

Plan Review - Review Details

Report Generated: 10/31/2024 11:30 AM

Review Type: Planning

Number of Files: 82

Project Name: PZ24-12000022

Workflow: PZ24-12000022 - 10/17/2024 2:17:29 PM

Total Review Comments: 17

Elapsed Days: 13 days 21 hrs

Days with Jurisdiction: 6 days 22 hrs

Days with Applicant/Submitter: 6 days 23 hrs

Completed Submission (Prescreen): 6 days 24 hrs

Completed Plan Review: Not Completed

WORKFLOW ROUTING SLIP

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Board Or Committee Selection	Completed		0	10/17/2024 02:17 PM	10/17/2024 02:22 PM	10/17/2024 02:22 PM	Review Coordinator	Frank Manusky	0 days 0 hrs
Applicant Upload for PAM	Completed		0	10/17/2024 02:22 PM	10/24/2024 01:36 PM	10/24/2024 01:36 PM	Applicant	Mike Amodio	6 days 23 hrs
Prescreen Review	Completed		0	10/24/2024 01:36 PM	10/24/2024 01:55 PM	10/24/2024 02:03 PM	Review Coordinator	Frank Manusky	0 days 0.5 hrs
Assign Reviewers	Completed		0	10/24/2024 02:03 PM	10/24/2024 02:04 PM	10/24/2024 02:07 PM	Review Coordinator	Frank Manusky	0 days 0 hrs
BSO - PAM Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	10/24/2024 02:07 PM	10/31/2024 09:53 AM	10/31/2024 10:42 AM	BSO	Anthony Russo	6 days 20.5 hrs
LANDSCAPE REVIEW - PAM Review Cycle #1	Completed	PAM Comments Provided	1	10/24/2024 02:07 PM	10/30/2024 11:04 AM	10/30/2024 11:36 AM	LANDSCAPE REVIEW	Wade Collum	5 days 21.5 hrs
ENGINEERING DEPARTMENT - PAM Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	10/24/2024 02:07 PM	10/28/2024 09:43 AM	10/30/2024 11:40 AM	ENGINEERING DEPARTMENT	David McGirr	5 days 21.5 hrs
FIRE DEPARTMENT - PAM Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	10/24/2024 02:07 PM	11/05/2024 07:09 AM	11/05/2024 07:57 AM	FIRE DEPARTMENT	Jim Galloway	11 days 18 hrs
UTILITIES - PAM Review Cycle #1	Pending		1	10/24/2024 02:07 PM			UTILITIES		12 days 17.5 hrs
BUILDING DIVISION - PAM Review Cycle #1	Completed	Review Complete - Pending Development Order	1	10/24/2024 02:07 PM	10/24/2024 03:15 PM	10/24/2024 05:42 PM	BUILDING DIVISION	Todd Stricker	0 days 2.5 hrs

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PLANNING - PAM Review Cycle #1	Completed	PAM Comments Provided	1	10/24/2024 02:07 PM	11/05/2024 09:47 AM	11/05/2024 09:49 AM	PLANNING	Max Wemyss	11 days 19.5 hrs
ZONING - PAM Review Cycle #1	Completed	PAM Comments Provided	1	10/24/2024 02:07 PM	11/05/2024 10:17 AM	11/05/2024 10:20 AM	ZONING	Max Wemyss	11 days 20 hrs

REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	REVIEWER COMMENT	APPLICANT RESPONSE	STATUS
1	1	BUILDING DIVISION Todd Stricker 10/24/24 5:40 PM	<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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p>	<p>RESPONSE: Comments Acknowledged. Building Department Comments will be addressed at time of Building Permit Submittal.</p>	Info Only

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			<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>RESPONSE: Comments Acknowledged. Building Department Comments will be addressed at time of Building Permit Submittal.</p>	
2	1	<p>BUILDING DIVISION Todd Stricker 10/24/24 5:41 PM</p>	<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.</p> <p>2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.</p> <p>3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and</p>	<p>RESPONSE: Comments Acknowledged. Building Department Comments will be addressed at time of Building Permit Submittal.</p>	Unresolved

