note on 028 C-704 Landscape Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5’ of either side of any City owned utility infrastructure. 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 and/or reuse meter.

**APPLICANT RESPONSE: Acknowledge. Please see Bohler revised sheets C-704 with revised tree locations at a minimum distance away from city owned utility Infrastructure per city ordinances mentioned in comment.**

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## LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

Pending Resubmittal

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

**APPLICANT RESPONSE: Will comply. Please see Bohler sheet #C-701 and C-702.**

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.

**APPLICANT RESPONSE: Noted, tree appraisal is provided on Bohler sheets #C-701 and C-702.**

3. Provide approvals from Broward County Surface Water Management for walled Stormwater retention area.

**APPLICANT RESPONSE: Will comply, when received.**

4. Please provide an overall landscape plan, all other plans are to be 1:20 scale.

**APPLICANT RESPONSE: Will comply. Please see Bohler sheet # C-704 and C-705.**

5. Provided Graphic scale on landscape plan appears to be off and is not translating to the drawing.

**APPLICANT RESPONSE: Noted and will correct. Please see Bohler sheet # C-704 and C-705.**

6. Clarify the area on the SE corner that abuts the neighboring property, it appears that the proposal is to change the entrance and parking of the Wawa remove and correct.

**APPLICANT RESPONSE: Noted and will clarify. Please see Bohler sheet # C-301.**

7. Provide some standard dimensions as it relates to the VUA buffer as it doesn't appear to be scaling out. Show the hedge row along the property line.

**APPLICANT RESPONSE: Noted, dimensions and a hedge row along the property line will be shown. Please see Bohler sheet # C-704 and C-705.**

8. Note 2' overhang in addition to the 10' buffer, the 2' does not qualify to this measurement.

**APPLICANT RESPONSE: Noted. Please see Bohler sheet # C-704 and C-705.**

9. Provide 10' VUA requirements as per 155.5203.D along the perimeters with trees, shrubs, sod, etc. Palms do not qualify in this application. 1:30 along the street side and 1:40' throughout.

**APPLICANT RESPONSE: Noted and revised to comply per section 155.5203.D. Bohler sheet # C-701**

10. 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.

**APPLICANT RESPONSE: Noted and revised to comply per section 155.5203.B.2.ii. Please see Bohler sheet # C-701**

# DRC

11. Provide 10' perimeter landscaping strip requirements around the entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang, complete the buffer section in the NW corner to include trees, sod and shrubs.

**APPLICANT RESPONSE: Noted The perimeter and strip landscaping will be specified according to code section 155.5203.B.2.ii. and 155.5203.D. Please see Bohler sheet # C-704 and C-705.**

12. As per 155.5203.D, provide a minimum width of 20' for all parts of the property in an industrial development abutting a major arterial, minor arterial, or collector street on the South retention wall area and North East sides.

**APPLICANT RESPONSE: Will comply with W. Atlantic Blvd. frontage. Please see Bohler sheet #C-301. The project does not have any frontage on the ultimate right of way of N. Andrews Blvd.<sup>1</sup> The Property does however abut a property owned by Broward County. At a May 10, 2023 meeting with DRC staff, it was determined that the abutting Broward County property is not a part of the N. Andrews Right of Way and thus the 20' setback does not apply in this area.**

13. What is the 25' building setback label?

**APPLICANT RESPONSE: Noted, setback label will be clarified, please see Bohler sheet # C-301, site plan.**

14. Clarify the type of trucks that will be used for this building. There are two large loading berths that appear to be for semi-trucks and then smaller loading areas for the overhead doors. Provide a dotted line with dimensions for the size of the proposed trucks to be used at the overhead doors. Loading areas shall not interfere with the circulation of the site or any required drive aisle or parking spaces.

