

Plan Review - Review Comments Report

Project Name: **PZ24-12000019**

Workflow Started: **9/11/2024 8:59:21 AM**

Report Generated: **10/24/2024 07:21 AM**

REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION Todd Stricker 10/15/24 8:16 AM	<p>Comment</p> <p>Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation 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. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B). FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.</p>			Info Only
2	1	BUILDING DIVISION Todd Stricker 10/15/24 8:16 AM	<p>Comment</p> <p>1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. 2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted. 3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. 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. 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. 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. 7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3</p>			Unresolved

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			<p>Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. 8. 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. 9. 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. 10. 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. 11. 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). 12. 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. 13. 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. 14. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. 15. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2. 16. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5. 17. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. 18. 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. 19. 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. 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. 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. 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.</p>			
3	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:09 AM	<p>Comment Plan sheet 004 C-501 has proposed "Tees" instead of tapping sleeves or saddles. Please change.</p>			Unresolved
4	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:13 AM	<p>Comment Plan sheet 004 C-501 proposes a fire Hydrant on NE 3 St., and an existing hydrant is less than 50' away to the north. Relocate or remove or get approval from utilities.</p>			Unresolved
5	1	ENGINEERING DEPARTMENT David McGirr	<p>Comment On plan sheet 009 C-704 IR, a private irrigation line appears to be crossing the city right-of-way. Please remove the irrigation line from the right-of-way and set a separate meter to feed the lot to the west.</p>			Unresolved

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6	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:19 AM	Comment Plan sheet 004 C-501, the conceptual civil plan design lacks essential details. It requires meticulous attention to detail and specific delineation of the adjacent City mains, sizes, and connection characteristics.		Unresolved
7	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:21 AM	Comment Please note on the civil plan sheet 004 C-501 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards. How to retire old laterals • If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) • If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings) • If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring) • If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)		Unresolved
8	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:27 AM	Comment On plan sheet 003 C-401, you are proposing to pave the entire right-of-way on NE 3 St. and NE 4 St. without providing any drainage. Per CO 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY. (A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer, the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of stormwater removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive stormwater run-off from the public roadway and paved driveways. (B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below the crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.		Unresolved
9	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:28 AM	Comment On plan sheet 004 C-501, With the proposed on-street parking, please note on the PGD plan that the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public works director, or a designated representative for damage due to construction before the final acceptance. A partial or complete milling and overlay of the roadways may be required		Unresolved
10	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:35 AM	Comment Show on plan sheet 003 C-401 truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.		Unresolved
11	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:36 AM	Comment Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.		Unresolved
12	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:36 AM	Comment Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.		Condition

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13	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:37 AM	Comment These plans must be approved by the City Engineering Division before they can be approved by the City's Planning and Zoning Division.			Condition
14	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:37 AM	Comment 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			Condition
15	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:40 AM	Comment Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.			Unresolved
16	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:40 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.			Condition
17	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:41 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.			Condition
18	1	ENGINEERING DEPARTMENT David McGirr 10/15/24 9:42 AM	Comment 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 - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. ****			Unresolved
19	1	BSO Patrick Noble 10/15/24 12:31 PM	Comment CONFIDENTIAL Law Enforcement CPTED Security Survey Review Report Authorized Use Only All Information Contained in This Report Is Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); & 286.011			Unresolved
20	1	BSO Patrick Noble 10/15/24 12:56 PM	Comment Development Review Committee Date Reviewed: 10-15-2024 Subject: CPTED & Security Strengthening Report: PZ24-12000019 Project Name & Address: Pompano Pickle 217 NE 3rd St, Pompano Beach Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email, No Voicemail). Monday Thursday, 8 AM 4 PM M-(954) Reviewer BSO Deputy Tony Russo Anthony_Russo@sheriff.org Tuesday - Friday 8AM - 4PM *** ATTENTION *** Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owners Agent Understands & Will Comply With All The Following Conditions: A.*** CPTED / SECURITY CONSULTANT *** The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials ____ B.*** DISCLAIMER *** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials ____ C.*** CPTED & SECURITY STRENGTHENING *** CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance. *** Initials ____ D.*** 155.2407.E.9., SITE PLAN REVIEW STANDARDS *** COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS THIS REQUIRES BOTH CATEGORIES TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. Initials ____ F. ***PLEASE NOTE*** When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, ANY OUTSTANDING Security Strengthening & CPTED measures that have not been adequately addressed will still be required BEFORE APPROVAL to			Unresolved

