



DRC

11019 NW 19th Street
Coral Springs, Florida 33071
BZ24-1200023
07/16/2025 4.753.0018
jordy@rjsarchitects.com

3 June 2025

City of Delray Beach
Development Service Department
100 NW First Avenue
Delray Beach, Florida 33444

Re: **Elias Apartment Building**
216 SE 23 Avenue
Pompano Beach, Florida 33062
RJS Project No: 23053
File #: LN-672

Dear Mr. Plans Examiner,

We have reviewed and provided revisions to the plans to comply with the following comments. We have addressed the comments and provided their corresponding location on the plans as follows:

Building

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)

Answer: Acknowledged. The building has been designed to comply with Building Codes and City Ordinances.

(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 nonstructural 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.

Answer: Acknowledged.

Signs shall be provided to direct pedestrian traffic. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations.

Answer: Acknowledged.

DRC

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

07/16/2025

Answer: Acknowledged. The building has been designed to comply with floodplain regulations.

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).

Answer: Acknowledged. The building has been designed to comply with City Ordinance flood hazard area regulations.

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 2020 FBC Accessibility. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

Answer: Acknowledged. The building has been designed to comply with Fair Housing Act.

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.

Answer: Acknowledged.

2. 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.

Answer: Acknowledged. The building has been designed to comply with fire resistance requirements of the code.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 - E: jordy@rjsarchitects.com

3. 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.

Answer: Acknowledged.

4. 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.

Answer: Acknowledged.

5. 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.

Answer: Acknowledged.

6. 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.

Answer: Acknowledged.

7. 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.

Answer: Acknowledged.

8. 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.

Answer: Acknowledged.

9. 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).

Answer: Acknowledged.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

10. 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.

Answer: Acknowledged.

PZ24-12000023

11. 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.

Answer: Acknowledged.

12. 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.

Answer: Acknowledged.

13. 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 (HighVelocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

Answer: Acknowledged.

14. FBC A208.2.3.3 Parking for guests, employees, and other nonresidents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

Answer: Acknowledged.

15. 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.

Answer: No trusses shall be designed for this project.

16. 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.

Answer: Acknowledged.

17. 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 (5percent 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 report from 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.

Answer: Acknowledged.

18. 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

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071

O: 954.753.10018 - F: 954.346.7723 - E: jordy@rjsarchitects.com

all waste and trash resulting from the construction are contained on the real property upon which the construction occurs. **DRC**

Answer: Acknowledged.

PZ24-12000023

19. 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. **07/16/2025**

Answer: Acknowledged.

20. 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 firesafety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

Answer: Acknowledged.

BSO

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

Answer: Acknowledged.

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. Initials RJS

Answer: Acknowledged.

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. Initials RJS

Answer: Acknowledged.

D.) *****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 & CPTED measures that have not been adequately addressed will still be required to

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071

O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

Initials RJS

Answer: Acknowledged.

PZ24-12000023

07/16/2025

E.) *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS *** "... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & C.P.T.E.D. STANDARDS..." THIS REQUIRES BOTH C.P.T.E.D. & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING / ZONING REVIEW & APPROVAL. Initials RJS

Answer: Acknowledged.

F.) ***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. Initials RJS OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE SIGN FULL NAME: Robert J Sopourn III PRINT FULL NAME: Robert J Sopourn III ***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.

Answer: Acknowledged.

***** A. Natural Surveillance – Security Strengthening**

1.) All solid service 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.

Answer: Noted on CPTED Plan of sheet A100.4.

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).

Answer: All apartment doors shall be French style hurricane rated doors for visibility of visitors and noted on CPTED Plan of sheet A100.4.

3.) The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)

Answer: All apartment doors shall be French style hurricane rated doors for visibility of visitors and noted on CPTED Plan of sheet A100.4.

4.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.

Answer: The main entry door is level with the sidewalk.

5.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design.

Answer: The exterior stair is see-through design and noted on CPTED Plan of sheet A100.4.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

A1. Electronic Surveillance – Security Strengthening * ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAWENFORCEMENT TO ENSURE OPTIMAL RESULTS.**

Answer: Acknowledged.

1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. (For residential single-family homes, townhomes, villas, apts. & the like, doorbell cameras i.e.: RING, NEST, etc. are also encouraged.)