**APPLICANT RESPONSE: Docks will provide dock access to the building through an interior hallway. There are overhead doors for each tenant. The proposed trucks for the southern dock are to be utilized for WB-67 loading / unloading only. The proposed max truck for the northern dock are Wb-52 only. The overhead doors will accommodate trucks up to SU-30 size also known as box trucks.**

**Noted, the plans will depict truck type and the proper language to articulate to truck type, use and access. Please see Bohler sheet # C-704**

15. Continue landscape area along the edge of the truck well on both ends of the building.

**APPLICANT RESPONSE: Will comply. The landscape plan will continue landscape area along edge of truck wells at both ends of the building. Please see Bohler sheets C-704 and C-705.**

16. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 18' 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.

**APPLICANT RESPONSE: We are requesting to enhance the landscaping to reduce the VUA to 8.5'-9.5' feet based upon the height calculation and 50% reduction with superior landscape. We've added a second and third tier shrub bed with accent trees to address the superior landscaping.**

**Noted, 155.5203.D.5 VUA Landscaping requirements will be added to the plans.**

17. Correct the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping, specifically the VUA / Building section as it is inaccurate.

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<sup>1</sup> The Broward County Trafficways Plan indicates that N. Andrews Avenue's right of way is to be 110' and according to the BCPA Web Map, N. Andrew's no additional ROW is required.

**APPLICANT RESPONSE: Will comply. The Minimum Site Development Landscaping requirements will be added to the plans. Please see Bohler sheets C-704 and C-705.**

18. 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 provides 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, the 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.

**APPLICANT RESPONSE: Superior Landscaping qualifications will be added to the landscape plans. The Superior Landscaping is as follows: 42 palms and 5 trees with additional tiered shrubs have been added to the plans satisfying the superior landscape requirements. Please see Bohler sheet C-704 and C-705.**

19. Provide a minimum of 8' landscaped area between the building and the vehicular use areas  
**APPLICANT RESPONSE: Will comply. The 8' min landscape area will be added to the plans as required. Please see Bohler sheet # C-704 and C-705 and C-301 and C-302.**

20. 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).

**APPLICANT RESPONSE: Acknowledged.**

21. 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. Palms do not qualify.

**APPLICANT RESPONSE: Will comply. Terminal landscaping areas at each end of 10 spaces of parking will be added to the plans. Please see Bohler sheet # C-704 and C-705.**

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

**APPLICANT RESPONSE: Will comply. The plans will satisfy the code per 155.5203.B.2.g.ii.**

23. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**APPLICANT RESPONSE: Will comply. The plans will satisfy the code per 155.5102.C.9.**

24. 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.

**APPLICANT RESPONSE: Will comply. The plans satisfy interior landscape requirements as per the code section 155.5203.D.4. Please see Bohler sheets # C-704 and C-705.**

25. Change Street Trees at 1:40' as per 155.5203.G.2.c. from Oaks to Peltophorum's. Show trees in the ROW area adjacent to the entrance where the culvert area is.

**APPLICANT RESPONSE: Will comply. The tree species will be adjusted to various species of Lysiloma (Sabicu and Latisiliquum) per 155.5203.G.2.c. Please see Bohler sheet # C-704 & C-705.**

25. 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 slabs as it relates to these areas.

**APPLICANT RESPONSE: Perimeter foundation shall consist of a continuous wall footer 24" x 12" and typically 12" below adjacent exterior grade. A cross section detail is now shown on Corrales sheet #A-1, detail #6.**

26. Clarify / Change Live Oak SDLN's, if cultivars are proposed note Cathedrals Live Oak only Quercus virginiana, Reason7 Certified Container Grown Trees

**APPLICANT RESPONSE: Will comply. The tree species will be adjusted specifying note Cathedrals Live Oak only Quercus virginiana, Reason7 Certified Container Grown Trees. Please see Bohler sheet # C-704 & C-705.**

27. Provide alternate large canopy species for Dahoon Holly's and Satin Leaf's such as Tamarinds, Calophyllum, etc.

**APPLICANT RESPONSE: Will comply. Noted, alternate tree species will be provided. Please see Bohler sheet # C-704 & C-705.**