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		<p>smoke within a building and the spread of fire to or from buildings, comply with this section of the code.</p> <p>4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.</p> <p>5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.</p> <p>6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>RESPONSE: Comments Acknowledged. Building Department Comments will be addressed at time of Building Permit Submittal.</p>	
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		<p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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. 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.</p> <p>16. 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.</p> <p>17. 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.</p> <p>18. 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.</p>	<p>RESPONSE: Comments Acknowledged. Building Department Comments will be addressed at time of Building Permit Submittal.</p>	
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3	1	LANDSCAPE REVIEW Wade Collum 10/30/24 11:36 AM	<p>Comment</p> <p>1. Submittal is incomplete and was routed without all the landscape sheets. Below comments are cursory and are high level pending resubmittal with more detailed plans for staff to review including callouts, quantities, match lines, Phase plan, notes and details sheet, etc.</p> <p>2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.</p> <p>3. Provide approvals from Broward County Surface Water Management for filling in / shifting the pond / retention area.</p>	<p>RESPONSE: More detailed plans have been provided for this submittal.</p> <p>RESPONSE: Signed and sealed landscape plans have been provided. See sheets LP-100, and LP-101 – LP-108.</p> <p>RESPONSE: Please clarify which pond/retention area you are referring to, the lake bordering the north side of the project will not be adjusted as part of this project. Nevertheless, Broward County Surface Water</p>	Unresolved

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		<p>4. 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.</p> <p>5. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' 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.</p> <p>6. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.</p> <p>7. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.</p> <p>8. 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).</p> <p>9. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.</p>	<p>Management Licenses will be provided during the permitting phase of the project.</p> <p>RESPONSE: This requirement has been included in the data table. See sheet LP-002.</p> <p>RESPONSE: Refer to Site Plan, Sheet SP-101, for a dimensioned site plan showing the required landscaping dimensions.</p> <p>RESPONSE: Additional trees, palms, and layered shrubs are provided. The building areas are designed per the 'superior landscape design' principles.</p> <p>RESPONSE: Foundation design will be considered during the permitting phase of the project. A structural engineer is not part of the design team until after the site plan approval phase.</p> <p>RESPONSE: The light fixtures are not located in any required landscape areas. See sheets LL-101 – LL-108.</p> <p>RESPONSE: Per coordination meeting with Urban Forestry, refer to sheet LI-100.</p>	
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			<p>10. Bubblers will be provided for all new and relocated trees and palms.</p> <p>11. Provide and Environmental Assessment and Wildlife Survey for the property to include Gopher Tortoises, Burrowing Owls, and protected plant and animal life</p> <p>12. 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.</p> <p>13. 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.</p> <p>14. Provide soil specifications in percentage form, i.e. 70/30.</p> <p>15. All tree work will require permitting by a registered Broward County Tree Trimmer.</p> <p>16. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.</p> <p>17. Additional comments may be rendered a time of resubmittal.</p>	<p>RESPONSE: The note has been included on sheet LP-002, note #4.</p> <p>RESPONSE: Comment Acknowledged.</p> <p>RESPONSE: The note has been included on sheet LP-002, note #6.</p> <p>RESPONSE: The note has been included on sheet LP-002, note #7.</p> <p>RESPONSE: The note has been included on sheet LP-001, section M note 1.</p> <p>RESPONSE: The note has been included on sheet LP-002, note #8.</p> <p>RESPONSE: Comment responses have been provided to specify how comments have been addressed.</p> <p>RESPONSE: Comment acknowledged.</p>	
4	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:37 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.	RESPONSE: This will be provided at time of building permitting	Info Only
5	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:37 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.	RESPONSE: To be provided by contractor at time of building permitting	Info Only
6	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:38 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.	RESPONSE: To be provided by contractor at time of building permitting	Info Only

