

City of Pompano Beach  
Planning and Zoning Board  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: Application #: PZ23-12000005**  
**KEITH Project No. 12411.00**

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated March 14, 2023, KEITH and the project team offer the following responses to your comments/questions:

### **WASTE MANAGEMENT DEPARTMENT COMMENTS**

Plan Reviewer: Beth Dubow | [Beth.Dubow@copbfl.com](mailto:Beth.Dubow@copbfl.com)

Review Status: Pending Submittal

1. Provide details of how the garbage will be handled for this site. How will the residents of the townhouse units handle their garbage/recycling? Multi-family developments with 4 or more units need a dumpster.  
**RESPONSE: There will be Ten (10) units in total for this Townhome Development. The applicant is proposing to utilize individual "roll-out" containers that will be stored in each of the unit's internal garages. It is intended for the individual homeowners to "roll-out" their garbage/recycle containers on the scheduled pick-up days.**
2. A trash enclosure with a dumpster is needed for this site; show the location/orientation on the site plan. Provide details including dimensions, building materials, gates/opening, etc.  
**RESPONSE: The applicant is proposing to utilize individual "roll-out" containers that will be stored in each unit's internal garage. This is consistent with the way the adjacent single-family homes operate on scheduled pick-up days.**
3. It is suggested to use bollards inside the trash enclosure to protect the walls from the rolling dumpster.  
**RESPONSE: The applicant is proposing to utilize individual "roll-out" containers in place of a dumpster location.**
4. Please specify if this is a condominium or rental property.  
**RESPONSE: The applicant is proposing to develop Fee-Simple Townhomes, there will be an HOA (Homeowners Association) to ensure consistent property maintenance and utilization.**

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## ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

Plan Reviewer: David McGirr | [David.Mcgirr@copbfl.com](mailto:David.Mcgirr@copbfl.com)

Review Status: Authorized With Conditions

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.  
**RESPONSE: BCRED stormwater permit shall be provided at time of building permit.**
2. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.  
**RESPONSE: Acknowledged.**
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.  
**RESPONSE: Acknowledged.**
4. The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com) .  
**RESPONSE: All existing utilities have been identified and are included on all necessary sheets.**
5. 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: COPB 2022 City Engineering standard details are shown on detail sheets.**
6. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/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](mailto:tracy.wynn@copbfl.com) Engineering Standard Street tree detail 316-1 and 315-1.  
**RESPONSE: All existing city utilities have been shown. We comply with all listed requirements above.**
7. Plan sheet 412 CU-101 The proposed sub-meters need to be noted as private.  
**RESPONSE: Comment acknowledged and noted on plans.**

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.

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\*\*\* 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. \*\*\*\*

## **LANDSCAPE REVIEW COMMENTS: WADE COLLUM**

Plan Reviewer: Wade Collum | [Wade.Collum@copbfl.com](mailto:Wade.Collum@copbfl.com)

Status: Review Authorized With Conditions

1. Provide required Type "C" Perimeter Buffers on the West sides as per 155.5203.F.3. and provide a cross section detail.  
**RESPONSE: The Applicant has submitted a Variance Application VAR-2023-6 and is awaiting ZBA approval for relief from the Type "C" Buffer requirement.**
2. Photometric plan is unclear as to light pole locations, please show light poles on the landscape plans.  
**RESPONSE: There are no light poles proposed. The lighting will be from the building.**
3. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.  
**RESPONSE: Curbs have been added to the end of the planting areas to limit encroachment**
4. Provide a Delonix on the north side to match the south side.  
**RESPONSE: Acknowledged. The tree will be changed to match.**
5. Jap Blues to be tree form, no shearing, or eliminate per the above  
**RESPONSE: If Japanese Blueberry are used, they note will be added that they not be sheared.**
6. All tree work will require permitting by a registered Broward County Tree Trimmer.  
**RESPONSE: Acknowledged. The note is on the plans.**
7. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
**RESPONSE: Will be provided with resubmittal.**
8. Additional comments may be rendered a time of resubmittal.  
**RESPONSE: Acknowledged.**

## **ZONING DEPARTMENT COMMENTS: Saul Umana**

Plan Review: Saul Umana | [Saul.umana@copbfl.com](mailto:Saul.umana@copbfl.com)

Status: Pending Resubmittal

1. The use of townhomes adjacent to single-family requires a Type "C" buffer. Provide required Type "C" perimeter buffers on the west sits as per 155.5203.F.3 and the VUA landscaping requirement for the proposed internal driveway.  
**RESPONSE: The Applicant has submitted a Variance Application VAR-2023-6 and is awaiting ZBA approval for relief from the Type "C" Buffer requirement.**
2. Provide a public access agreement for the internal private way to be used adjacent with the public alley to be reviewed by City Attorney.

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**RESPONSE: The applicant will provide an access agreement in regards for the public alley way for next submittal.**

3. Site Plan data calculations show post dedication area. A formal right of way abandonment application needs to be filed and approved by city commission prior to building permit approval. Has there talks with other city members if this ROW if feasible? Please provide the measurement to center of road on the site plan from the new property line.

