

# DEVELOPMENT REVIEW COMMITTEE

Meeting day: February 20, 2023

## 580 BRINY AVENUE APARTMENTS – Site Plan

**Request:** Major Site Plan  
**P&Z Number:** 22-12000043  
**Owner:** Claridge Homes Beachboys LP  
**Project Location:** 580 Briny Avenue  
**Folio Number:** 494306060260  
**Land Use Designation:** Medium-High (MH 16-25 DU/Acre)  
**Zoning District:** RM-20/AOD (Multiple-Family Residential 20 /Atlantic Overlay District)  
**Commission District:** Andrea McGee (District 1)  
**Agent:** Andrew J. Schein  
**Project Planner:** Diego Guevara (954-786-4310 [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com))

### Summary

The applicant is requesting a Major Site Plan and Building Design approval. The ten-story mixed-use project consists of 17 dwelling units, a commercial area (513 Sf.), with 37 parking spaces (1 ADA) at the ground level, on 38,761 sf. (0.89 acres approximately) parcel.

### Staff Review and Conditions:

#### BUILDING DIVISION:

Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

Status: Authorized with Conditions

BLDG 2-8-23

#### 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.

# DRC

PZ24-12000003

05/15/2024

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.

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

**DRC**

PZ24-1200003

05/15/2024

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 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\_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.

15. 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.

16. 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.

**DRC**

PZ24-1200003

05/15/2024

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

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

**RESPONSE: Acknowledged.**

#### **ENGINEERING DEPARTMENT**

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status: Pending Resubmittal

24-12000003

Pre-Application review 2-20-24

david.mcgirr@copbfl.com 954-786-5514

580 Briny Ave. Claridge Homes Beachboys LP

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

**DRC**

PZ24-12000003

05/15/2024

**RESPONSE: The (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit will be obtained prior to building permitting.**

2. Plan sheet 041 C-2. Possible existing sewer lat. could be used instead of going into paver roadway.

**RESPONSE: Acknowledged, the development and construction team will investigate the possibility of using the existing lateral. A note has been added to sheet C-2 to address this.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

5. Plan sheet 040 C-1 existing catch basin and drainage line might need to be replaced.

**RESPONSE: Acknowledged, the development and construction team will investigate the condition of the existing pipe and catch basins, and will replace if City deems it necessary. A note has been added to sheet C-1 to address this.**

6. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**RESPONSE: Noted, engineering plans will be completed with details prior to submittal to the Engineering Department for permit.**

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

**RESPONSE: The (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities will be obtained prior to building permitting.**

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

**RESPONSE: The (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities will be obtained prior to building permitting.**

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

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

**PLANNING**

Jean Dolan | [jean.dolan@copbfl.com](mailto:jean.dolan@copbfl.com)

**DRC**

PZ24-1200003

05/15/2024

Status: Authorized with Conditions

Permitted Uses in Medium-High (25) land use allows space within residential buildings to be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purpose. The proposed nonresidential in the building is well below this threshold and is permitted.

## ZONING

Diego Guevara | [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com)

Status: Pending Resubmit

2-20-24

1. Address all the comments issued in the Review.

**RESPONSE: All comment responses are included in this resubmission.**

2. On the site plan, identify clearly the Property Lines, the Erosion Control Line, the Historic Dune Vegetation line, and any existing easement affecting the property.

**RESPONSE: Property Lines, Erosion Control Line, and Historic Dune Vegetation line are all clearly identified on the site plan sheet A-101. There are no existing easements affecting the property.**

3. Briny Avenue has a particular Street design. The applicant must work around the existing street design to maintain the area's character. Some modifications are expected to provide vehicular access to the property, though.

**RESPONSE: We are not proposing to alter the existing street design along Briny Avenue. Any damage to existing the street design will be restored back to its original condition.**

4. Explain how the garage lifts will be operated.

**RESPONSE: Car lifts will be dedeed to the condo unit owners.**

5. Provide calculation of the Vehicle Use Area (VUA) furnished.

**RESPONSE: See VUA calculation provided (993 SF) on site plan, sheet A-101.**

6. Section 155.3703.C.3. Standards specific to Commercial/Residential Mixed-Use Development lists the commercial uses permitted in the Mixed-use development. Provide a narrative explaining the business activity to be located on the proposed commercial area.

**RESPONSE: The space is proposed to be a small boutique retail or coffee shop.**

7. Table 155.3703.D.4. Yard setbacks and Building Façade Placement requires at least 50% of the building to be located within the build-to-zone area. Revise and comply.

**RESPONSE: Building façade has been redesigned to occupy more than 50% of the build-to-zone. See added sheet A-101.5 Build-to-Zone Exhibit illustrating the areas of the façade that occupy the Build-to-Zone.**

8. Provide the dimensions of the standard and ADA parking spaces to show compliance with the established standards. See Sec. 155.3703.E.2 Off-Street Parking. Also, provide double striping line markings as needed.

**DRC**

PZ24-1200003

05/15/2024

**RESPONSE: The spaces provided in the garage meet the minimum standard dimensions required by Sec. 155.5102.I. and a small amount of additional clearance has been provided as a buffer for the mechanical car lifts. Double striping line markings have been added to site plan sheet A-101 and ground level floor plan sheet A-102.**

9. Review Sec. 155.3703.F Design Standards for the AOD. Provide a narrative explaining how the design of the proposed building meets requirements of this provision. Articulation of Building base; Fenestration/transparency; architectural substyle; façade articulation; façade materials, Parking Deck or Garage Design, etc.