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	<p>ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. Initials ____ G.*** PRELIMINARY APPLICATION REVIEWS (PAM) *** All comments made by the Broward Sheriffs Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses. Initials ____ H. *** ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING *** Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. An example would be if a perimeter fence blocks the goals of Natural Surveillance because it has opaque screening, then HOWEVER THIS CONFLICT IS RESOLVED must be included in the CPTED/ Security Plan section for review by the BSO Security Plan reviewer in the CPTED/ Security Plan section folder. Initials ____ I.*** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: *** Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include comment responses to conditions, but you must absolutely include your responses with details PLACED onto both the actual drawing & narrative plans, DO NOT JUST STATE ACKNOWLEDGED.! Clearly stating WILL COMPLY, with a detailed description of HOW it will comply is required. Initials ____ J.*** LATE-NIGHT BUSINESS NOW OR LATER? YES ___ OR NO ___ Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in higher additional costly & more disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties. Initials ____ K.*** ATTENTION VERY IMPORTANT *** Regarding any new additional responses to be added to the ORIGINAL PLAN, please place the following ADDITIONAL RESPONSES TO MEET REQUIRED CONDITIONS onto the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder. Initials ____</p> <hr/> <p>CPTED (Crime Prevention Through Environmental Design) Authorized Practitioner Plan Preparer: PRINT FULL NAME: _____ SIGN FULL NAME: _____ OWNER/ OWNERS AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE: PRINT FULL NAME: _____ SIGN FULL NAME: _____</p> <hr/> <p>OUTSTANDING ADDITIONAL CONDITIONS / CLARIFICATION DETAILS REQUIRED FOR SECURITY STRENGTHENING & CPTED SAFETY & SECURITY PLAN APPROVAL. INCLUDE ALL THE FOLLOWING SPECIFIC DETAILS ON BOTH SETS OF PLANS: 1. Territorial Reinforcement & Access Control - Trespass, Wayfinding, Ground Rules & Other Signage a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application. Initials ____ b. Post sufficient Broward Sheriffs Office No Trespass signage so that it is readily available at all entrances & all sides of the property: North, South, East, & West. Initials ____ c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6 to 7 feet in height from ground level for clear unobstructed viewing throughout property & from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism. Initials ____ d. Property Rule signage language must be clear & prominently posted in appropriate areas listing clear policies & regulations regarding authorized legitimate activities &/ or unauthorized prohibited activities on the property. This helps to prevent, deter &/ or reduce disturbances &/ or violations that would otherwise occur & lead to avoidable & unnecessary calls for police response. Initials ____ e. Way-Finding signage must be clear & prominently posted in appropriate areas indicating safe directional travel routes to warn & avoid users from getting confused & wandering into potentially unsafe & dangerous areas that might expose them to increased safety & security risks. 2.CPTED Landscaping Standards 2A: Natural Surveillance - Landscaping a. Ensure to design out all landscaping & 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 & design experience in this specialized field. Initials ____ b. Ensure to design out existing or potential concealment & ambush points to deter/ prevent criminal activity. Again, planning & design experience in this area is vital. Initials ____ c. Maintain 2 to 2.5 foot maximum height for all hedges, bushes, low plants, & ground cover. Initials ____ d. Maintain an 8- foot clear tree trunk for canopy trees & tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. Initials ____ e. Note that young immature trees with 6 inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code, Initials ____ 2B: Territorial Reinforcement - Landscaping a. Design in dense, low-profile &/ 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 & to deny ANY concealed staging & ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance & results in providing concealment/ ambush opportunities Initials ____ 3.CPTED Lighting Standards a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site. Initials ____ b. Lighting must comply with the Illuminating Engineering Society of North America IESNA G-1-2016 Guide for Security Lighting for People, Property, (& Critical Infrastructure when applicable). Initials ____ c.. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors & overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion & 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 ____ d. Install motion sensor security alert lights over the garage doors that are strategically</p>	
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21	1	BSO Patrick Noble 10/15/24 4:26 PM	<p>Comment</p> <p>4.Security Strengthening, Natural Surveillance & Access Control - Doors, Windows, Overhangs, Perimeter Fences & Walls, Etc. a.For COMMERCIAL: All solid exterior doors must have either a see-through reinforced security window, or an audible & video intercom pager capable of monitoring the area outside the door. This includes service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor & surveil the exterior prior to exiting to avoid being ambushed upon exiting & becoming a victim of robbery or other crimes. This also provides an opportunity to visually identify & 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 & robberies can have very deadly consequences, so strategically planning & designing defenses ahead of time to prevent or deter these incidents is vital for safety & security. b.The placement of a window within a door must not facilitate the easy reach of the doors locking mechanisms (i.e., deadbolts, lockable doorknobs, slide locks, etc.) Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design. c.Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that doors locking mechanisms (i.e., deadbolts, lockable doorknobs, slide locks, etc.) Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design. d.Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical &/ or horizontal bars to prevent providing footholds. Initials ____ e.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 ____ f.In additions to door security locks and pins, include a secondary anti-pry robust security system such as a bar lock device on any ground or, if any, second level sliding glass doors (if any). Initials ____ g. For COMMERCIAL: Install hard wired burglar security alarms & safes at any commercial property, including retail businesses & residential management offices, restaurants, etc., &/ or in commercial & industrial buildings wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, & any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., dry goods, food supplies, etc., that are frequently targets of theft, frauds, burglaries & robberies. Alarms must be monitored & activated whenever businesses are closed, or all personnel are out of the building offices. Initials ____ h.For COMMERCIAL: Security/ Front Desk Receptionists/ Hosts: Install a fixed concealed silent panic duress alarm at main entrance & provide an additional portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other serious emergency. Initials ____ 6.Exterior &/ or Interior Dumpster Enclosure/ Internal Trash Room (if any): CPTED, Natural Surveillance & Security Strengthening a.To deter loitering by trespassers, illegal dumping &/ or a concealment/ ambush point for criminals, which may in addition to non-employees also include employees who have often concealed company supplies, materials, equipment &/ or tools for later theft, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing & pedestrian gates: Initials ____ b.A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain & non-shielded padlock. Initials ____ c.Bottom gate clearances must be 8 above the ground for viewing underneath to deter loitering & trespassing inside the enclosures, & 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 ____ d.If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed & locked except when in active use by authorized persons. Ensure this passageway is ADA compliant. Initials ____ e.Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset & sunrise. Initials ____ f.Dumpster areas must be secured with Access Control & video surveillance. Initials ____ g. Security Lighting: Trash Rooms. Enclosed trash</p>			Unresolved