**RESPONSE: Refer to Site data table**

4. For townhome developments, each townhome must have an individual lot with a minimum of 1,800 SF and a min lot width of 18 feet (155.3209.C) Common areas such as parking lots, drive aisles, ect shall not be part of the individual lot. Provide a lot plan that demonstrates this – The site plan appears to take into effect the square footage using the proposed new property line. all conditions of approval will be subject to final approval of the ROW abandonment.

**RESPONSE: Acknowledged**

5. The guest parking spaces shall be double striped (155.5102.C.4) demonstrate this on the site plan

**RESPONSE: Refer to Civil details.**

6. All plans need to match the site plan in terms on the newly proposed property line.

**RESPONSE: Acknowledged.**

**AAC Proposal Include the written narrative answers to the following for the ACC proposal.**

7. Provide a written narrative as to how the following code section is being met 155.5601.C.3. Additionally provide the width and spacing dimensions on the elevation sheet.

- Facades of multi-family residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the façade plane, spaced no more than 30 feet apart.

- a. Wall offsets shall have a min depth of 2-feet.

**RESPONSE: Provided**

- b. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch ;
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or
- viii. Integrated planters that incorporate landscaped areas or places for sitting.

Repetitive "look-alike" multi-building developments shall be prohibited.

**RESPONSE: A recessed entrance provided at all 2 bed units/A covered porch provided at all units/Pillars added adjacent to all 3-bedroom-units doorways**

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Multi-building developments subject to these standards shall ensure that each structure is distinguished from others through the use of two or more of the following features:

- a. A variation in structure length of 30 percent or more;  
**RESPONSE: Provided, Building A has a length of 128'-10" and Building B a length of 86'-2" which is more than a 30% difference**
- b. A variation in the structure footprint size of 30 percent or more;
- c. **RESPONSE: Provided, Building A footprint is 5,746 S.F. and Building B footprint is 3,925 S.F. which is more than a 30% difference**
- d. A distinct variation in color and use of materials;
- e. A variation in the type of dwelling unit contained in the structure that results in a significantly different scale and mass (e.g., garden apartments vs. townhomes);
- f. A variation in structure height by at least ten percent; or
- g. A variation in roof form.

Provide colored elevations at time of AAC to demonstrate compliance with code section 155.5601.C.6.

Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows.

**RESPONSE: Colored elevations and renderings have been presented to AAC**

#### **FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

Plan Reviewer: Jim Galloway | [Jim.Galloway@copbfl.com](mailto:Jim.Galloway@copbfl.com)

Status: Authorized with Conditions

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

#### **UTILITIES DEPARTMENTS COMMENTS:**

Plan Reviewer: Nathaniel Watson | [Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com)

Status: Pending Submittal

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

**RESPONSE: ACKNOWLEDGED**

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

**RESPONSE: All required engineering permits will be provided at time of building permitting.**

3. Please show all proposed City accessible sewer lateral cleanouts just behind the recorded property line on civil plan 413 CU-101 Water and Sewer Plan.

**RESPONSE: Cleanouts have been added at the property line as requested.**

4. On civil plan 413 CU-101 Water and Sewer Plan note the estimated water consumption in gallon per day for the development.

**RESPONSE: Civil sheet CU-101 has been revised to show the estimated water consumption in GPD.**

5. On civil plan 413 CU-101 Water and Sewer Plan note the estimated wastewater discharge in gallon per day for the development.

**RESPONSE: Civil sheet CU-101 has been revised to show the estimated wastewater consumption in GPD.**

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

**RESPONSE: Acknowledged.**

7. Please attach the following City Engineering Standard Detail as it applies: 210-3 Sewer Box and Cover Heavy Traffic.

**RESPONSE: Detail 210-3 has been included on the W&S Detail sheets as requested.**

## **CRA DEPARTMENT COMMENTS**

Plan Reviewer: Kimberly Vazquez | [Kimberly.Vazquez@copbfl.com](mailto:Kimberly.Vazquez@copbfl.com)

Status: Authorized with Conditions

1. The CRA is in support of this project moving forward as proposed on the site plan submittal.

**RESPONSE: COMMENT ACKNOWLEDGED**

## **PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

Plan Reviewer: Daniel Keester | [Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)

Status: Authorized with Conditions

1. Land use for this parcel is Commercial (1.17 gross acres). An application (P&Z: 23-05000001) has been submitted requesting Flexibility Units and must be approved by the City Commission.

**RESPONSE: Comment Acknowledged**

2. Provide a platting determination letter from Broward County Planning Council, confirming that platting would not be required for this property.