**RESPONSE: The project is designed to conform with the Nautical Moderne architectural substyle. See attached design narrative that outlines how the design conforms to the Architectural Style Standards listed in the code.**

10. The narrative provided included the basic storefront as one of the articulation elements. Provide a detail drawing of the basic storefront to illustrate how it meets the requirements of this provision of the code.

**RESPONSE: The narrative has been modified to list canopy storefront as the articulation element to be used per comment #12. See detail drawing #1 on sheet A-304 for canopy storefront detail.**

11. Provide an illustration of the signage if one will be added to the storefront. The signage will require a separate review and approval, it must comply with Chapter 156 Signage of the Code.

**RESPONSE: Any site-related signage will be addressed through a separate permitting process.**

12. The canopy storefront is the articulation element to be used. Provide a section through the canopy to illustrate it.

**RESPONSE: See sheet A-304 for a section through the canopy storefront.**

13. The access to the retail area is not protected from the weather. No canopy or roofing has been provided.

**RESPONSE: The access to the retail is protected from weather by overhang. See ground floor plan sheet A-102 noting the extents of the overhang above. Also, see the enlarged rendering of the Southwest corner on sheet A-402 for reference.**

14. On the elevations, provide labels describing the material to be used. Add different hatches to illustrate changes in texture and materials as needed (table 155.4703.F.e Primary Façade Materials.)

**RESPONSE: Material labels/tags are provided along with photo examples on sheet A-301 Materials.**

15. Provide a section of the building showing compliance with Sec. 155.3703.F.7.f Roof Form, showing the cornice or parapet wall as needed.

**RESPONSE: See sheet A-304 for a section of the roof, showing the parapet wall in compliance with Sec. 155.3703.F.7.f.**

16. Sec. 155.5101.1.a. Developer Responsibility for Street Improvements – On Site. This particular section requires the provision of sidewalks; however, the existing streetscape along Drury Avenue

**DRC**

PZ24-1200003

05/15/2024

is very specific. Provide a narrative and drawings showing how the project fits within the existing streetscape design.

**RESPONSE: The sidewalk along the SW portion of the site, adjacent to Briny Ave. has been removed per Landscape comment #7. The palms and street lights are being maintained in the right-of-way and back-out parking has been removed. The paver pattern within the streetscape will be maintained and repaired as necessary.**

17. Sec. 155.5101.G.7 Driveway layout and Design. How is the parking operation? A staging or “holding” area of a vehicle while an exchange of cars or lift operation is taking place is required. During such operation the driveway access should not be blocked or occupied to allow other cars to get in or out of the premises.

**RESPONSE: Striped-off holding space for exchange of vehicles in lifts has been added to site plan sheet A-101 and ground level floor plan sheet A-102.**

18. As required by Sec. 155.5102.C.7 Exterior Lighting, off street parking and loading areas shall comply with this provision. Illustrate the location of the lighting and specs with the photometric plan required. Wall packs are not acceptable.

**RESPONSE: Refer to sheet A-501 for photometric plan and lighting specs.**

19. No information regarding mechanical equipment screening. See Sec. 155.5301.A. Screening Mechanical Equipment.

**RESPONSE: See sheet A-304 for a section through the mechanical equipment screening. Also, see sheet A-301 Materials for an example image of the intended louvered mechanical screening to be used.**

20. If a provision of a Fence or wall is being considered, review Sec. 155.5302 Fences and Walls.

**RESPONSE: A 4' high glass railing pool barrier is proposed to enclose the ground floor pool deck in accordance with Pool Code safety requirements.**

21. Provide location of the garbage dumpsters and staging area for pick up. Container shall be screened from view from adjacent streets.

**RESPONSE: Trash collection will occur within commercial space and in residential trash room and will be moved to the trash holding room at the north side of the driveway prior to trash pickup.**

22. Provide a Photometric Plan as required by Sec. 155.5401.B.3 Lighting Plan.

**RESPONSE: See sheet A-501 Ground Level Photometric Plan.**

23. Review and comply with Sec. 155.5402 Lighting Requirements for Marine Turtle Protection. Include a narrative and specifications of glazing to avoid light spilling over the beach area.

**RESPONSE: The project will comply with all relevant lighting requirements for Marine Turtle Protection and the glass will be tinted to have a visible light transmittance value of 45% percent or less within line of sight of the beach to avoid light spillage.**

The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.

**DRC**

PZ24-1200003

05/15/2024

## ENVIRONMENTAL SERVICES / WASTE MANAGEMENT

Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)

Status: Pending Resubmittal

### Environmental Services Comments

Project Name: 580 Briny

Address: 580 Briny Avenue

P&Z#: 24-12000003

Review: 02/15/2024

Pre-App Meeting: 02/20/2023

REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. Provide a narrative explaining how the garbage will be handled for this site. Be sure to include the type and size of the containers and if there will be a compactor used.

**RESPONSE: Residential trash room is labeled on the site plan. Commercial waste is anticipated to be minimal and will be handled with standard rolling trash receptacles. Waste containers will be brought to the trash holding room that has been added at the north end of the driveway, adjacent to the electrical room. 2-yard containers will be used for this project for the residential trash. Compactors are not planned for the trash rooms. See garbage truck turning radius diagram on site plan sheet A-101 for maneuvering.**

2. Ensure there is enough room for a garbage truck to pull completely out of the right-of-way when servicing trash and/or recycling.