Answer: Camera cones and notes for doorbell camera are notated on CPTED Plan of sheet A100.4.

2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.

Answer: Camera provided for Mail Kiosk in Lobby space on CPTED Plan of sheet A100.4.

B. Access Control – Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where report from 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.

Answer: Acknowledged.

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.

Answer: Notated on CPTED Plan of sheet A100.4.

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

Answer: Notated on CPTED Plan of sheet A100.4.

4.) 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, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

Answer: Not applicable.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

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

P784-13610023
07/16/2025

Answer: Acknowledged.

B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms

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

Answer: Doors shall be locked when not in use..

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.

Answer: Not applicable.

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.

Answer: Not applicable.

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.

Answer: Not applicable.

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

Answer: Not applicable.

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

Answer: Only accessible from inside building. Camera provided on CPTED Plan of sheet A100.4.

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

Answer: Acknowledged.

B1. Access Control – Security Strengthening for Key Control & Management Offices

1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

Answer: Not applicable.

2.) Key security office / room / key storage closet door (if any) must have an alarm and robust mechanical locking system.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

Answer: Not applicable.

DRC

3.) A surveillance camera must monitor the office key storage area.

Answer: Not applicable.

PZ24-12000023

07/16/2025

4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

Answer: Not applicable.

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

C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking

1.) 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.

Answer: Not applicable.

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.)

Answer: Not applicable.

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

Answer: Acknowledged.

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

Answer: Acknowledged.

5.) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.

Answer: Acknowledged.

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

Answer: Acknowledged.

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

Answer: Not applicable.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

8.) 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.

Answer: Provided. See CPTED Plan of sheet A100.4.

D. Maintenance & Management – Security Strengthening

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 provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

Answer: Not applicable.

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

Answer: Acknowledged.

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

Answer: Acknowledged.

4.) 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.

Answer: Acknowledged.

E. Activity Support – Security Strengthening

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

Answer: Not applicable.

2.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

Answer: Not applicable.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

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

PZ24-12000023

07/16/2025

Answer: Not applicable.

*****Note***** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as “Will Comply” or “Will Be Done”. Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance. Additionally, the author of your CPTED NARRATIVE should provide their name & contact information on the document. This would help to expedite any necessary communication.

FIRE DEPARTMENT

Jim Galloway

Fire Flow Requirement () Provide Required Fire Flow Data for each proposed structure: 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. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) 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)

Answer: Provided on Life Safety Plan on A100.5.

Provide location of existing and proposed fire hydrants 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”

Answer: Provided on Life Safety Plan on A100.5.

Fire Dept Connection Provide location of proposed Fire Dept Connection. must be located within 100ft of the first fire hydrant.

Answer: Provided on Life Safety Plan on A100.5.

() 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 twentyfour (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Answer: Acknowledged.

() Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

Answer: Acknowledged.

DRC

Lobby Egress Stairs Egress stairs must meet Enclosure and protection as per NFPA 101 ch 7 sec 7.2.2.5

Answer: Lobby stair shall comply with protection requirements of NFPA 101.

PZ24-12000023

07/16/2025

Exit Discharge Stair cannot discharge into a higher hazard area such as the covered parking area. Stairs must discharge free and clear of the building with access to a public way.

Answer: Acknowledged.

New Apartment buildings must have fire sprinklers and fire alarm system installed.

Answer: Provided on Life Safety Plan on A100.5.

ENGINEERING

David McGrirr

MOT plans need to be approved by Broward County Traffic Engineering before permit submittal plan sheet 024.

Answer: Question/Comment is not understood.

Per CO 100.38 (A) - Only 50% of the City's right-of-way swale area can be paved. Show swale area calculations on the site plan and on plan sheet 015, proving that no more than 50% of the swale area is paved. Paver aprons cannot cross over the extended side property lines. The area between the property line and the city roadway edge. Show all dimensions.

Answer: We have adjusted the south side of the proposed driveway do that the apron does not encroach beyond the extended property line mentioned in your comment.

Please show a 3" drainage swale on plan sheet 015 in the center of the proposed paver driveway aprons in the city right of way

Answer: The proposed grade of Drainage Structure D-1 (5.60 NAVD) is 3" below the adjacent edge of existing pavement.