28. Provide an OA height for the Royals and spec them as Heavy's.

**APPLICANT RESPONSE: Will comply. The Royals will be specified with OA heights and as "Heavy's". Please see Bohler sheet # C-704 & C-705.**

29. Remove ranges in sizes and provide the required heights of the trees and palms.

**APPLICANT RESPONSE: Will comply. The required heights will be provided without size ranges. Please see Bohler sheet # C-704 & C-705.**

30. Show sod on the plan.

**APPLICANT RESPONSE: Will comply. Please see Bohler sheet # C-704 & C-705.**

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

**APPLICANT RESPONSE: Will comply. Bubblers will be provided at later versions of irrigation plans.**

32. Adjust planting detail to show mulch not touching the trunks of trees / palms.

**APPLICANT RESPONSE: Will comply. Please see Bohler sheet # C-706.**

33. Provide a mechanical equipment screening detail.

**APPLICANT RESPONSE: No mechanical equipment screening required. All mechanical equipment will be on the roof of building and screened by parapets.**

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

**APPLICANT RESPONSE: Will comply. The plans will reflect all hedges abutting City Rights of way are maintained at a height no greater than 24". Please see Bohler sheet # C-705.**

35. 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 co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**APPLICANT RESPONSE: Will comply. The plans will reflect tree note defining trunk structure. Please see Bohler sheet # C-707.**

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

**APPLICANT RESPONSE: Will comply. The plans will include pre-construction note. Please see Bohler sheet # C-705.**

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

**APPLICANT RESPONSE: Will comply. The plans will include language about removing debris from all material and about landscape installation. Please see Bohler sheet # C-706.**

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

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT RESPONSE: Acknowledged.**

41. Additional comments may be rendered at the time of resubmittal.

**APPLICANT RESPONSE: Acknowledged.**

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## ZONING

Lauren Gratzer | lauren.gratzer@copbfl.com

Pending Resubmittal

1. This is being reviewed as a Major Site Plan with Building Design.

**APPLICANT RESPONSE: Acknowledged.**

2. The wrong folio number is listed on the site plan. Revise to show the correct 3 folios. The project name listed on the site plan does not match the application project name provided on the application (Alliance West Atlantic), revise so the name matches.

**APPLICANT RESPONSE: Please see Bohler sheet # C-300 for correct folios.**

3. There are a variety of easements on this property that shall be abandoned prior to building permit approval. However, the access easement appears to be currently giving the northern properties access to and from Atlantic Blvd. Either maintain this access easement and revise the plan to do so, revise the direction of this access easement to go around the proposed building and connect to the north, or obtain approval from all parties to abandon this access easement outright.

**APPLICANT RESPONSE: Easements that are in conflict with buildings have been or will be abandoned or relocated. There may be a prescriptive access easement for the properties to the north for access to and from Atlantic Boulevard. The Applicant will provide an access easement for these properties around the building.**

4. Provide the existing and proposed cross access easements for the connection through the WAWA site as well as any proposed and existing related to the northern parcels. The WAWA access agreement to the south does not appear to connect to the public ROW. Revise the site plan and landscape plan to show the current conditions of the WAWA site as shown on the survey.

**APPLICANT RESPONSE: The existing cross access easement exists only in the plat for the Wawa. There is no other agreement than what is reflected on the Wawa plat.**

**As it relates to the proposed access to N. Andrews and W. Atlantic, the Applicant is currently working with the owner of the Wawa to draft a mutually acceptable cross access easement.**

5. Clarify if the open space in the rear of the property is to be used for this cross access. If not, what is the purpose of the missing landscape in this area? Is this area proposed to be used for outdoor storage? Provide a note on the site plan.

**APPLICANT RESPONSE: Yes, the open space to the north of the property is to provide cross access for the property to the north. Please see Bohler sheet # C-302 for the requested note. No outdoor storage is proposed.**

6. If no outdoor storage is proposed at this site, provide a note on the site plan stating "There shall be no outdoor storage on site".