**RESPONSE: See front loading garbage truck vehicle turning radius exhibit added to Site Plan sheet A-101, showing the garbage truck maneuvering through the porte cochere (16'-5" clearance under porte cochere).**

3. Ensure the door from the trash room is large enough for the containers to fit through.

**RESPONSE: Residential trash room door is 4'-0" in width to accommodate 2-yard trash container. Commercial trash will be contained in standard rolling trash receptacles that will fit through a standard 3'-0" wide door. Trash holding room will have a 14'-0" wide overhead door.**

4. Provide access for a truck to service the containers directly from the front of the trash room. There should be minimal rolling or toting of containers.

**RESPONSE: Trash holding area has been added to the north end of the driveway, adjacent to the electrical room for front load access to service the containers.**

5. Ensure the containers can be serviced in the driveway. Make sure there is a curb cut or mountable curb so the containers can be rolled directly in front of the garbage truck.

**RESPONSE: Flush condition will be provided at trash holding room for ease of access for servicing by the garbage truck.**

NOTE: Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed by the loading/staging areas.

**RESPONSE: Acknowledged.**

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

# DRC

PZ24-12000003

05/15/2024

**RESPONSE: Acknowledged.**

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

**RESPONSE: Acknowledged.**

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

**RESPONSE: Acknowledged.**

**FIRE DEPARTMENT**

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Status: Pending Resubmit

This project will be using the Florida Fire Prevention Code 8<sup>th</sup> edition and NFPA 1 and NFPA 101 2021 Editions. Please refer to FAC for current adopted standards.

( ) 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: Please see sheet C-2 for location of water mains, hydrants, FDC, etc.**

( ) 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 may be required for project (NFPA 1 2018ed Chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

**RESPONSE: Fire flow calculations provided.**

( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. Water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

**RESPONSE: Acknowledged, owner will obtain FH flow test.**

( ) 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.

**DRC**

PZ24-1200003

05/15/2024

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

**RESPONSE: Contractor will provide at time of construction.**

( ) High rise buildings require minimum of two Fire Department connections for fire sprinkler/standpipe systems.

**RESPONSE: Acknowledged. Please note FDCs will be provided on fire protection plans.**

( ) Provide location of proposed fire pump – must be accessible from exterior of the building.

**RESPONSE: See newly designated pump room located in the NW corner of the ground floor – see site plan sheet A-101 and ground floor plan sheet A-102 for reference.**

( ) Provide location of emergency standby generator along with location of remote refueling location. If proposed generator is to use natural gas, must provide letter from gas provider that they are a reliable fuel supply for proposed fuel demands.

**RESPONSE: Emergency standby generator will be located in enclosed room on the roof. See roof plan on sheet A-108 for reference. Remote refueling location will be provided on ground level at NW corner.**

( ) Please check exit stairs for remoteness requirements as per NFPA 101 Chapter 7.

**RESPONSE: Exit stairs have been modified to comply with remoteness requirements as per NFPA 101 Chapter 7. See floor plans for reference.**

( ) Vehicle parking garage as per Pompano standards is to use NFPA 13 and 88a. Fire sprinklers to be designed to Ordinary Hazard Group 2. Areas with car stackers or electric vehicle charging fire sprinkler design to Extra Hazard Group 2. No vehicle charging within car stackers.

**RESPONSE: Acknowledged.**

**BSO**

Anthony Russo | [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org)

Status: Pending Resubmittal

Development Review Committee

Date Reviewed: 02/16/24

Subject: CPTED and Security Strengthening Report: PZ:24-12000003

Project Name and Address: 580 Briny Ave., Pompano Beach, FL

Type: Major Site Plan

Reviewer: BSO Deputy A. Russo ccn 9527 for the City of Pompano Beach

[Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org)

M-(561)917-4556 (Call, Text, & Email, No Voicemail)

Tuesday – Thursday, 8 AM – 4 PM

\*\*\* ATTENTION \*\*\*

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

A. \*\*\* CPTED / SECURITY CONSULTANT \*\*\*

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

**DRC**

PZ24-12000003

05/15/2024

Initials: JY

B. \*\*\* DISCLAIMER \*\*\*

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

Initials: JY

C. \*\*\* CPTED & SECURITY STRENGTHENING \*\*\*

CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. \*\*\*

Initials: JY

D. \*\*\* 155.2407.E.9., SITE PLAN REVIEW STANDARDS \*\*\*

“... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS...”

THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials: JY

E. \*\*\* PRELIMINARY APPLICATION REVIEWS (PAM) \*\*\*

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

Initials: JY

F. \*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: \*\*\*

Note: If EITHER the SECURITY STRENGTHENING AND CPTED Drawing OR Narrative Plans are a resubmittal, you may include ‘comment responses’ to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans, DO NOT JUST SAY, “ACKNOWLEDGED, UNDERSTOOD OR NOTED.!” Clearly stating “WILL COMPLY”, with a detailed description of HOW it will comply is required.

G. \*\*\* LATE-NIGHT BUSINESS NOW OR LATER?

**RESPONSE: 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 and retrofit, must include the required conditions for a late-night business to legally open and operate. If a development project is authorized and completed without including all the late-night business safety and security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly and 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: JY

SIGN FULL NAME: Jiro Yates

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

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

**DRC**

PZ24-1200003

05/15/2024

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

**RESPONSE: Will comply – Property Rule signage will be clearly displayed and a note stating these requirements has been added to the CPTED plan, sheet A-303.**

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

**RESPONSE: Will comply – Way-Finding signage will be clearly and prominently displayed and a note stating these requirements has been added to the CPTED plan, sheet A-303.**

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

**RESPONSE: Will comply, property address signage will be prominently displayed, unobstructed, and a note stating these requirements has been added to the CPTED plan, sheet A-303.**

## 2. CPTED Landscaping Standards

- a. Lighting must comply with the illuminating Engineering Society of North America “IESNA” G-1-2022 “Guide for Security Lighting for People, Property, and Critical Infrastructure.”