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			<p>rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. 7.Key Security: Access Control & Security Strengthening (For businesses with numerous keys on site such as commercial sites including hotels & motels, management offices, warehouses with numerous vehicles, trucks, locked storage closets, areas, lockers, etc., valuable assets on site including equipment, tools, supplies, food, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.) a.Describe access key control security system - general description only, avoid listing specific location of key storage safe. Initials ____ b.Key security office/ room/ key storage closet door must have an alarm & robust mechanical locking system. Initials ____ c.A surveillance camera must monitor the office & key storage area. Do not place the camera in the ceiling where it will only capture the tops of a potential criminal subjects head. Initials ____ d. (If any) Management office door must have a reinforced security window, or at the minimum, a security viewer (peephole). Initials ____ 8.Parking Lot &/ or Garage, & Adjacent Access Egress & Perimeters: a. Parking garages & lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged & addressed so that business operators are fully aware of the security risks & train operators & staff regarding best safety & security practices. Initials ____ b. Vehicles have been burglarized in garages & parking lots leading to significant property loss, including weapons, & 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 ____ c. Violent Robbery incidents, primarily in garages & parking lots, have resulted in serious personal injuries & death to customers & employees, therefore no security surveillance camera coverage gaps can exist. Initials ____ d. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight cones. Initials ____ e. Commercial: Parking spaces should be clearly & individually marked & assigned for owners, employees, or authorized guests/ users use only. (In the case of a retail, restaurant or like business this is optional, but recommended to avoid conflicts arising from unauthorized parking, & also helps authorized persons recognize a vehicle that is parked out of place that may be suspicious.) Initials ____ f. Commercial: Post signage in parking areas prohibiting vehicles other than owner's/ authorized guests to park & loiter in private parking lot. Initials ____ g. Commercial only: Post towing sign & enforce tow away policy consistently concerning illegally parked or abandoned vehicles. Initials ____ h. (If possible) Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, & from having to risk walking dangerously in conflict with the car travel lanes. Initials ____ i. Access gates to enclosed parking garage/ lots: Install an Anti-Tailgating Intrusion System to prevent unauthorized trespassers, criminals from tailgating into restricted parking areas as this is a common method criminal use to overcome security measures. Vehicles make it easy to quickly enter into a property, commit a crime & then quickly depart. They also make it easy to transport larger or larger amounts of stolen property that without a vehicle would not be as easy. Initials ____ j. Convex mirrors, rumble strips, warning signage and crosswalk markings will be implemented at garage &/ or parking lot entrance and pedestrian routes as necessary to increase visibility around corners, exits, and any point requiring pedestrian safety measures. 9. Graffiti Maintenance CPTED a. Commercial: exterior wall surfaces along any building perimeter outside a fenced in area must be treated with a graffiti resistant resin up to 8 feet from the ground level to prevent vandalism. Graffiti vandalism is chronic these days & therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, & often also costly Code Enforcement violations, therefore incorporating it into the project beforehand & is financially strategic & vital to project sustainability. Initials ____</p>			
22	1	BSO Patrick Noble 10/16/24 4:51 PM	<p>Comment 10.Miscellaneous: CPTED & Security Strengthening a. Ensure all publicly accessible exterior electrical power outlets have a lock or nearby easily accessible & secure internal power cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities &/ or vulnerabilities, & then trespass & loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site. Initials ____ 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 &/ or vulnerabilities, & then who frequently trespass & loiter to wash themselves & their clothes, who frequently leave soiled clothing & lots of litter behind or commit other crimes of opportunity once they're on site. Initials ____ c. Any vulnerable 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 undetected trespass intrusion &/ or concealment/ ambush opportunities. Initials ____ d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly & permanently marked with serial numbers & images of equipment & serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track & recover the stolen items. The equipment must be secured robustly with a security apparatus such as a cage or metal strap for example to deter/ prevent theft. Initials ____ e. Place bike storage racks (if any) close to the main (doors) activity areas providing convenience & maximum Natural & Electronic Security Surveillance. Initials ____ f.Install anti-vehicular impact traffic safety bollards &/ or large heavy, preferably lighted, planters along vulnerable street front pedestrian entrance & exit areas & in areas prone to pedestrian crossings to prevent serious vehicle impact/ intrusion accidents/ incidents. Initials ____ g. If the building/ development has a Wi-Fi system, it needs to be encrypted & password protected to protect legitimate users from hacking leading to fraud, etc. An open Wi-Fi system will attract non-legitimate users to loiter & use the open free Wi-Fi. Initials ____ h. Any exterior storage tanks utilized for keeping contents under pressure & / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms. Initials ____ i. Ensure any & all seating benches have single seat divider bars to deter &/ or prevent unintended use by persons loitering & laying down supine on the benches. Initials ____ j. Ensure any elevated platform that may attract skateboarders who will damage property is designed with some type of beveled angle top, &/ or has anti-skateboarding cleats or irregular surface finishing to prevent skateboarding. Initials ____ k. Light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to</p>			Unresolved