Please show on plan sheet 015 that the grass area in the City Right-Of-Way has a 6" drainage swale.

Answer: A Notation to this effect has been added to Civil Sheet PGD-3.

The drainage structure within the city right-of-way will need to be labeled as private, and a revocable license agreement will need to be applied for and approved.

Answer: See Drainage Structure Note #7 on Civil sheet PGD-3.

Please note on the civil plan sheet 026 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering asbuilt standards. How to retire old laterals • If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) • If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings) • If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071

O: 954.753.10018 - F: 954.346.7723 - E: jordy@rjsarchitects.com

CIPP liner from manhole to manhole and not cut out the laterals that they are retiring) ~~DRG~~ The existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

PZ24-12000023

Answer: See added Note 7 on Civil sheet PGD-3 and Note 1 on Civil sheet WS-2. 07/16/2025

Show on plan sheet 026 the meters and cleanouts are to be set just inside the property line.

Answer: We have relocated the proposed sewer clean-out, the proposed domestic water meter, and the proposed reclaimed water meter to be inside the subject property.

The proposed 4" fire line on plan sheet 026 also needs to show a 4" fire-only meter before the backflow.

Answer: Acknowledged.

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

Answer: Acknowledged.

Engineering Standard street tree detail 316-1 and 315-1.

Answer: The requested details are shown on Civil sheet PGD-10.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this Condition

Answer: Acknowledged.

LANDSCAPE

Wade Collum

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

Answer: Yes overhead wires will be buried

2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 - E: jordy@rjsarchitects.com

Answer: Acknowledged.

DRC

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , ~~and DBH for~~ ^{non/205} caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.

Answer: The Appraised values are indicated on sheet L-2

4. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

Answer: Dollar values are indicated on Sheet L-2.

5. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

Answer: Mitigation shown is for trees above min code.

6. Show property lines on the landscape and site plans so that an accurate review can be performed.

Answer: Property lines are shown.

7. Sidewalk needs to be directly adjacent to the outside of the west property line, why does it curve out, clarify / correct.

Answer: Revised to be adjacent to the building.

8. Both the CES and the MF are being shown outside of the north property line. Clearly define and delineate the property lines and adjust tree locations accordingly.

Answer: All trees are shown within our property lines.

9. Site plan does not match the landscape plan as it relates to the NE corner where a bumpout is shown. Is this the greyed out existing structure?

Answer: Site and LA plans are matching. There may have been existing structures to be removed shown on the previous submittal.

10. 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.

Answer: Acknowledged. Our team shall design the footings as needed upon completion of the structural engineering design.

11. All trees are to be large canopy tree unless OHW exist.

Answer: Acknowledged.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

12. Clearly provide and label the PGD plan as it appears proposed utilities bisect some of the required landscape areas.

Answer: THE O.H.W WILL BE BURIED HOWEVER WE HAVE VERY LIMITED SPACE BETWEEN OUR PROPERTY LINES BUILDING WALLS AND UNDERGROUND UTILITES FOR LARGE CANOPY TREES. WE ARE PROVIDING LARGE TREES WHERE THE SPACE ALLOWS.

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

Answer: Acknowledged.

14. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

Answer: WITH A TOTAL LENGTH OF 26'LF IN THE FRONTAGE WE DO NOT HAVE THE SPACE FOR ADDITIONAL TREES OR PALMS.

15. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or

Answer: NOTE IS PROVIDED L-1.

16. 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.

Answer: NOTE IS PROVIDED L-1.

17. 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.

Answer: NOTE IS PROVIDED L-1.

18. Verify 50/50 soil specifications are preferred.

Answer: 60/40 IS NOW SPECIFIED.

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

Answer: Acknowledged.

20. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Answer: Acknowledged.

21. Additional comments may be rendered a time of resubmittal.

Answer: Acknowledged.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

Pamela Stanton

Section 155.9401.G: Building Height states that the height of a building is measured from **average finish grade** in front of the building to the top of the roof slab. Verify the height of the building is measured in accordance with this Section.

PZ24-12000023
07/16/2025

Answer: Verified and noted on Site Data chart on A100.2 and Exterior Elevations on A200.1.

Label all dimensions and points of measurement on the building elevations: Finish grade, top of roof (T.O.R.), top of parapet, etc.

Answer: Dimensions and points of measurement added to building elevations on A200.1.