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7	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:38 AM	Comment Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.	RESPONSE: This will be provided at time of building permitting	Info Only
8	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:38 AM	Comment 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.	RESPONSE: This will be provided at time of building permitting	Info Only
9	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:38 AM	Comment Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.	RESPONSE: This will be provided at time of building permitting	Info Only
10	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:38 AM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.	RESPONSE: This will be provided at time of building permitting	Info Only
11	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:39 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.	RESPONSE: All proposed and existing utilities are shown on the landscape plans, LP-101 – 108. The required notes are included on sheet LP-002, note # 12 & 13.	Unresolved
12	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:39 AM	Comment Submit/upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in pdf format. https://www.pompanobeachfl.gov/government/engineering/standard-details	RESPONSE: 2022 Engineering Details have been added to Sheets CU-501 to CU-505	Unresolved
13	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:39 AM	Comment Note on the civil plan sheet 400-CU that the sewer manholes located just inside the property lines are to be public and are required to be SEWPER coated on the interior.	RESPONSE: Comment Acknowledged. See Sheets CU-100 to CU-108 Indicating the SEWPER coated manholes at the property line	Unresolved
14	1	ENGINEERING DEPARTMENT	Comment Plan sheet 400 needs to show a sewer cleanout at the property line for building one.	RESPONSE: See Sheet CU-101 showing a cleanout at the property line for Building 1	Unresolved

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		David McGirr 10/30/24 11:40 AM			
15	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:40 AM	Comment Plan sheet 400 needs to show the sizes of the proposed water and sewer connections	RESPONSE: Comment Acknowledged. See Sheets CU-100 to CU-108 Indicating water and sewer sizes	Unresolved
16	1	ENGINEERING DEPARTMENT David McGirr 10/30/24 11:40 AM	Comment PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, 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. ****	RESPONSE: Comment Acknowledged	Condition
17	1	BSO Anthony Russo 10/31/24 10:41 AM	Comment Development Review Committee Date Reviewed: 10-31-2024 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000022 Name: Pompano Beach Cordish 20-Acre Residential Development Address / Folio: 777 ISLE OF CAPRI CIR POMPANO BEACH FL 33069 / 494203410040 Type: Major Site Plan / Pre-Application Review Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy P. Noble for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday – Friday; 8 AM – 3 PM patrick_noble@sheriff.org M-(954) 709-7006 (Send Text & Email; No Voicemail) Monday – Thursday; 8 AM – 3 PM A. ***CONFIDENTAILITY STATEMENT*** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped "CONFIDENTIAL" to ensure restricted access. Initials____ B. *** 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. C. *** 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. D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS *** "... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..." THIS REQUIRES BOTH CPTED & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. E. ***PLEASE NOTE*** When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening &	RESPONSE: Comment Acknowledged	Unresolved