**RESPONSE: Will comply – lighting will comply with the illuminating Engineering Society of North America “IESNA” G-1-2022 “Guide for Security Lighting for People, Property, and Critical Infrastructure” and a note stating these requirements has been added to the CPTED plan on sheet A-303.**

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

**RESPONSE: Will comply - vandal proof/resistant motion-sensor security alert lights will be provided in all appropriate locations and a note stating these requirements has been added to the CPTED plan on sheet A-303.**

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

**RESPONSE: Will comply - security lighting will be primarily concentrated at gateways, doorways, & windows and a note stating these requirements has been added to the CPTED plan on sheet A-303.**

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

**DRC**

PZ24-1200003

05/15/2024

**RESPONSE: Will comply – to enhance security, carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass will be utilized and a note stating these requirements has been added to the CPTED plan on sheet A-303.**

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

**RESPONSE: Will comply - landscape has been designed to avoid obstructions to Natural or Electronic Surveillance. No landscape lighting is being proposed.**

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

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

**RESPONSE: Will comply - all solid exterior doors at commercial spaces will have a see-through reinforced security window or intercom pager and a note stating these requirements has been added to the CPTED plan on sheet A-303.**

- b. For residential, (Homes, Apartments, Condos, Hotel, Motel, etc.) all solid exterior doors must have a see-through reinforced security window or at the minimum a 180-degree wide angle door viewer (peephole). This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

**RESPONSE: Will comply - all residential solid exterior doors will have see-through reinforced security windows or 180-degree wide angle door viewer. A note stating this requirement has been added to the CPTED plan on sheet A-303.**

- c. Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages and/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled and/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.

**RESPONSE: Will comply - solid low walls will utilize design features to reduce the potential for damage/vandalism/misuse. A note stating this requirement has been added to the CPTED plan on sheet A-303.**

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

**RESPONSE: Will comply – all exterior doors will have non-removable hinge pins and may include the capacity for electronic door position switches to signal a security alarm system. A note stating this requirement has been added to the CPTED plan on sheet A-303.**

**DRC**

PZ24-1200003

05/15/2024

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

**RESPONSE: Will comply – anti-pry security bar devices will be provided for any ground or second level sliding glass doors.**

4. Security Strengthening – Burglar Security Alarms/Safes – Physical & Mechanical Security Strengthening

- a. For Residential only: install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of theft, frauds, burglaries, robberies, etc. Safes are also strongly recommended.

**RESPONSE: Will comply – units will be pre- or hard wired for burglar security alarms. A note stating this requirement has been added to the CPTED plan on sheet A-303.**

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

**RESPONSE: Will comply – a fixed concealed silent panic duress alarm and portable lanyard for redundancy will be provided for front desk receptionists/security. A note stating this requirement has been added to CPTED plan on sheet A-303.**

- c. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/Front Desk Receptionists/ Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops and/or bar should be designated with a clear delineation and/or enclosure separating public from private areas. The purpose is to deter the unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. This also provides a greater sense of security for employees utilizing the space.

**RESPONSE: Will comply – areas designated for employee & customer transactions will be designated with a clear delineation and/or enclosure separating public from private areas. A note stating this requirement has been added to CPTED plan on sheet A-303.**

- d. Enclosed trash rooms must be constantly illuminated or at minimum must have secured sensor device in direct proximity to the access door to provide immediate illumination upon entry.

**RESPONSE: Will comply – enclosed trash rooms will be constantly illuminated or have secured sensor device in direct proximity to the access door. A note stating this requirement has been added to CPTED plan on sheet A-303.**

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

- a. Describe access key control security system – general description only ie; Mechanical, Electronic, Bio-metric, etc.

**RESPONSE: Access key control security system has not been designated yet, but will most likely be electronic. Low voltage consultant to design access control system closer to permitting.**

**DRC**

PZ24-1200003

05/15/2024

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

**RESPONSE: Will comply – key security office/room/key storage closet door will have an alarm and robust mechanical locking system. A note stating this requirement has been added to CPTED plan on sheet A-303.**

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

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

**RESPONSE: Parking garage will have access control vehicular gate.**

- b. Ensure comprehensive parking lot area surveillance camera coverage/ capture.

**RESPONSE: Enclosed parking garage will utilize surveillance cameras with comprehensive coverage of the area and access points.**

- c. Explain how this development will securely operate the parking lot/ garage (if any), and/or lot Access Control systems to deter tailgating / “piggybacking” by non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

**RESPONSE: Access control gates at vehicular entrance will close after each vehicle passes through, deterring tailgating/ ”piggybacking”. Surveillance cameras will be utilized as a secondary means of security.**

- d. (Only if applicable such as with a garage) Use highly reflective light color paint for covered parking areas and/or multi-level parking garages to increase the overall amount of natural & artificial light.

**RESPONSE: Highly reflective light colored paint will be used within parking enclosure to increase the overall amount of natural and artificial light.**

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

**RESPONSE: Signage will be posted in parking area forbidding vehicles other than owner’s/authorized guests to park and loiter in private parking lot.**

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

**RESPONSE: Towing signs will be posted and tow-away policy will be enforced against illegally parked or abandoned vehicles.**

- g. Locate Blue Light Call Assistance System or an equivalent Emergency Call System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light and surrounding area must be under video surveillance.