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			that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public. Purpose: To deter acts of theft & to properly identify such items if stolen and located off site. Initials ____			
23	1	FIRE DEPARTMENT Jim Galloway 10/17/24 9:37 AM	Changemark Proposed fire hydrant Appears that there are existing fire hydrants on three sides of property. Proposed fire hydrant would not be required.	004 C-501 WS Utility Plan .pdf		Unresolved
24	1	FIRE DEPARTMENT Jim Galloway 10/17/24 9:37 AM	Changemark FDC location Locate proposed FDC within 10 to 15ft of an existing fire hydrant.	004 C-501 WS Utility Plan .pdf		Unresolved
25	1	FIRE DEPARTMENT Jim Galloway 10/17/24 9:37 AM	Changemark Fire Line Provide size of propsoed water line for fire suppression system.	004 C-501 WS Utility Plan .pdf		Unresolved
26	1	FIRE DEPARTMENT Jim Galloway 10/17/24 10:51 AM	Changemark Fire hydrant locations Provide on landscaping page location of existing or proposed fire hydrants, FDC and backflows. () Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. The only landscaping should be grass or mulch no plants or shrubs. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2021 Ch. 18 Sec. 18.5.7)	006 C-701 LA Plan.pdf		Unresolved
27	1	FIRE DEPARTMENT Jim Galloway 10/17/24 10:56 AM	Changemark Exterior Access and Egress Provide on plans exterior egress and access points from public right of way. what is the proposed occupant loads? Gates must be able to discharge this number.	021 LS-1 Life Safety Plan.pdf		Unresolved
28	1	FIRE DEPARTMENT Jim Galloway 10/17/24 10:58 AM	Comment () Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention. () Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).			Unresolved
29	1	BSO Patrick Noble 10/21/24 9:44 AM	Comment 11.Electronic Surveillance Security Strengthening required to protect residents, guests, employees & the general public from theft, robbery, burglary, sexual battery, & other serious & violent crimes. ***ATTENTION IMPORTANT *** 155.2407.E Site Plan Review Standards Complies with crime prevention ***Security Strengthening*** & CPTED Standards, this requires both to be addressed including electronic surveillance. Initials ____ *** ATTENTION *** PROPOSED CAMERA & MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY & ACCESS CONTROL CONSULTANT & THE BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING & INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS & FINAL APPROVAL. Initials ____ a. Install comprehensive electronic video surveillance at commercial & retail businesses including restaurants, recreational businesses, entertainment businesses, etc. Initials ____ b.Ensure electronic surveillance camera & monitor placement in strategic locations to increase surveillance & reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing so as not to crowd many small indecipherable or obscure images onto the monitoring screen. They should be placed strategically for maximum overlapping active & passive observation wherever they would receive the most viewing from personnel traffic such as at the managers office, front desk, lobbies, etc. Show			Unresolved