On the Site Data table, provide the building height to the top of slab, not top of high point of fenestration.

Answer: Verified and noted on Site Data chart on A100.2

The Site Data table shows the allowable roof height as 30 feet. The property is located within the Core Sub-Area of the EOD with a maximum allowable building height of 80 feet. Revise the Site Data table accordingly.

Answer: Site Data chart corrected on A100.2

On the Site Data table, provide the lot coverage as a percentage along with the square footage.

Answer: Areas and percentages provided on Site Data Chart – Impervious Area section on A100.2.

On the Site Data table, revise the allowable density from 60 units/acre to minimum 36 and maximum 90 units per acre, in accordance with Diagram 155.3709.E, Use-Areas/Density Regulating Plan.

Answer: Areas and percentages provided on Site Data Chart – Impervious Area section on A100.2.

The Site Data table indicates Floor Area Ratio. The Zoning Code does not have a provision for Floor Area Ratio. This line item can be removed from the Site Data table.

Answer: Removed from Site Data chart on A100.2.

Guest parking is required at 1 space per 5 units. Revise the Parking Calculations to provide the 1 parking

Answer: An additional Parking space has been added to the Site Plan and Parking Calculations on A100.2.

The ground floor active use requirement is 70% of the front façade area, pursuant to Table 155.3709.I.2.b. The elevations, site plan, and ground floor plan depict a trash enclosure room at the front of the building, which is not considered active use, and thus the plans do not comply with the active use requirement.

Answer: The Active Use: $20'-11''/25'-4 = 82.6\% > 70\%$ required has been provided and noted on A200.1.

Provide calculations for the ground floor active use area, in compliance with Table 155.3709.I.2.b.

Answer: The Active Use: $20'-11''/25'-4 = 82.6\% > 70\%$ required has been provided and noted on A200.1.

Of the 70% of the required ground floor active use area, 70% is required be transparent clear glazed area, pursuant to Section 155.3501.O.2.h. Provide calculations for the transparent clear glazed area of the ground

Answer: The entire area of glazing shall be 100% clear transparent glazing and noted on A200.1.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

On the site plan, label all property lines and the right-of-way line.

DRC

Answer: Property lines and ROW line labelled on Site Plan of A100.2.

On the site plan, delineate and label the 2-foot vehicular overhang.

PZ24-12000023

07/16/2025

Answer: Delineation provided on Site Plan of A100.2.

Remove the underground portion of the utilities from the site plan. Show only structures that are at or above grade so that the drawing is easier to read.

Answer: Underground utilities removed from Site Plan of A100

A backflow preventer and associated screening material appear to be shown in the right-of-way, and is partially obstructing the front door of the building.

Answer: Backflow preventer moved to be adjacent to building along driveway on Site Plan of A100

Trees and shrubs are shown in the right-of-way in front of the adjacent property. Revise the plans to provide the plant material in front of or on the project site.

Answer: Plant locations revised to be only in front of project site on Site Plan of A100

On the site plan, a label is shown for a stop sign, but the sign is not shown on the plan. Show the proposed location of the stop sign on the site plan.

Answer: Stop sign shown on Site Plan of A100.

Ten percent of the site must be reserved as common private open space, pursuant to the Building Typology and Placement Regulating Diagrams Open Space Standards. Show and label the location and limits of the required common private open space on the site plan.

Answer: 10% common private open space provided as a Rooftop Patio. See Site Data on A100.2 and Roof Plan on A190.1.

Show the extent of the proposed suspended pavement system on the Paving, Grading and Drainage plan.

Answer: Provided on PGD-3 Paving, Grading and Drainage Plan.

Show the property lines on all floor plans with dimensions for building setbacks on all levels.

Answer: Property Line and setback dimensions provided for all levels on A110.1 and A190.1

On the 2nd Floor plan identify the open area that appears to be outdoors at the rear of the building.

Answer: Note added to identify area on Second Floor Plan on sheet A110.1

The 2nd Floor plan depicts a patio at the front of the building. Provide the purpose of the proposed patio. Clarify whether a railing will be provided.

Answer: Area redesigned. Common Patio space moved to roof terrace.

Label all building elevations as North, South, East, or West.