**APPLICANT RESPONSE: Please see that a note has been added to Bohler sheet # C-302, Site Note #6.**

7. Clarify where the "provided" setback column is measured from. All setbacks shall be measured from the property line. The "front setback" should be measured from the southern property line with the shortest length and appears to be much further than 65 ft.

**APPLICANT RESPONSE: Please see Bohler sheets # C-301 and C-302 for revisions.**

# DRC

8. There are no minimum lot coverage requirements. Remove the 35% minimum on the site plan data table. Likewise, there is no minimum or maximum impervious area. I assume this should be the “pervious area” requirements (minimum of 20%, no maximum). Revise this table and confirm the actual pervious area provided (not impervious).

**APPLICANT RESPONSE: This has been revised. Please see Bohler sheet #C-300.**

9. Update the landscape plan to provide the pervious information in the data table as well. Per the above comment remove the minimum “impervious” information and correct it to reflect the pervious information.

**APPLICANT RESPONSE: This has been revised. Please see Bohler sheet # C-701.**

10. Based on the building square footage provided of 161,903 SF, the minimum required parking is 68 spaces, not 70. Correct this on the site plan data table.

**APPLICANT RESPONSE: This has been revised based on building square footage. Please see Bohler sheet #C-300.**

11. All parking must be double striped, show this on the site plan. Revise the parking spaces to show a length of 16’ with a 2’ overhang (for the total of 18’). Note that this overhang shall not count towards any required landscaping or sidewalk area. 155.1502.C.

**APPLICANT RESPONSE: This has been revised. Please see Bohler sheets #C-301, C-302, C-303 and C-304.**

12. The notes on the pavement marking and signage plan reference WAWA signs. Is this intentional? The notes on this plan also references a free-standing sign but a free-standing sign is not illustrated on the plans. Confirm all notes are relevant to this project. If a monument sign is proposed, show the location on the site plan and landscape plans.

**APPLICANT RESPONSE: The references to WAWA signage has been removed. Please refer to revised Bohler sheets # C-303 and C-304. Additionally, please refer to proposed monument sign on Bohler sheet #C-301.**

13. On the site plan provide a dotted outline for the proposed awnings and provide their dimensions. Call out all site elements on the site plan.

**APPLICANT RESPONSE: Please see Bohler sheet # C-301, and C-302 with callout for all site elements, including awnings. Refer to sheets A-1 for awning dimensions.**

14. Show the outline of the rooftop mechanical equipment on all elevations to illustrate that all parapets will be equal to or higher than the height of the mechanical equipment, per Code Section 155.5301.A.1.

**APPLICANT RESPONSE: Outline of mechanical equipment behind parapet walls is now shown on Corrales sheets # A-4, A-5 and A-6. The parapets will be higher than the proposed mechanical equipment.**

15. Provide colored elevations for submittal to the Architectural Appearance Committee (AAC). Additionally, an 11”x16” material board will be required to be submitted prior to attending this board. This shall include paint chip samples as well as actual material samples.

**APPLICANT RESPONSE: Please find the colored elevations as Corrales sheet #A-9 and A-10. Will comply with the material board and additional information for the AAC meeting.**

16. The black and white elevations provided appear to have the wrong directional labeling on sheet A-6. The plans say Andrews Ave is to the north, this should say east; and that the rail road tracks face south, this should say west. Is this sheet necessary? It appears to be a duplicate of the other elevations. If so, correct all directions.

**DRC**

**APPLICANT RESPONSE: Please see the enlarged entry elevations on Corrales sheet A-6 to reflect the correct orientation references.**

17. Provide a full length building façade for all sides, rather than the partial facades. These partials can remain as reference but provide the full building as a whole.

**APPLICANT RESPONSE: See new sheet Corrales A-4.0 Overall Elevations showing full building elevations.**

18. 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 be measured from the finished grade to the roof line. Include the height of the parapet above this line.