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			sight cones indicating comprehensive coverage. Initials ____ c.Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. Initials ____ d.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 ____ e.Security cameras must fully view all parking areas, all exterior building entrances & pedestrian paths of travel along & into the building perimeters. Initials ____ f.Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Initials ____ g.Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom & call system for example at main entrance. Initials ____ h.Install motion activated security cameras up to & at the perimeter boundaries, the parking areas, & activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc. Initials ____ i.Install video surveillance of any accessible rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent. Initials ____			
30	1	ZONING Pamela Stanton 10/23/24 1:15 PM	Comment Provide written responses to all comments.			Unresolved
31	1	ZONING Pamela Stanton 10/23/24 1:15 PM	Comment The proposed project will be a Minor Site Plan application.			Info Only
32	1	ZONING Pamela Stanton 10/23/24 1:16 PM	Comment Lot unification is required prior to permit.			Unresolved
33	1	ZONING Pamela Stanton 10/23/24 1:16 PM	Comment The existing alley is a public right-of-way and must be abandoned in accordance with the regulations of Section 155.2431 Right-of-Way or Easement Abandonment, in order to accomplish the site layout as proposed. In accordance with Section 155.3501.H.6.b.iii of the TO, deletion of an alley must be reviewed and recommended by the Director of Public Works prior to scheduling for the City Commission.			Unresolved
34	1	ZONING Pamela Stanton 10/23/24 1:16 PM	Comment Upon deletion/abandonment, the alley will be divided at the center line, with the north half of the alley turned over to the property to the north and the south half of the alley to the property to the south. The plans depict the width of the alley in its entirety included in the Pompano Pickle project. Revise all drawings, calculations and data to provide the correct information. Coordination with the property owner at the northeast corner of the block will be necessary.			Unresolved
35	1	ZONING Pamela Stanton 10/23/24 1:17 PM	Comment Off-street parking and loading areas must be designed so that no vehicle is required to back out from such areas directly onto a street, pursuant to Section 155.5102.C.b. The plans depict Trash Pick-Up Loading area that require vehicles to back onto NE 3 Av. Further, the proposed location of the trash enclosure is in conflict with the requirement of comment #5 above where the north half of the alley must be conveyed to the property to the north. Additionally, it is preferred that the gated opening of the trash enclosure does not face a public right-of-way.			Unresolved
36	1	ZONING Pamela Stanton 10/23/24 1:17 PM	Comment Provide plans, elevations, and details for the structure over the courts shown on the site plan.			Unresolved
37	1	ZONING Pamela Stanton	Comment The lighting plan shows site lighting mounted at 18 feet for the open lounge area and the parking lot. Light poles shall not exceed a height of 17.5 feet above the adjacent finished grade, pursuant to Section 155.3501.M.1. Provide a detail of the proposed light poles for each type of site lighting element			Unresolved