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		<p>CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. F. *** PRELIMINARY APPLICATION REVIEWS (PAM) *** All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses. G. *** LATE-NIGHT BUSINESS NOW OR LATER? YES ___ OR NO __X__ 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 much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties. H. ***BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM*** Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs. OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE SIGN</p> <p>FULL NAME: _____ PRINT FULL NAME: _____</p> <p>***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. ***</p> <p>A1. Natural Surveillance (Lighting)</p> <ol style="list-style-type: none">1.) 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.2.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.3.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc.	<p>#A1.1 RESPONSE: Main entrance areas, townhome garage access points, and locations of storage/trash rooms will be covered by constant site/building lighting.</p> <p>#A1.2 RESPONSE: Comment Acknowledged. Lighting details/specifications will be provided as part of the building department permitting process.</p> <p>#A1.3 RESPONSE: Comment Acknowledged. Lighting details/specifications will be provided as part of the building department permitting process.</p>	
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		<p>4.) Shared use storage rooms designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum have a secured motion sensor lighting system that will provide immediate illumination upon entry.</p> <p>A2. Natural Surveillance – Security Strengthening</p> <p>1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.</p> <p>2.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).</p> <p>3.) Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that door’s 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.</p> <p>4.) Exterior design elements and/ or features, whether elevated or not, such as walkways, stair wells, promenades, ramps, whether ADA compliant or not, must not have solid walls obstructing &/ or preventing Natural Surveillance.</p> <p>5.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design.</p> <p>A3. Electronic Surveillance – Security Strengthening</p> <p>1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.</p> <p>2) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.</p> <p>3.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.</p>	<p>#A1.4 RESPONSE: The project does not feature Internal storage rooms, however, internal trash rooms will be covered by constant interior building lighting.</p> <p>#A2.1 RESPONSE: Not Applicable for residential development.</p> <p>#A2.2. RESPONSE: The 6-story condo building units will feature a French-glass impact windows for main entry unit doors and ring doorbell camera. Reinforced security window will be installed for general main building access doors on the 6-story buildings. Townhome units will feature a ring doorbell at the main entry.</p> <p>#A2.3. Response: Reinforced security window will be installed for general main building access doors on the 6-story buildings.</p> <p>#A2.4. Response: Comment Acknowledged</p> <p>#A2.5. Response: Concave mirrors will be provided at hard corners of stairwell areas.</p> <p>#A3.1. RESPONSE: The 6-story condo building units will feature a French-glass impact windows for main entry unit doors and ring doorbell camera. Reinforced security window will be installed for general main building access doors on the 6-story buildings. Townhome units will feature a ring doorbell at the main entry.</p> <p>#A3.2. RESPONSE: Amenity spaces within the clubhouse will be monitored by a wireless security camera system.</p> <p>#A3.3. RESPONSE: The secured elevator lobby will have a mailbox kiosk with ring camera for electronic surveillance.</p>	
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		<p>B. Access Control – Security Strengthening</p> <p>1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.</p> <p>2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/or address any emergency accordingly.</p> <p>3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).</p> <p>4.) 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.</p> <p>5.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection.</p> <p>B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms</p> <p>1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:</p> <p>2.). A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.</p> <p>3.) Bottom gate clearances must be 8" above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.</p>	<p>#B.1. RESPONSE: Comment Acknowledged. Wayfinding signage will be part of the pavement marking and signage plans.</p> <p>#B.2. RESPONSE: Non-removable door hinges will be provided for all main exterior doors. There will be no security alarm system for main building access points.</p> <p>#B.3. RESPONSE: Comment Acknowledged. Details of the security bar will be provided at time of building permit.</p> <p>#B.4. RESPONSE: Not Applicable for residential development</p> <p>#B.5 RESPONSE: The development will utilize Ring Doorbell cameras for all main entry units. Burglar alarms will be the responsibility of the unit owners to install/activate.</p> <p>#B1.1 RESPONSE: Secured trash rooms will be internal to the Condo Buildings. Dumpster Locations located onsite will be secured using robust locking mechanism, feature proper gate clearances, and lockable gates.</p> <p>#B1.2 & B1.3 RESPONSE: Secured trash rooms will be internal to the Condo Buildings. Dumpster Locations located onsite will be secured using robust locking mechanism, feature proper gate clearances, and lockable gates.</p>	
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		<p>4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.</p> <p>5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.</p> <p>6. Dumpster areas must be secured with Access Control and video surveillance.</p> <p>B2. Access Control – Security Strengthening for Key Control & Management Offices</p> <p>1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.</p> <p>C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking</p> <p>1.) (Only if applicable such as with an enclosed garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.</p> <p>2.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka “piggybacking”) by unauthorized users attempting to gain access into a private / restricted area without permission. (One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)</p> <p>3.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.</p> <p>4.) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.</p> <p>5.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop signs, Stop Bar pavement markings, an illuminated Stop sign, flashing red light, rumble strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.</p>	<p>#B1.4 RESPONSE: Secured trash rooms will be internal to the Condo Buildings. Dumpster Locations located onsite will be secured using robust locking mechanism, feature proper gate clearances, and lockable gates.</p> <p>#B1.5 RESPONSE: Dumpster areas will be covered via site lighting with constant illumination between sunset and sunrise.</p> <p>#B1.6 RESPONSE: Dumpster Locations located onsite will be secured using robust locking mechanism, feature proper gate clearances, and lockable gates. Dumpster areas will be covered via site lighting with constant illumination between sunset and sunrise.</p> <p>#B2.1 RESPONSE: Each unit owner will be provided (2) Key fobs. Additional fobs will be available for purchase. Each fob is assigned a number and is tied to each resident and unit. The System logs each time the fob is used with user, time, and access point. Fobs will be for amenities and specific building only. If a unit is sub-leased by the owner, the fob access would expire at the end of the lease.</p> <p>#C1.1 RESPONSE: Project does not propose a parking garage or gated entry to project</p> <p>#C1.2 RESPONSE: Project does not propose gated entry to project</p> <p>#C1.3 RESPONSE: Project will implement bollards at vehicle drop off points and speed control devices throughout the main vehicle routes within the project.</p> <p>#C1.4 RESPONSE: Project does not propose gated entry to project</p> <p>#C1.5 RESPONSE: The project will implement traffic control signagg and striping throughout the project.</p>	
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		<p>D. Maintenance & Management – Security Strengthening</p> <p>1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.</p> <p>2.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports.</p> <p>3.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.</p> <p>4.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern.</p> <p>5.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.</p> <p>E. Activity Support – Security Strengthening</p> <p>1.) Valet Stations & Pedestrian Queuing Areas (if any) must be captured by electronic surveillance and benefit from natural surveillance.</p> <p>2.) For Residential / Homeowner Associations are strongly encouraged to establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important notifications, community concerns & virtual meetings, etc.</p> <p>3.) Public &/or Common Use Restrooms, Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</p> <p>4.) Install a Blue Light Call Assistance System or an equivalent Emergency Call System along any designated recreational walking pathways for emergency assistance. Place Blue Light / Emergency Call System and surrounding area must be under video surveillance.</p> <p>***Note*** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance. ***Important Please Read*** The CPTED Narrative & the CPTED Drawing Diagram should be synonymous.</p>	<p>#D.1 RESPONSE: Not Applicable. The project does not proposed a front lobby or lobby receptionist desk for this project.</p> <p>#D.2 RESPONSE: Not Applicable. The project does not proposed a front lobby or lobby receptionist desk for this project.</p> <p>#D.4 RESPONSE: Concave mirrors will be provided at hard corners of stairwell areas.</p> <p>#D.5 RESPONSE: Comment Acknowledged. Address signage will be provided per building and will be coordinated with landscape plans.</p> <p>#E.1 RESPONSE: Not Applicable. There are no valet operations as part of this project.</p> <p>#E.2 RESPONSE: Noted, however, the project will implement alternative forms of communication with residents, including paper notices.</p> <p>#E.3 RESPONSE: Amenity spaces within the clubhouse will be monitored by a wireless security camera system.</p> <p>#E.4 RESPONSE: The developer does not intend to implement a blue light call system along the multi-use path due to the ample natural surveillance provided by the proximity of the proposed buildings to the path.</p>	
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			Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.	RESPONSE: Please see revised plans and narrative.	
18	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:38 AM	Comment () Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.	RESPONSE: See water and sewer plan sheets CU-100 to CU-108	Condition
19	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:38 AM	Comment () Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.	RESPONSE: Comment Acknowledged. This will be coordinated at time of building permit.	Condition
20	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:39 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 builders choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.	RESPONSE: Please see Water Main Capacity Report prepared by the City's subconsultant, Carollo. The report concludes the proposed water main design meets the capacity needs for the LIVE development site. Hydrant flow tests are not feasible at this time as the water mains slated to service this site are not yet constructed. Per conversation with Jim Galloway during the DRC review meeting, this comment will not hold up our DRC approval and hydrant flow tests can be performed once the proposed perimeter water mains are installed and certified.	Condition
21	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:39 AM	Comment () 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)	RESPONSE: Comment Acknowledged	Condition
22	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:39 AM	Comment Provide location of all fire hydrants and FDC for proposed development. () 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	RESPONSE: See water and sewer plan sheets CU-100 to CU-108 showing hydrant and FDC locations	Condition