**RESPONSE: Blue Light Call Assistance System or an equivalent system will be provided as necessary in appropriate locations.**

7. Miscellaneous: CPTED & Security Strengthening

- a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is a

**DRC**

PZ24-1200003

05/15/2024

these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

**RESPONSE: Exterior wall surfaces along the building perimeter will be treated with a graffiti resistant resin up to 8 feet in height to prevent vandalism. A note stating this requirement has been added to CTPED plan on sheet A-303.**

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

**RESPONSE: Anti-vehicular impact traffic safety bollards or large heavy planters will be utilized along street front pedestrian entrance and exit areas as necessary to prevent serious vehicle intrusion accidents/incidents.**

- c. Incorporated traffic calming devices in the drive-thru lanes to protect pedestrians, employees & to prevent excessive vehicle speed.

**RESPONSE: Traffic calming devices will be incorporated in the porte-cochere area to protect pedestrians, employees, & to prevent excessive vehicle speeds.**

- d. If the building/development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

**RESPONSE: Acknowledged. Notes have been provided on the CPTED Plan on sheet A-303.**

- e. Elevator – Access Controlled by 1<sup>st</sup> floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

**RESPONSE: 1<sup>st</sup> floor elevator access will be controlled by FOB and will utilize blind spot convex mirrors, electronic surveillance, and a panic button for security purposes.**

- f. Any exterior storage tanks utilized for keeping contents under pressure and/or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.

**RESPONSE: Any exterior storage tanks utilized for keeping contents under pressure and/or containing any flammable hazardous contents will be properly secured against any acts of vandalism, theft, or misuse of any kind. Only fire code approved security systems/mechanisms will be utilized.**

## LANDSCAPE

Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

Status: Pending Resubmit

1. Pursuant to Code Section 155.5203.A.5: Provide a scaled Landscape Plan prepared, signed, and sealed by a Florida Registered Landscape Architect in accordance with the referenced code section. The submitted appears to be more of a rendering.

**RESPONSE: Plans signed and sealed by RLA. Rendering plan is the index sheet. See sheet L-2.0 for non-rendered landscape plan.**

2. Required landscaping appears to be shown off of the property on the south side. Shift all required landscaping onto the site.

**DRC**

PZ24-1200003

05/15/2024

**RESPONSE: Updated landscape into property boundaries.**

3. Please adjust tree locations to not all be within the side setbacks but disperse along the East and West sides.

**RESPONSE: Site has limited landscape areas. Trees placed where dictated by code and/or best fit (Right Tree Right Place). Transplanted palms will be planted on eastside to move once and be out of the way during construction.**

4. Provide an enhanced dune planting on East side including but not limited to Coconuts, Sabals, Thrinax, trees etc.

**RESPONSE: In an effort to preserve the native and existing coconut trees and frame views for guests, palms planted on east side, still preserving views.**

5. All beach access shall be perpendicular to the shore, please angle all beach access channels to the property.

**RESPONSE: Channels are existing (and will constantly shift) and we are not impacting dune planting with the exception of removing invasive species and replanting impacted and mitigation areas. You don't see 90-degree angles common in nature. Dune planting to be approved by FDEP.**

6. All proposed beach demolition and construction, landscaping and irrigation must first be approved by the Florida Department of Environmental Protection (FDEP). Approved, stamped plans and permit must be submitted with the building permit and prior to permit issuance by the City.

**RESPONSE: Acknowledged.**

7. Sidewalk on SW corner needs to be eliminated and turned into green space for tree(s) as per Pre-App discussion.

**RESPONSE: Sidewalk on SW corner has been eliminated.**

8. Pursuant to Code Section 155.5203.B.5.a: Provide a scaled Irrigation Plan prepared, in accordance with the referenced code section.

**RESPONSE: Irrigation plan has been provided on sheet 055 IP-2.0.**

9. As per 155.5204.D.4., tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting.

**RESPONSE: Acknowledged.**

10. Pursuant to Code Section 155.5203.B.2.g.ii(A)(2) & 155.5203.B.2.g.ii(D)(2): Based on the height of the new building, half of all required canopy trees are to be 16' tall and palms to be 22' OA. Adjust the heights on the plant list in accordance with the referenced code section.

**RESPONSE: Heights of all shade trees and palms adjusted. Understory tree may have issues reaching height and have little to no availability.**

11. Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: Provide a data table showing how the site is meeting the requirements of Minimum Site Development Landscaping in accordance with the referenced code section.

**RESPONSE: Chart is located top left corner of on sheet L-2.1**

**DRC**

PZ24-1200003

05/15/2024

NO.	DATE	DESCRIPTION	BY	REVISION
1	05/15/2024	ISSUED FOR PERMIT	...	...
2	05/15/2024	...	...	...
3	05/15/2024	...	...	...
4	05/15/2024	...	...	...
5	05/15/2024	...	...	...
6	05/15/2024	...	...	...
7	05/15/2024	...	...	...
8	05/15/2024	...	...	...
9	05/15/2024	...	...	...
10	05/15/2024	...	...	...

NO.	DATE	DESCRIPTION	BY	REVISION
1	05/15/2024	ISSUED FOR PERMIT	...	...
2	05/15/2024	...	...	...
3	05/15/2024	...	...	...
4	05/15/2024	...	...	...
5	05/15/2024	...	...	...
6	05/15/2024	...	...	...
7	05/15/2024	...	...	...
8	05/15/2024	...	...	...
9	05/15/2024	...	...	...
10	05/15/2024	...	...	...