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		10/23/24 1:17 PM	with a dimension for the pole height, not to exceed the maximum allowable height as measured from finished grade, with the exception of the lighting for the courts, which are exempt from the maximum height limit.			
38	1	ZONING Pamela Stanton 10/23/24 1:18 PM	Comment Show the illumination level at all property lines, not to exceed 3.0 footcandles, pursuant to Table 155.5401.E.			Unresolved
39	1	ZONING Pamela Stanton 10/23/24 1:18 PM	Comment Five-foot wide landscape islands are required for both sides of the two southern-most parking spaces in the proposed parking lot, pursuant to Section 155.5203.D.4.b and modified by Section 155.3501.J.2.b.			Unresolved
40	1	ZONING Pamela Stanton 10/23/24 1:18 PM	Comment Show the locations of the required suspended pavement system on the Paving, Grading, and Drainage plan. Coordinate the locations on all civil drawings to comply with the requirements of Section 155.3501.J.3 for suspended pavement.			Unresolved
41	1	ZONING Pamela Stanton 10/23/24 1:18 PM	Comment The site plan includes a call-out for a 10-foot fence around courts 11 through 14. Clarify whether a fence is proposed around courts 1 through 10 as well. Also, clarify whether a cover such as a wind-screen will be placed on the fence. Be advised that advertising or signage is limited to the allowable number of signs and maximum allowable sign area in Chapter 156, Sign Code.			Unresolved
42	1	ZONING Pamela Stanton 10/23/24 1:19 PM	Comment If wind screens will be provided on the fence around the courts, add this information to the CPTED plan, as it may affect the natural surveillance onto the site.			Unresolved
43	1	ZONING Pamela Stanton 10/23/24 1:19 PM	Comment Provide a detail of all proposed fence types. If the proposed fence around the courts will be chain link, the chain link must be vinyl coated, black or green, in accordance with TO regulations for fences.			Unresolved
44	1	ZONING Pamela Stanton 10/23/24 1:20 PM	Comment Provide and label the locations of the required bicycle parking, in accordance with Section 155.3501.I.2.h. The bicycle parking must be within 100 feet of the primary entrance to the building.			Unresolved
45	1	ZONING Pamela Stanton 10/23/24 1:20 PM	Comment The drawings include a detail of a, electronic/digital free-standing sign that appears to be animated. Pursuant to Section 156.12, animated signs are prohibited.			Unresolved
46	1	ZONING Pamela Stanton 10/23/24 1:20 PM	Comment Verify that the plans comply with the Street Development Regulating Diagrams for the DPOD.			Unresolved