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			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)		
23	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:41 AM	<p>Comment</p> <p>() Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated color heat map showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the Citys public safety radio communications network, a Bi-Directional amplifier system will be required.</p> <p>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.</p> <p>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)</p>	<p>RESPONSE: Acknowledge. Note included in elevations sheets.</p> <p>RESPONSE: Acknowledge. Note included in elevations sheets.</p> <p>RESPONSE: Acknowledge. Note included in elevations sheets.</p>	Info Only
24	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:41 AM	<p>Comment</p> <p>Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments F-121 Automatic External Defibrillator (AED) and Bleeding Control Kit (BCK) F-121.1.1 All new and existing buildings needing to comply with the following sections, shall be provided a maximum of eighteen (18) months from the date approved by BORA to comply. F-121.2 AED(s) and BCK(s) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code. F-121.2.7 Residential occupancy: All hotels and motels. Multi-story residential buildings with five (5) floors or more. Residential elevators supplying services to an independent dwelling unit only shall be exempt from this requirement. F-121.2.7.1 Multi-story residential occupancies listed above shall place an AED and BCK at every building entrance lobby no further than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 requirements based on the footprint of the residential building.F-121.3 Installation and Operation. F-121.3.1 The AHJ shall verify all AED devices and BCKs for operation prior to being placed in service or available for use and on an annual basis. F-121.3.2 AED(s) devices and Bleeding Control Kit BCK(s) shall be: Conspicuously located in plain view of the primary public entrance or by the elevator lobby with unobstructed access. Readily accessible and immediately available when needed for on-site employees and the general public, including disabled persons. The AED(s) and BCK(s) shall be housed in a cabinet with a clear window in the door, an audible alarm signaling the opening of the door, permanently affixed to a wall, and whose top is no more than forty-eight (48) inches above the floor to prevent tampering, theft, or damage. The AED shall be located below a sign having a minimum area of seventy (70) square inches and containing the letters AED and the</p>	<p>RESPONSE: Acknowledge. Note included in First floor plan. TH package sheets: A-1, A-2, A-3, A-4, A-5 & A-6</p> <p>Condos package sheets: A-1 & A-8</p>	Info Only