1. The tree survey shall be conducted by a Registered Broward County Tree Trimmer or a Registered Florida Landscape Architect or ISA Certified Arborist. The survey shall include the following information for each tree:

- Tree Number
- Common Name
- Botanical Name
- Species
- Size (Height, Spread)
- Caliper
- Health Condition
- Status (Protect, Relocate, Remove)
- Value

2. The tree survey shall be conducted in accordance with the Florida Tree and Landscape Appraisers' Guide for Plant Appraisal, current edition, by the Council of Tree and Landscape Appraisers.

SEE BIDDY AVE.

L-21

12. Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: Applicable (See Section 155.2303.), except all applications shall be submitted by a Registered Broward County Tree Trimmer and shall include a tree survey and a tree assessment prepared by an ISA Certified Arborist or registered Florida landscape architect indicating the species, quantity, size, location, condition, status, and value for each tree proposed to be preserved, relocated, or removed. (&) Tree Assessment- A document prepared by a Florida-registered landscape architect or ISA certified arborist 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. The dollar value is to be determined using an approved method provided in the Guide for Plant Appraisal, current edition, by the Council of Tree and Landscape Appraisers.

**RESPONSE: Yes, this has been provided sheet L1.0 bottom left corner although that section is for TREE PERMIT.**

NO.	DATE	DESCRIPTION	BY	REVISION
1	05/15/2024	ISSUED FOR PERMIT	...	...
2	05/15/2024	...	...	...
3	05/15/2024	...	...	...
4	05/15/2024	...	...	...
5	05/15/2024	...	...	...
6	05/15/2024	...	...	...
7	05/15/2024	...	...	...
8	05/15/2024	...	...	...
9	05/15/2024	...	...	...
10	05/15/2024	...	...	...

SEE BIDDY AVE.

L-10

**DRC**  
 PZ24-1200003  
 05/15/2024

13. Submit a Tree Appraisal for all specimen trees/palms (equal to or greater than 18" inch DBH) by an ISA Certified Arborist in accordance with Rule 14-40.030, Florida Administrative Code, as amended, and submitted as part of the application for a Tree Permit, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and diameter 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 within the scope of work in accordance with the referenced code sections. For all non-specimen trees (less than 18 inches DBH), provide the diameter in the tree list.

**RESPONSE: No specimen trees therefore no arborist report. All trees evaluated by arborist and landscape architect as per code section 155.2411 Tree Permit.**

***Registered Broward County Tree Trimmer and shall include a tree survey and a tree assessment prepared by an ISA Certified Arborist or registered Florida landscape architect indicating the species, quantity, size, location, condition, status, and value for each tree proposed to be preserved, relocated, or removed.***

14. Pursuant to Code Section 155.5102.C.9.a: Provide a continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping in accordance with the referenced code section.

**RESPONSE: Curbs have been provided. Please refer to site plan to see clearer than the multilayer landscape plan.**

15. Pursuant to Code Section 155.5401.C: Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures.

**RESPONSE: Radius of light poles identified and illustrated. No large shade within limits of 15' radii. Small trees/palms are not located within 7.5'.**

16. Pursuant to Code Section 155.5401.D.1.a & 155.5203.D.2.a: Provide VUA requirements in accordance with the referenced code sections.

**RESPONSE: Chart is located top left corner of on sheet L-2.1 as shown in response 11.**

17. Pursuant to Code Section 155.5203.D.2.b: Non-landscaping features such as walkways, light or utility poles, fire hydrants, and stormwater management facilities may be located in required landscaped areas only to the maximum extent necessary to comply with other provisions of this Code and provide the minimum landscaping width and planting standards for vehicular use areas are met.

**RESPONSE: Understood.**

18. Pursuant to Code Section 155.5203.D.3.b. Perimeter Landscaping Strips: Provide canopy trees spaced a maximum average of 40 feet on center within perimeter landscaping strips screening a vehicular use area from an abutting property or waterway and provide canopy trees spaced a maximum of 30 feet on center, and continuous shrubs along all VUA abutting ROW's as per the code section referenced above.

**RESPONSE: Chart is located top left corner of on sheet L-2.1. VUA compromised of only the driveway. Shrubs added to both North and South perimeter to screen.**

19. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: provide 20' foot wide perimeter landscaping strip requirements on the east side of the property, 10' foot wide on the north side, 10' foot wide in the west side, and 5' foot wide on the south side in accordance with the referenced code sections. \*This is to be a clear measurement not to include vehicular overhang.

**DRC**

PZ24-1200003

05/15/2024

**RESPONSE: All parking is within garage. No VUA east of building. Only VUA is the driveway and is landscaped to meet CPTED and code requirement.**

20. 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 and palms as follows within the superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

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

**RESPONSE: Landscape is multilayered in island and perimeter.**

21. (Comment missing)

22. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 24' of landscape areas in accordance with the referenced code sections.

**RESPONSE: As per code: This requirement shall not apply to a building facade constructed along or within one foot of the street right-of-way boundary, or along those parts of a building facade containing building entrances, driveways into garages or carports, or loading docks.**

23. Pursuant to Code Section 155.5203.E.2: Show how Building Base Planting requirements are being met in accordance with the referenced code section.

**RESPONSE: As per code: This requirement shall not apply to a building facade constructed along or within one foot of the street right-of-way boundary, or along those parts of a building facade containing building entrances, driveways into garages or carports, or loading docks.**

24. Pursuant to Code Section 155.5203.D.4.a.i: Provide interior landscape requirements equal to 15% of the total VUA, and provide this information in a data table format on the landscape plan in accordance with the referenced code section.