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47	1	ZONING Pamela Stanton 10/23/24 1:20 PM	Comment Provide the figures for the required and provided items (lot coverage, pervious area, etc.) as percentages of the site as well as the actual square footage areas.			Unresolved
48	1	ZONING Pamela Stanton 10/23/24 1:20 PM	Comment For the parking calculations, provide a breakdown of on-site and on-street parking spaces as well as a total number of required and provided spaces.			Unresolved
49	1	ZONING Pamela Stanton 10/23/24 1:21 PM	Comment Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.			Unresolved
50	1	ZONING Pamela Stanton 10/23/24 1:47 PM	Comment The elevations of the existing building depict proposed improvements to the overall west facade. Staff requests improvements to be added to the south, east and north facades, as well. The additional facade improvements do not need to be as extensive as shown on the west facade, however all sides of the building should appear to have similar appearance elements and features, such as the ceramic tile.			Unresolved
51	1	ZONING Pamela Stanton 10/23/24 2:15 PM	Comment Provide figures for the proposed lot coverage. Lot coverage must include the existing building and the proposed structure over courts 1 through 10, and other site elements that are not open to the sky.			Unresolved
52	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:13 PM	Comment 10/23/24 1. Landscape plan as presented does not meet minimum standards.			Unresolved
53	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:14 PM	Comment 10/23/24 2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with all Code Sections for the TO-DPOD and 155.5203.			Unresolved
54	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:14 PM	Comment 10/23/24 3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.			Unresolved
55	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:14 PM	Comment 10/23/24 4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper for all 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. Palm tree values will be based on the Cost Replacement method.			Unresolved

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56	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:14 PM	Comment 10/23/24 5. Provide methodology for tree values as some numbers appear low. Staff has questions about values, how they were derived and condition values of existing trees on site			Unresolved
57	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:14 PM	Comment 10/23/24 6. Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.			Unresolved
58	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:15 PM	Comment 10/23/24 7. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.			Unresolved
59	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:15 PM	Comment 10/23/24 8. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.			Unresolved
60	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:15 PM	Comment 10/23/24 9. Completely revise the plant list as it relates to trees.			Unresolved
61	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:15 PM	Comment 10/23/24 10. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.			Unresolved
62	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:15 PM	Comment 10/23/24 11. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.			Unresolved
63	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:16 PM	Comment 10/23/24 12. As per 155.3501.J.3.f. Street trees are to calculated at 1:30'. Provide large canopy street trees.			Unresolved
64	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:16 PM	Comment 10/23/24 13. When a landscape strip is not provided, street trees shall be placed in tree pits covered with ADA compliant grates. Tree grates shall be sized appropriately for each tree species at maturity.			Unresolved
65	1	LANDSCAPE REVIEW Mark Brumet	Comment 10/23/24 14. There are existing street trees a part of a City Streetscape project that must be maintained and protected. New street trees must match the existing theme as a base.			Unresolved

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66	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:17 PM	Comment 10/23/24 15. As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas.		Unresolved
67	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:17 PM	Comment 10/23/24 16. As per 155.3501.K.5.iv. If provided, tree placement shall be in planters or tree grates a minimum of five feet by five feet, with a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity as specified in Figure 155.3501.J.3.a herein.		Unresolved
68	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:17 PM	Comment 10/23/24 17.As per 155.3501.K.5.a.i. a minimum of 50% of the required trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees.		Unresolved
69	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:18 PM	Comment 10/23/24 18. Remove all proposed Foxtails as they do not meet any code requirements for that area.		Unresolved
70	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:18 PM	Comment 10/23/24 19. BCPA shows right of way bisecting the property, was is the status of this moving forward?		Unresolved
71	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:19 PM	Comment 10/23/24 20. As per 155.3501.H.6. vi. Except as modified through the Street Development Regulating Diagrams for each TO District, all streets and alleys/service roads shall adhere to the following standards:		Unresolved
72	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:19 PM	Comment 10/23/24 21. a. For streets only, a minimum landscaped strip of five feet shall be provided along the street edge between the sidewalk and the curb; b. For streets only, tree grates a minimum of five feet by five feet may be utilized in place of the required landscape strip. The use of tree grates is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.		Unresolved
73	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:19 PM	Comment 10/23/24 22. The Specific Street Design Standards are applicable to City-initiated streetscape improvements and privately initiated streetscape improvements as specified in each TO District. Full block developments, and developments that provide improvements along an entire street frontage shall be required to provide streetscape improvements for the entire street frontage(s) abutting the development.		Unresolved
74	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:20 PM	Comment 10/23/24 23. Partial or mid-block development shall only be required to provide streetscape improvements for the entire street frontage abutting the development to the extent feasible, in coordination with the City Engineer, however, the dedicated widening of the right-of-way or dedicated public easement shall be provided, where applicable.		Unresolved