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			universally recognizable symbol, which should be placed no more than sixty (60) inches, on center, above the floor. The BCK shall be located below a BCK sticker. The BCK sticker may also be placed on the cabinet containing the BCK. If there is more than one entrance or exit in the building, or if the building is multiple stories, the business owner shall place a sign at each entrance exit or elevator indicating the location of the automated external defibrillator device. F-121.3.3 AED devices shall contain adult pads and pediatric pads as required by the AHJ.		
25	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:45 AM	Comment () Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 2018ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)	RESPONSE: Comment Acknowledged. No facility is located more than 150 ft from fire department access roads.	Condition
26	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:48 AM	Comment townhouse style buildings appear to have access on opposite sides of building than fire apparatus access. () Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2)	RESPONSE: Please refer to Fire Access Plan FA-100.	Condition
27	1	FIRE DEPARTMENT Jim Galloway 11/5/24 7:55 AM	Comment Building 5 and 6: () All new sites within the City of Pompano shall be designed where fire apparatus access and egress from property does not require backing of the apparatus to exit the property. City of Pompano Beach Fire has a Driver Safety and Backing Procedure Policy in place that states: Backing of apparatus shall be avoided.	RESPONSE: Please refer to Fire Access Plan FA-100.	Condition
28	1	ZONING Max Wemyss 11/5/24 9:46 AM	Comment PCD/General Comments 1.Density Calculation appears incorrect based on site area. 2.Pervious area provided based on Net Site Area. Additionally, provide the amended pervious area to the total PCD Site Plan. 3.Provide an updated Overall District Site Plan. 4.Explain intent of the parking deficiency. 774 parking spaces required but 712 provided. (1.67 per unit) 5.Parking Calculation does not appear to include guest parking calculation of 1 space per 5 units. 6.Are all the units intended to be developed as apartments or condos, rather than townhouse units? Otherwise, provide a lot plan.	RESPONSE: Please see revised density calculation on Site Data Table Sheet SP-100. RESPONSE: Please see updated Master Site Area Calculations Sheet MP-101. RESPONSE: Please see updated Master Site Plans MP-100 and MP-101. RESPONSE: Please see revised parking calculation on SP-100. RESPONSE: Please see revised parking calculation on SP-100. RESPONSE: Buildings #1 - #9 will be fee simple town homes. Lot lines for these units are shown on the site plan sheets.	Condition