**RESPONSE: VUA (993 sf) only consist of drive way, parking is all in an enclosed parking structure. Refer to architectural drawings. VUA calcs are on chart L-2.1 Landscape Specification and Calculations.**

25. Pursuant to Code Section 155.5203.G.2.c: Provide street trees at 1:40' linear feet in accordance with the reference code section.

**RESPONSE: Street trees provide (Date palms as per streetscape masterplan). Also noted on chart for clarity.**

26. Pursuant to Code Section 155.5203.C.1.a: Show the location of the dumpster on all plans, and provide a dumpster detail including hedges in accordance with the referenced code section.

**RESPONSE: All dumpsters are located in fully enclosed trash rooms.**

27. Pursuant to Code Section 155.5203.B.1.(F): Comply with crime prevention through environmental design (CPTED) principles. Provide a note on the plans specifying that all hedges abutting City Rights of way shall be maintained at a height no greater than 24" in accordance with the referenced code section. Additionally, it is staff's

**DRC**

PZ24-1200003

05/15/2024

recommendation that all trees VUA perimeter trees be 14' OA to create the largest CPTED clear line of sight from roadway.

**RESPONSE: All hedges abutting city Right of ways are less than 24", note added as well to sheet L-2.0. Clusia may be taller to screen equipment as per code requirement.**

28. Pursuant to Code Section 155.5204.F.1: No development work, or demo activity shall be allowed within the dripline of an existing tree or tree protection area in accordance with the referenced code section.

**RESPONSE: Noted on sheet L-1.0 Tree Disposition plan.**

29. Pursuant to Code Section 155.2411.C.3: All tree work will be qualified by a Broward County Registered Tree Trimmer at the time of permitting in accordance with the referenced code section.

**RESPONSE: Note added to L-1.0 disposition sheet for contractor.**

30. Pursuant to Code Section 155.2411.B: A tree permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section.

**RESPONSE: Understood, note added to L-1.0 disposition sheet for contractor.**

31. Pursuant to Code Section 155.5402.A & B: Provide notes regarding Lighting Requirements for Marine Turtle Protection at time of site plan submittal on landscape plan in accordance with the referenced code sections.

**RESPONSE: Note added, though no landscape lighting is being proposed.**

32. Pursuant to Code Section 155.5203: All proposed beach demolition and construction, landscaping and irrigation must first be approved by the State of Florida EPD. Approved, stamped plans and permit must be submitted with the building permit, permit will not be issued by the city without this being provided. In addition, provide an enhanced dune planting on east side of the property.

**RESPONSE: Repeat of comment #4, note added to sheet 2.1 landscape notes and specifications.**

33. Pursuant to Code Section 155.5203: All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise.

**RESPONSE: Refer to your comment #44 to provide medium trees in the island. Also note: Florida Friendly principle – the right tree in the right place which is also part of ordinance. Distance from utilities and from building with the growth habit are taken into consideration for the overall health and longevity of the tree and future safety. In the same section:**

*B. General Requirements for Landscaping*

*1. Plant Material*

*b. Native Vegetation and Diversity*

*i. All landscaped areas shall include placement of native vegetation in substantial conformity with the principles outlined in The Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design (University of Florida) and the Administrative Manual.*

34. Pursuant to Code Section 155.5301.A.1.a & 2.b: All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail.

**RESPONSE: City Detail was provided on L3.0 Details. Backflow preventor screened from street but sod provided to access pump room.**

**DRC**

PZ24-1200003

05/15/2024

35. Pursuant to Code Section 155.2411: Provide a Tree Protection barricade detail.

**RESPONSE: City Detail was provided on L1.0 Tree Disposition.**

36. Pursuant to Code Section 155.5203: Identify sod in all open areas including ROW swales.

**RESPONSE: L2.0 Landscape plan identifies sod areas with hatch and label PV which are both defined as Seashore Paspalum in key and add "SOD" to areas.**

37. Staff recommends the use of 70/30 soil mix ratio as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements of trees and plans to thrive.

**RESPONSE: 70/30 will be provided. Note added to L-2.1.**

38. Staff requirement: Provide a comment response sheet to the last round of DRC comments and how they were addressed.

**RESPONSE: Responses were provided previously.**

39. Staff requirement: Provide methodology for tree appraisals as all values appear to be low. Provide worksheets for all the trees appraised.

**RESPONSE: Tree appraisal are base on plantant.com whole sale price with multiplier 2.5 to determine. Please indicate where in code dollar value must be indicated on plans**

40. Staff requirement: Provide the dollar value of trees removed vs. the dollar value of trees replaced on the Landscape plan. The value of replacements/proposed new trees shall be equal to or greater than the value of trees proposed to be removed.

**RESPONSE: Please indicate where in code this is explained so that we can comply with request. Code references replacement calcs by DBH and/or Canopy if removed without permit. Designers base fees on code requirements and the time we estimate to do the work. Request from City outside of code of ordinance should be a "suggested" comment. This is the first request in many projects with City.**

#### **155.5204 Section E Tree Preservation b. Required Number of Replacement Trees**

i. The minimum number of replacement trees required to compensate for removed non-specimen trees that cannot be successfully relocated shall be one (1) caliper inch for each one (1) DBH inch removed to the extent that the combined DBH of the replacement trees equals the combined caliper of all the trees removed. Replacement trees shall be canopy trees and meet the minimum height requirements of Section 155.5203.B.2.g.ii. Removal and replanting shall be done at the full expense of the applicant, and submitted as part of an application for a Tree Permit.

41. Staff requirement: Due to submittals being in digital format, provide a graphic scale on the Landscape & Irrigation plans.