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**RESPONSE: Acknowledged, the applicant has received the determination from the planning council that this property does not have to be platted.**

3. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval. Notes / No Action Necessary:  
**RESPONSE: Acknowledged, the applicant is in the process of obtaining the SCAD letter from the School Board.**
4. The property is abutting N Dixie Highway, NW 15th Court & NW 15 Place. The survey provided indicates the overall width of Dixie Highway (95 feet). It also indicates that there are 50-foot right-of-way for NW 15 Court and NW 15 Place (noting 25 feet to the centerline). These roadways provide the minimum right-of-way required pursuant to Chapter 100.01.  
**RESPONSE: Comment Acknowledged**
5. The property fronts onto N Dixie Highway, which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 require a minimum of 80 feet for this roadway. No additional right-of-way is required.  
**RESPONSE: Comment Acknowledged**
6. The city has sufficient capacity to accommodate the proposal.  
**RESPONSE: Comment Acknowledged**

### **BSO DEPARTMENT COMMENTS**

Plan Reviewer: Patrick Noble | [Patrick.Noble@copbfl.com](mailto:Patrick.Noble@copbfl.com)  
Status: Pending Resubmittal

#### 1. Natural/Electronic Surveillance:

g. The commercial parking area that is open to the public will provide for emergency panic buttons.

Comment: Please note that this is a residential project and does not include a commercial parking area, please correct this as necessary. Also, why are emergency panic buttons being mentioned/ provided, if any?

**RESPONSE: Any reference to the emergency panic buttons on the plans and CPTED narrative have been removed, there will be no panic buttons proposed for this residential project located on this site. Refer to revised CPTED narrative.**

#### 2. Physical/Natural Access Control:

a. The site is accessed by vehicles at one location. The entrance will be from the publicly owned alley way entrance is one-way which channelizes traffic in one direction to the internal parking garage, where incoming traffic can be monitored.

Comment: Please recheck this 'one location' description of traffic flow as on the CPTED Drawing Plan it shows the alley as two-way. Correct contradiction as necessary.

**RESPONSE: Correction, this site will be accessible by vehicles from both the northern entrance on NW 15<sup>th</sup> Pl and the southern entrance on NW 15<sup>th</sup> Ct. correct to the narrative have been revised and provided for resubmittal. Refer to revised CPTED narrative.**

#### 3. Territorial Reinforcement:

A perimeter fence separates the private development from the adjacent public space.

Comment: Please elaborate on the perimeter fence, for instance, is the fence along N Dixie Hwy continuous without any breaks/ gates allowing access from the public sidewalks?

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**RESPONSE: The fence proposed along the perimeter of Dixie Highway will not have any breaks or access points. The only opening in the fence will be through the gated access entry along the interior of the site. This is intended for access into the private residence through the side loaded units. Refer to revised CPTED narrative.**

1. Maintenance:

- a. Graffiti will be cleaned or painted over as quickly as possible.

Comment: This area is particularly vulnerable to graffiti vandalism; therefore, the buildings should have anti-graffiti paint on the lower 8' feet.

**RESPONSE: The applicant will utilize anti-graffiti paint along the 8' lower portions of the buildings . Any vandalism will be quickly rectified and cleaned up to maintain a clean and inviting appearance. Refer to revised CPTED narrative.**

- f. / g. public benches will be designed to deter irregular use.

Comment: These benches must have a separator bar so that they are used as single seating benches to discourage undesirable behavior such as lying down/ sleeping by loiterers and trespassers. Also, any benches cannot be accessible by non-resident, non-authorized or public users.

**RESPONSE: No benches have been proposed on site. Any seating area will be in the residence interior back yards for private use. Refer to revised CPTED narrative.**

2. Activity Support:

- b. Pedestrian activity zones are created with benches and public resting areas along the North Federal Highway Corridor.

Comment: Please correct the project location to N Dixie Hwy and note again that there will not be any benches or public resting areas at this property.

**RESPONSE: There will be no benches or resting areas located on this property. Refer to revised CPTED narrative.**

- d. Primary activities on the project will coalesce around the non-residential space along N. Federal Highway and within the central courtyard of the project, which be available to residents and their guests.

1. CPTED Lighting Standards

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

d. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive

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objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

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

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

Initials \_\_\_\_\_

1. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

a. Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended.

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2. Parking Garage &/ 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:

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

g. Install video surveillance of all multi-family/ story private and commercial residential developments including all apartments, townhomes, condominiums, gated communities, etc.

Initials \_\_\_\_\_

h. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and

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passive observation. Show sight "cones" indicating comprehensive coverage.

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

#### 1. Miscellaneous: CPTED & Security Strengthening

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along

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street front intersection corners of N Dixie Hwy and NW 15th Place and NW 15th Court to prevent serious vehicle intrusion accidents/ incidents. Note that recently on the next street corner of N Dixie Hwy and NW 16th St a vehicle crashed into the corner property and did substantial property damage to the commercial property. The concern here is that the properties are residential; and this vulnerability could result in serious personal injury or death as well as substantial property damage.

Initials \_\_\_\_\_

**Response: The applicant has initialed all CPTED Security Strengthening principals which applies to this development and**

**BUILDING DIVISION COMMENTS: TODD STRICKER**

Plan Reviewer: James DeMars | [James.DeMars@copbfl.com](mailto:James.DeMars@copbfl.com)

Review Status: Authorized with Conditions

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

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

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

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.

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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.

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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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)

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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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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).

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

14. 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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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 (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.

**RESPONSE: Comment Acknowledge**

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

**RESPONSE: Comment Acknowledge**

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.

**RESPONSE: Comment Acknowledge**

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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 fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

**RESPONSE: Comment Acknowledge**