**APPLICANT RESPONSE: We have coordinated with civil engineer to identify the average grade elevation. The average grade is 13.0 NAVD and the finished floor elevation of building is 13.40 NAVD. We are now showing this on the elevations and dimensioning to the highest point of the flat roof to provide the building elevation. We are also dimensioning the parapet above that point as requested. This is now shown on Corrales sheets # A-4 detail #3 next to column line #D and on sheet A-5 detail #3 next to column line #D.**

19. “All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces-provided that no more than 20 bicycle parking spaces shall be required in any one parking area. Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic.” (155.5102.L). Identify the bike rack location on the site plan and identify the number of bike spaces on the site plan data table.

**APPLICANT RESPONSE: Please see Bohler sheet C-301 for bike racks with 20 spaces per code requirements.**

20. Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner (155.5102.M). Per Table 155.5102E.M.1 this size building requires a minimum of 4 loading berths. The proposal requires two additional loading berths.

**APPLICANT RESPONSE: The proposed project complies with 155.5102.M. The proposed project is designed to provide 2 shared dock high loading areas on the north and south side of the building and to provide each individual bay with a drive-in loading area, which per 155.5102.M.3 are 12’ wide and at least 55’ deep. The delivery vehicles will pull within the building, as shown on Corrales Sheet A-02 at one of the twenty door locations. With the individual bay loading areas, this project complies with the Code requirement.**

21. Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is at least 12 feet wide and 55 feet long. The Development Services Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met (155.5102.M). On the site plan, provide the dimensions of the large loading berths on either side of the building. The length dimension is missing.

**APPLICANT RESPONSE: The length dimension has been added. Please also see response to zoning comment #20.**

**DRC**

22. Clarify the type of trucks that will be used for this building. There are two large loading berths that appear to be for semi-trucks and then smaller loading areas for the overhead doors. Provide a dotted line with dimensions for the size of the proposed trucks to be used at the overhead doors. Loading areas shall not interfere with the circulation of the site or any required drive aisle or parking spaces.

**APPLICANT RESPONSE: Dotted lines have been added showing the dimensions for the loading areas to be used at the overhead doors within the building. The trucks will enter the building and will not interfere with the circulation of the site, any required drive aisle or parking spaces.**

23. Clarify where the larger trucks will be parked on site as there are no parking spaces larger than 9'x18'.

**APPLICANT RESPONSE: Trucks will be parked inside buildings where the roll up doors are located. Please refer to sheets Corrales sheet A-02 for depiction of trucks parked inside building.**

24. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height (155.5301.B.2). Provide a detail of the proposed retaining wall with the 8' fence. Note the maximum height for the proposed fence and wall is a combined total of 10' from grade in industrial districts. On the site plan, call out the type of fence being proposed (aluminum picket, PVC, etc). Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot.

**APPLICANT RESPONSE: Please see Bohler sheets #C-301 and C-302 that delineate the proposed PVC fence for screening of dock doors.**

25. The minimum width of the perimeter Vehicular Use Area landscaping strip shall be twenty feet in industrial developments abutting a major arterial, minor arterial, or collector street (155.5203.D.3.c). Provide this 20' landscape buffer along the northeast, south (the wall shall be pushed in 10 more feet), and eastern property lines abutting Atlantic Blvd and Andrews Ave.

**APPLICANT RESPONSE: As discussed, only the south property line is abutting a major arterial, therefore the 20' buffer is being provided in this location as shown on Bohler on sheet #C-301.**

26. Provide a detail of the wall mounted light fixtures. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets (155.5401.G).

**APPLICANT RESPONSE: The wall mounted fixture and pole mounted fixture have the same design and detail can be seen new Corrales sheet # A-8. All proposed fixtures are full cut-off. See Corrales sheet # A-8 for fixture specifications and details.**

27. In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all electrical secondary feeder lines (laterals) and other utility lines located on the development site and/or along the public right-of-way fronting the development site shall be placed underground- provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit (155.5509). Make a note on the site plan that all overhead wires will be buried.