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		<p>7.The proposed development falls within Development Area B of the Live! Resorts PCD. The required buffer of development area B shall be installed prior to issuance of the first certificate of occupancy for the development. Although the deadline trigger is likely to be met to require all perimeter buffers or the industrial development may install the perimeter buffer prior, please be advised.</p> <p>8.Is any fencing proposed?</p> <p>9.Pedestrian access and circulation around the recreational lake is supported by the PCD. Plans do not appear to show any public path or improvement. Please advise.</p> <p>10.12 points are required for sustainability development points.</p> <p>11.Traffic Impact Study Required per Exhibit S</p> <p>12.Solid Waste how is the trash pick-up operated? Where are the dumpsters? Show site circulation. Zoning District PCD Ordinance 2021-02</p> <p>13.The site complies with the intensity and dimensional standards of the zoning district. Access and Circulation</p> <p>14.Provide dimensions on all drive aisles. A driveway is to be 24 feet wide, 23 feet for a parking aisle, and 12 feet for one way driveway, 14 feet for oneway parking aisle.</p> <p>Design Development is to follow Mixed-Use Design Standards 155.5602.C. General Commercial, Institutional, and Mixed-Use Design Standards</p> <p>15.All street facing facades shall be 30 percent fenestrated with transparent windows and doors.</p> <p>16.Elevations and floor plans are required for all proposed buildings.</p>	<p>RESPONSE: Comment Acknowledged.</p> <p>RESPONSE: No overall perimeter fencing is provided, however, each individual townhome unit will have a 5-foot picket style privacy fence around the main patio entrance.</p> <p>RESPONSE: A proposed 7'-wide multi-use path is proposed around the recreational lake and is connected to the residential project. The path is connected to the public pedestrian network of the overall PCD at each end (Main Street and Loop Road).</p> <p>RESPONSE: Comment Acknowledged. Please refer to revised sustainability narrative for details of the 12-points.</p> <p>RESPONSE: A Trip Generation / TIS will be submitted for City Review</p> <p>RESPONSE: Please refer to Sheet SP-300 for Trash Vehicle Circulation , dumpster locations, and pick-up points.</p> <p>RESPONSE: Comment Acknowledged.</p> <p>RESPONSE: Comment Acknowledged.</p> <p>RESPONSE: Acknowledge. A Building Design Narrative will be submitted at time of AAC Submittal.</p> <p>RESPONSE: All street facing facades are 30% fenestrated with windows and doors as required, refer to sheets A-7 & A-7.1 for diagrams.</p> <p>RESPONSE: Acknowledge. Plans and elevations are provided. Townhomes set A-1 to A-8.10 Condos set A-1 to A-15 Clubhouse set SA-1 to SA-3</p>	
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			17.Elevations must show all materials and colors proposed.	RESPONSE: Will be provided at time of AAC submittal.	
			18.AAC will requires 11x17 material board with samples of all proposed materials and colors.	RESPONSE: PPKS Architects – Comment Acknowledged. Will be provided at time of AAC submittal.	
29	1	PLANNING Max Wemyss 11/5/24 9:49 AM	Comment 1. Provide Plat/Notes (as amended) to support proposed project. 2. Provide Preliminary SCAD Letter from the Broward School District, based on proposed residential units. 3. Provide Traffic Impact Study. 4. City has sufficient water/wastewater treatment capacity to support the project.	RESPONSE: Comment Acknowledged. A concurrent plat note application is being processed at the County level. RESPONSE: Comment Acknowledged. A preliminary SCAD will be provided prior to PZB approval. RESPONSE: A Trip Generation / TIS will be submitted for City Review RESPONSE: Comment Acknowledged.	Unresolved