Answer: Labelled added on A200.1.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 - E: jordy@rjsarchitects.com

Multifamily residential development must achieve at least ten points from Table 155.5809 for Sustainable Development Options and Points. Provide a Sustainable Development table or narrative with the proposed options for the development, for at least ten points.

PZ24-12000023

07/16/2025

Answer: By Contractor.

The following will be a condition of a Development Order: Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

Answer: Our design shall have underground utilities and shall work with utility companies to place utilities adjacent to property underground.

The following will be a condition of the Development Order: Building footers and/or foundation cannot diminish or reduce the landscape area to below 10% plantable area of the overall site area.

Answer: Acknowledged.

The following will be a condition of a Development Order: Pursuant to Section 155.3709.K, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees of at least \$10,000 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County's mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with 7 or more units. NOTE: Reducing the number of dwelling units from 7 to 6 will eliminate the need to satisfy the affordable housing requirement.

Answer: Acknowledged.

Land use for this parcel is ETOC. An application requesting to construct 7 1 bedroom multifamily residential units (Apartments). Site area is 6,012 square feet (0.14 acres). Zoning Permits Minimum 36 units per acre / Maximum 90 units per acre OR Minimum 4 units / Maximum 12 units. The proposal is entitled.

Answer: Acknowledged.

PLANNING

Max Wemyss

Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.

Answer: Acknowledged.

The city has adopted a policy to require the use of the County mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with seven or more units. Affordable housing is to be provided as required by those policies as long as the minimum 15% of the units are affordable per the land use regulations. No buyout is allowed if using County Policy 2.16.3. The buyout if using County Policy 2.16.4 will be per that policy as it may be amended from time-to-time.

Answer: Acknowledged.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 - E: jordy@rjsarchitects.com

According to the Survey, 30 feet to the Center Line of the road is provided, for an ultimate Right-Of-Way of 60 feet, which is sufficient for SE 23rd Ave. Therefore, no additional dedication is required.

PZ24-12000023
07/16/2025

Answer: Acknowledged.

Staff recommends adding architectural enhancements or additional fenestration to the west elevation of the building. The west elevation faces the cemetery which is a large open space that is very visible. Façade articulation, stepped parapet, stucco scoring, and/or other means of adding visual interest to the west elevation are recommended.

Answer: Elevations have been updated on all sides of the building. See Exterior Elevations on A200.1.

UTILITIES

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

Answer: Acknowledged.

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

Answer: Acknowledged.

3. Civil plan 026 Elias Apartment Bldg. WS-2 proposes a dedicated fire line service without a required dedicated fire meter. As per City Ordinance 50.02 WATER DISTRIBUTION; GENERAL (7), the proposed dedicated fire service must show and have a 4 dedicated fire meter. Please correct.

Answer: The notation on PGD-3 and WS-2 has been reflected to state that the DDCV-Fire assembly does include a fire meter.

4. Please note that meters 3 and larger are not stock items and are subject to an 8-month order lead time. Please order the meter promptly to ensure a timely installation.

Answer: Understood. The proposed water meter has been revised to 2".

5. The proposed 2" domestic water service is placed in a location with logistical access/maintenance limitations. Please show the proposed meter in a location that is not encumbered and would allow City staff access on Civil plan 026 Elias Apartment Bldg. WS-2. Please correct. As per City Ordinance §50.02 WATER DISTRIBUTION; GENERAL (3), a three-foot radius must be maintained around the meter.

Answer: The water service has been located with proper access on PGD-3 and WS-2.

6. Civil plan 015 Elias Apartment Bldg. PGD-3 proposes off-site drainage connected to and servicing site drainage. As per City Ordinance §100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY (A), please show this off-site drainage as private and maintained by the adjacent property owner.

Answer: By Contractor.

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071
O: 954.753.10018 - F: 954.346.7723 - E: jordy@rjsarchitects.com

7. Please attach the following City Engineering Standard details as they apply: 315-1 Type of Screen For Utilities, 316-1 Required Tree Locations.

Answer: By Contractor.

PZ24-12000023

07/16/2025

We believe this to be a proper interpretation of the code to the best of our knowledge and understanding. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

RJS ARCHITECTS, INC.

JORDY SOPOURN, PRESIDENT

RJS ARCHITECTS, INC.

11019 NW 19th Street, Coral Springs, Florida 33071

O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com