**APPLICANT RESPONSE: Will comply.**

28. The site plan shows the existing sidewalk in the southwest corner along Atlantic Blvd narrow as it goes east, reaching the entrance to the project. Revise to maintain this existing, wider width of the sidewalk along this portion of the property. Provide the dimension of this portion of the sidewalk on the site plan.

**APPLICANT RESPONSE: Will comply. See Bohler sheet # C-301 for 6' sidewalks to match existing**

29. The design of the building shall meet the requirements of Code Section 155.5603. Industrial Design Standards. Provide a narrative as to how these Code Sections are being met and identify them on the elevations. The width dimensions provided on the elevations do not coordinate with each section of the building.

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:

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.

**APPLICANT RESPONSE: The proposed design utilizes concrete tilt-up panel offsets, recessed areas within most of the panels and changes in paint color at strategic locations to visually interrupt the wall plane horizontally. See new Corrales sheet # A-4.0 and revised sheets A-4 , A-5 and A-6.**

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.

**APPLICANT RESPONSE: The proposed design utilizes horizontal scoreline design pattern, 2" deep recessed areas with accent colors and clear anodized aluminum sunshades to meet this requirement. See new Corrales sheet #A-4.0 and revised Corrales sheets # A-4, A-5 and A-6.**

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.

**APPLICANT RESPONSE: We have introduced several additional variations in parapet height to meet this requirement. We combined the parapet height changes with the offsets on the panels. Please see new Corrales sheet # A-4.0 and revised sheets A-4, A-5 and A-6.**

b. A development composed of a single building shall orient the building facade containing its primary patron entrance to face the street from which the building derives its street address. The current proposal does not have a main entrance to the south.

**APPLICANT RESPONSE: The southern facade has been adjusted to add main entrances facing to the South. Additionally, we have added large storefront windows with aluminum sunshades to the South facade to better address West Atlantic Boulevard.**

c. 1. Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one of the following design features to emphasize the importance of the entrance:

- a. Canopy or portico;
- b. Roof overhang;
- c. Horizontal recess or projection;

- d. Arcade or arch;
- e. Peaked roof form;
- f. Outside patio;
- g. Display window;
- h. Architectural tile work or moldings integrated into the design of the building facade;
- i. Integrated planters or wing walls that incorporate landscaped area or seating areas; or j. Similar architectural features not found on the remainder of the building facade.

**APPLICANT RESPONSE: The proposed design has clearly defined primary entrances. Entrances incorporate the use of clear anodized aluminum canopies and large display windows among other features to make them stand out.**

2. Facades of the ground level floor facing an arterial street or collector street shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors.

**APPLICANT RESPONSE: Per discussions with City Staff, we’ve added additional landscaping and fence to screen the overhead doors oriented towards N. Andrews Ave.**

30. Provide a sustainability narrative that outlines how this project aims to achieve at least 12 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.

**APPLICANT RESPONSE:**

**To the best of Applicant’s knowledge, the site plan complies with all other applicable development standards of the Code, to the extent necessary and applicable, including the Sustainability Requirements as set forth in Sec. 155.5802. The Project satisfies the following sustainable development options by incorporating several green design features:**

	<b>GREEN DESIGN FEATURE</b>	<b>POINTS</b>
1	Hurricane Resistant Structure – 150 mph load minimum	4
2	Infill Development*	4
3	Brownfield Site Redevelopment#	6
4	White Roof	2
	<b>TOTAL POINTS (POINTS REQUIRED)</b>	<b>16 (12)</b>

\*The Project constitutes infill development according to the Zoning Code definition which states, Infill Development is land development or redevelopment of vacant or underutilized sites in locations where the surrounding area is generally developed and supporting infrastructure is already in place. The Project is located in a developed Industrial area within the Community Redevelopment Area along W. Atlantic Blvd., east of the FEC Railroad tracks. The current property is an older underutilized site with existing industrial buildings, but the supporting infrastructure is already in place due to the adjacent railroad, N. Andrews Ave., and W. Atlantic Blvd.