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75	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:20 PM	Comment 10/23/24 24. 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. Islands on the parking lot can be 5' wide but will require the suspended pavement beneath with the required soil volume			Unresolved
76	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:20 PM	Comment 10/23/24 25. 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.			Unresolved
77	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:20 PM	Comment 10/23/24 26. Show how requirements as per 155.5203.E., Building Base Plantings are being met.			Unresolved
78	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:21 PM	Comment 10/23/24 27. There is a good amount of large existing trees that could be preserved or relocated, As per 155.3501.J.3.d. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged.			Unresolved
79	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:21 PM	Comment 10/23/24 28. As per 155.3501.J.3.f. Street trees are to calculated at 1:30', and are to be large canopy trees.			Unresolved
80	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:22 PM	Comment 10/23/24 29. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System.			Unresolved
81	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:22 PM	Comment 10/23/24 30.Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24 in depth in all area bordering hardscapes or utilities.			Unresolved
82	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:23 PM	Comment 10/23/24 31. Provide tree #'s for all existing trees proposed to remain.			Unresolved
83	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:23 PM	Comment 10/23/24 32.Show the actual square footage of crown spread on the plans for existing trees proposed to remain.			Unresolved
84	1	LANDSCAPE REVIEW Mark Brumet	Comment 10/23/24 33. Show and label sod on the plan.			Unresolved

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85	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:24 PM	Comment 10/23/24 34. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.		Unresolved
86	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:24 PM	Comment 10/23/24 35. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.		Unresolved
87	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:25 PM	Comment 10/23/24 36. Consider using an alternate species to the Foxtail Palm as they are heavy feeders and require a rigid fertilizer program.		Unresolved
88	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:25 PM	Comment 10/23/24 37. Provide a photometric plan.		Unresolved
89	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:25 PM	Comment 10/23/24 38. Provide a note on the plans specifying that all shrubs abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway.		Unresolved
90	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:25 PM	Comment 10/23/24 39. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.		Unresolved
91	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:26 PM	Comment 10/23/24 40. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.		Unresolved
92	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:26 PM	Comment 10/23/24 41. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.		Unresolved
93	1	LANDSCAPE REVIEW Mark Brumet	Comment 10/23/24 42. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.		Unresolved

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		10/23/24 5:26 PM			
94	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:27 PM	Comment 10/23/24 43. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ)		Unresolved
95	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:27 PM	Comment 10/23/24 44. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.		Unresolved
96	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:27 PM	Comment 10/23/24 45. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.		Unresolved
97	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:28 PM	Comment 10/23/24 46. As per 155.5203.B.2.b; 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 and be replaced with planting soil prior to landscape installation.		Unresolved
98	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:28 PM	Comment 10/23/24 47. Provide soil specifications in percentage form, i.e. 70/30.		Unresolved
99	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:28 PM	Comment 10/23/24 48. All tree work will require permitting by a registered Broward County Tree Trimmer.		Unresolved
100	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:29 PM	Comment 10/23/24 49. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.		Unresolved
101	1	LANDSCAPE REVIEW Mark Brumet 10/23/24 5:29 PM	Comment 10/23/24 50. Additional comments may be rendered a time of resubmittal. Review completed by Mark Brumet in the absence of Wade Collum. Additional comments or revisions to these comments may be rendered upon Mr. Collums return.		Info Only