**RESPONSE: Scale provided.**

42. Staff requirement: Provide a planting detail and note to reflect the following current industry standard and BMP's: tree and palm planting holes are to be 2.5 and 3 times the size of the root ball.

**RESPONSE: City of Pompano Beach detail was provided on sheet L-3.0 planting details.**

43. Staff requirement: show all underground utilities on landscape plan.

**DRC**

PZ24-1200003

05/15/2024

**RESPONSE: All utilities and dimensions shown on L-2.0 Landscape Plan.**

44. Staff requirement: Provide medium canopy trees in parking islands along rear drive aisle.

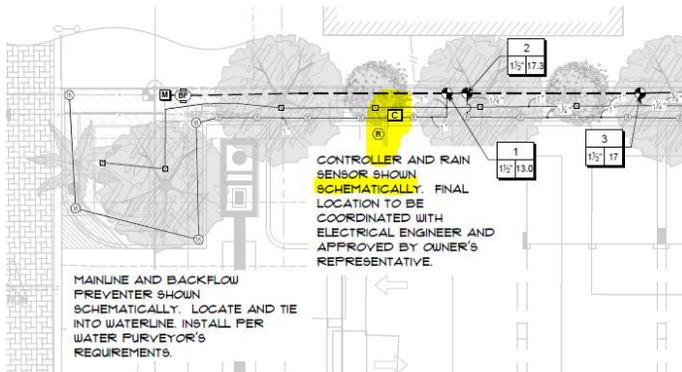
**RESPONSE: Silver Buttonwood(4) provided in parking island.**

45. Staff requirement: Provide soil specifications on the Landscape Plan or the Landscape Note/Details Plan.

**RESPONSE: See previous comment #37 regarding soil: 70/30 will be provided. Note added to L-2.1.**

46. Staff requirement: Provide location of rain sensor on the Irrigation Plan.

**RESPONSE: Rain sensor has been provided. Please refer to key for symbol R for the rain sensor and is located near controller indicated with C on sheet IP-2.0 Irrigation Plan top left (schematically as per industry standard).**



47. Staff requirement: If trees are to be containerized, specify that the root ball will be shaved at the periphery, and radial slices to correct all circling roots and rootball deficiencies.

**RESPONSE: Detail added to L-3.1 Planting Details for containerized plants.**

48. Staff requirement: Adjust planting details to only show sisal or other biodegradable material attached to trunk or tree. In addition, provide a note in the notes section stating this.

**RESPONSE: City of Pompano Beach detail was provided on sheet L-3.0 planting details.**

49. Staff requirement: Verify that building / curbing footers do not conflict with required foundation plantings. Provide a plan showing the footers vs locations of proposed trees.

**RESPONSE: Building footer shown with tree on section L-3.1 Details sheet.**

50. Staff requirement: Provide a note on the Landscape and Irrigation Plans stating the following: Irrigation system shall provide 100% coverage with 50% overlap. Additionally, identify if reuse water is going to be used.

**RESPONSE: Note added to both landscape notes sheet L-2.1 and also on irrigation plan IP-2.0. Reuse water will not be utilized.**

51. Staff requirement: Provide plant widths of proposed shrubs and groundcover material to align with plant spacing. In addition, provide a note on the Landscape Plan and or Notes/Details Plan stating the following: plant spacing shall supersede plant quantity to fill the landscape bed.

**DRC**

PZ24-1200003

05/15/2024

**RESPONSE: Note added and spacing of plants is based on width of plant to cover 75% of bed @ planting. L2.1 landscape specifications, calcs and notes.**

52. Staff requirement: Provide a large palm tree staking, large tree staking, small tree guying, mechanical equipment screening, etc. details.

**RESPONSE: City of Pompano Beach detail was provided on sheet L-3.0 planting details.**

53. Staff requirement: Provide a note stating all staking & guys shall be removed approximately 9 months after planting or as directed by the Landscape Architect.

**RESPONSE: Note added to sheet L2.1 landscape specifications, calcs and notes.**

54. Staff requirement: Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site.

**RESPONSE: Noted on sheet L-1.0 Tree Disposition plan.**

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

**RESPONSE: Noted on sheet L-2.1 Plant Specifications.**

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

**RESPONSE: Noted on sheet L-2.1 Plant Specifications. Detail also provided L-3.1 (new sheet)**

57. Staff requirement: Identify the holding area on the Tree Disposition plan for all trees and palms proposed to be relocated including temporary irrigation.

**RESPONSE: Most of the palms and two geigers can be immediately transplanted to new locations east of the proposed building. The date palms (3) and bottle palms (6) will need to be stage for center island to become plantable.**

58. Staff requirement: Provide bubblers for all new tree/palm installations and relocations until established.

**RESPONSE: See IP-2.0 Irrigation Plans, bubblers have been provided to all new and relocated trees and palms.**

59. Staff recommendation: Provide canopy misters for trees and palms in order to reduce impact of transpiration due to drying winds, aerosol salt spray, and aid in establishment.

**RESPONSE: We will take into consideration at permitting.**

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

**RESPONSE: Noted on sheet L-1.0 Tree Disposition plan.**

61. Identify locations of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs.

**DRC**

PZ24-12000003

05/15/2024

**RESPONSE: Location of all pipes, utilities, footers, and overhangs from Civil and Architectural drawings are included on Landscape plans. FDC's will be included fire protection plans for permitting. No building signage included in this submittal – will be submitted for permit in future.**

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

**RESPONSE: Comment responses provided herewithin.**

**CRA**

**UTILITIES**

**DRC**

PZ24-12000003

05/15/2024