# The Project is located in Pompano Beach’s Northwest CRA and according to Max Wemyss at the City’s Planning Department, all properties in the Northwest CRA are categorized as a Brownfield Site Redevelopment.

31. A multitenant building will be subject to approval of a Master Sign Program. This shall be approved prior to building permit approval of any signage.

**APPLICANT RESPONSE: Signage is not part of this approval. Sign locations are for reference only. Master Sign Program to be created and submitted for approval by signage company prior to building permit approval of any signage.**

32. All folios shall be unified as one property prior to building permit approval.

**APPLICANT RESPONSE: Will comply.**

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**ENVIRONMENTAL SERVICES**

Beth Dubow | beth.dubow@copbfl.com Authorized with Conditions

1. Ensure this site is planned with an adequate amount of containers/capacity. Depending on the use of the site, additional garbage containers or additional collection days may be needed to service this site.

**APPLICANT RESPONSE: Acknowledged. The project has an adequate amount of container capacity.**

2. Is that a dumpster enclosure or a shed on the south side of the building? If it's a dumpster enclosure, it needs to be placed on pavement and needs curb cuts to allow the container to be serviced by a garbage truck.

**APPLICANT RESPONSE: Dumpster enclosure is located on the North-West corner of site plan. Please refer to Overall Site plan sheet for location and to Corrales sheet # A-1 for dumpster enclosure details.**

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

**APPLICANT RESPONSE: Acknowledged.**

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

**APPLICANT 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.

**APPLICANT 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.

**APPLICANT RESPONSE: Acknowledged.**

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

**Exhibit A**

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*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.  
SECRETARY

April 24, 2023

Sean McPeak  
Bohler Engineering  
1 SE 3rd Ave, Suite 1760, Miami, FL 33131

Dear Sean McPeak,

RE: Variance Committee Review to allow for **Category B Driveway**  
**Applicant/Property Owner:** Alliance West Atlantic LLC  
**Broward County City of Pompano Beach State Road:** 814 **Section:** 86130000 **MP:** 4.70  
**Access Class:** 5 **Posted Speed:** 45 mph **SIS:** Influence Area  
**Site Acreage:** 8.60 Acres **Development Size:** 172,000 SF Warehouse  
**Project Name & Address:** Pompano at West Atlantic Blvd - 1500 & 1291 W Atlantic Blvd Pompano Beach FL 33069 and 75 NW 13 Ave Pompano Beach FL 33069  
**AMRC Meeting Date:** 4/18/2023

**Request: Right-in/Right-out access driveway on the north side of SR 814 approximately 254 feet east of the west property line. Close existing Wawa driveway on the north side of SR 814 approximately 360 feet west of Andrews Avenue.**

This request is: **Approved with Conditions**

**Conditions / Comments:**

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**
- A cross-access agreement between Alliance HSP and Wawa, Inc. will be required per the applicant's proposed site plan. The cross-access easement shall be labeled and detailed on the site plan, as a hatch or shaded area and include the Official Record Book (ORB) and page number or instrument number on the plan sheet.**
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.

**DRC**

PZ23-1200007  
08/16/2023

**Sean McPeak – Pompano at West Atlantic Blvd Access Management Review Committee Letter**

**Comments:**

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

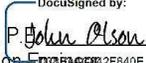
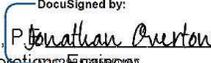
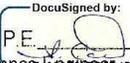
The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department’s personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter.

For right-of-way dedication requirements go to: <https://osp.fdot.gov>. Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

**THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE**

	With the above ruling I	Agree	Disagree	
DocuSigned by: John Olson, P.E. District Design Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	April 24, 2023
DocuSigned by: Jonathan Overton, P.E. District Traffic Operations Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	April 24, 2023
DocuSigned by: Antonio Castro, P.E. District Maintenance Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	April 24, 2023

## Exhibit B.

### CPTED SECURITY NARRATIVE PLAN

Pompano at W. Atlantic Blvd is being designed to include Crime Prevention Through Environmental Design (“CPTED”) principals including Natural Surveillance, Natural Access Control, Territorial Reinforcement, Maintenance and Activity Support. The architects, engineers and landscape architects have worked to perfect the design while balancing the crime prevention principals. The following design elements evidence the Project’s satisfaction with each of the CPTED principals:

1. **Natural Surveillance** – The building and site development have been planned to industry standards while providing for maximum surveillance of exterior areas such as:

- Doors that open to the outside are well lit.
- All four facades have active visual features such as parking, loading areas, window and doors.
- Parking areas are visible from windows and doors.
- Parking areas and pedestrian walkways are well lit.
- The reception areas are designed to have a view of the parking areas.
- Dumpsters and enclosures have been designed carefully to not create “blind spots” or hiding areas.
- The layout of the Project inherently avoids creating hiding places.
- Shrubbery will not be higher than 36” for clear visibility.
- The landscaping which surrounds the property creates a natural surveillance as they provide visibility at all facades.
- The Wawa at the northwest corner of N. Andrews Ave. and W. Atlantic Ave. is adjacent to the proposed Project and is a 24-hour gas station and convenience store, which provides continuous activity and people.

2. **Natural Access Control** – The building and development site have been designed with limited access to the Property and to prevent public access to private areas as follows:

- The entrances into the Property and parking lots are well defined by landscaping and architectural design.
- The site is designed without any dead-end spaces and with continuous movement.
- The Property has been limited to only three entrances to allow for better access control.
- The southwest portion of the Property contains a large dry retention area which creates a sense of territory and obstruction to prevent uninvited vehicular and pedestrian traffic.
- The Wawa to the east of the Project provides a natural barrier to access.
- Signage will be provided to direct tenants, customers, and deliveries throughout the Project.
- The Project will include security cameras.
- Access to the roof is limited to one secured location.
- Interior and exterior access to tenants’ spaces will be secured and restricted.
- The design of the Project prevents pedestrian and vehicular access to the adjacent railroad tracks.

3. **Territorial Reinforcement** – The Property has been designed with landscaping to create a territory and a sense of ownership of the site such as:

- The Property lines are specifically defined by landscaping and perimeter trees and shrubs, as required by the City of Pompano Beach Landscape code.
- Low shrubbery (not higher than 36”) is used to create visibility from the street and from all facades.
- The entrances from W. Atlantic Blvd. and N. Andrews Ave. are well defined.

**DRC**

- The building entrances are accentuated by architectural elements, lighting and landscaping.
- The southwestern portion of the Property contains a large dry retention area which creates a sense of territory and obstruction to prevent uninvited vehicular and pedestrian traffic.

4. **Maintenance** – The landscaping and building materials have been designed to afford the ownership efficient maintenance control and implementation as follows:

- The developer is a national industrial owner/operator with significant management experience for over 15 years.
- The developer will have a maintenance contract for landscaping and building repairs.
- All prospective tenants will have lease provisions regarding the regular maintenance and upkeep of the Property.
- Landscaping, architectural elements or windows and doors cover most of the facades surrounding the building which will prevent any graffiti type vandalism from occurring. If vandalism does occur, the property will be properly maintained under its maintenance agreement.

5. **Activity Support** – The Property has been carefully designed to create active space and areas around the development to allow for better visibility at access points and building entrances.

- Tenant and visitor parking areas are well lit and evenly distributed throughout the Project for safe and direct access.
- All four facades of the Project are active spaces. The east and west sides include tenant parking and entrances to tenant spaces. The north and west sides of the building provide active dock access creating a natural surveillance system.
- Office doors and windows which are visible from three of the four corners of the Project.
- The proposed shared access with Wawa provides additional activity and visibility at both entrances.

