

July 12, 2023

City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**RE: 2050 MLK Site Plan, #22-12000045**

Dear City of Pompano Beach Reviewers:

Based on your Development Review Committee comments dated June 20, 2023, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: Daniel Keester**

**daniel.keester@copbfl.com**

Status: Authorized With Conditions

1. Land use for this parcel is Commercial (C). The size of this property is 164,972 square feet / 3.78 acres; however, given the commercial land use there are no residential entitlements. An application for Flexibility Units (P&Z: 22-05000008) has been submitted & is concurrently under review. The zoning for the property is B-3 (General Business) and would restrict the maximum density to 46 units per acre (3.79 acres x 46 units / acre = 123 units); however, a code amendment recently approved by the City Commission to allow Applicants using policy 2.16.3 a 50% density bonus. The plans submitted propose 261 (46 x 50% = 23 ; 3.79 x 69 units / acre = 261 units).

**RESPONSE: Comment acknowledged.**

2. Provide a Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, prior to approval from the Planning & Zoning Board. The Applicant will need to provide a "Final" SCAD Letter prior to building permit approval, but must submit the preliminary prior to site plan approval.

**RESPONSE: Comment acknowledged.**

**LANDSCAPE DEPARTMENT COMMENTS: Wade Collum**

Status: Authorized With Conditions

1. Provide a Phase Plan or an order of construction for the purposes of CO Issuance later.

**RESPONSE: A Phase Plan will be provided prior to building permit.**

2. Show light poles radii on the landscape plan As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

**RESPONSE: The light pole radii have been included in the plans. All light poles have been removed from the above mentioned areas.**

3. Provide a comment response sheet as to specifically how comments have been addressed at time of permit submittal.

**RESPONSE: Comment response sheet provided.**

4. Additional comments may be rendered a time of resubmittal.  
**RESPONSE: Comment acknowledged.**

**WASTE MANAGEMENT DEPARTMENT COMMENTS: Beth Dubow**

**Status: Pending Resubmit**

1. The narrative provided does not include the correct capacity needed for a site with 261 units. A minimum of three 4-yard containers would be needed for each of the four buildings. Ensure there is an adequate number of containers and service planned for 261 units. Although residential properties are serviced twice a week, additional service days would most likely be required with this lack of garbage capacity. Rolling dumpsters out for service is not suggested. The largest container that can be rolled out is 4 yds. This site has many units and the amount of garbage created and the number of containers required will make this a monumental task.  
**RESPONSE: Three 4-Yard containers to be provided per building. Total of 6 containers to be staged between buildings B+C and building A+D. Refer to revised Circulation Plan SP-103.**
2. There are multiple issues which need solutions for the staging areas shown on the site plan.
  - a. It is not allowed for a garbage truck to enter the site using a dedicated exit or a shared ingress/egress (near Building B).  
**RESPONSE: Site is one way access. Garbage truck to access the site via west of side of the gate with a width of 20'-0. Please refer to revised Circulation Plan SP-103.**
  - b. The staging area is not adequate between buildings B and C. There is not enough room for a truck to maneuver and have the containers in place to be serviced.  
**RESPONSE: Front gate entry revised to allow easy access to staging area. Staging area revised to showcase six 4-yard containers stored. Please refer to revised Circulation Plan SP-103.**
  - c. The staging area for building A is at an odd angle and should be reconfigured to have the front of the truck closer to the trash room door(s).  
**RESPONSE: The trash management has been updated per meeting with Environmental Services Director on 7/11/23. Please refer to revised Circulation Plan SP-103.**
  - d. It is impossible for a garbage truck to maneuver into the position at the staging area nearest Building D as shown on the circulation plan. It is too close to the fence and the landscaping; a truck would need to move sideways. Even if a truck COULD be positioned as shown, there is no place for the containers to be placed for service. There are no turning radii shown for the positioning of the truck at this location.  
**RESPONSE: Staging area at building D is designated for fire truck and ride share. Trash from building D will be rolled across the street and combined with Building A trash staging area. Please refer to revised Circulation Plan SP-103.**

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

NOTE: Recycling collection is not required, but it is highly encouraged. Recycling

**DRC**

collection service may be obtained from a recovered materials hauler.

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

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

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

### **ENGINEERING DEPARTMENT COMMENTS: David McGirr**

Status: Authorized With Conditions

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

**RESPONSE: Comment Acknowledged. Permit to be applied for during building permitting.**

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

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged. Contractor to obtain permit during building permitting.**

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

**RESPONSE: Comment Acknowledged. Contractor to obtain permit during building permitting.**

6. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the shown on the civil engineering plans

**RESPONSE: Comment Acknowledged. Permit to be applied for during building permitting.**

7. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or

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written exemption from this agency for the proposed construction of the shown on the civil engineering plans.

**RESPONSE: Comment Acknowledged. Permit to be applied for during building permitting.**

8. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

**RESPONSE: Comment Acknowledged. Permit to be applied for during building permitting.**

**BSO DEPARTMENT COMMENTS: PATRICK NOBLE**

[Patrick.Noble@sheriff.org](mailto:Patrick.Noble@sheriff.org)

**Status: Pending Resubmit**

PLEASE READ THE FOLLOWING IMPORTANT STATEMENTS IN FULL:

\*\*\*ATTENTION IMPORTANT\*\*\*

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

**RESPONSE: The CPTED Narrative, Plan, and Notes have been revised to include detailed conditions. Javier Lorenzo, VP Development of Premium Development Inc., has reviewed and acknowledged all BSO comments. Initials below.**

**Initials \_JL\_\_\_\_\_**

\*\*\* ATTENTION IMPORTANT \*\*\*

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

**Initials \_JL\_\_\_\_\_**

\*\*\* DISCLAIMER \*\*\*

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

**Initials \_JL\_\_\_\_\_**

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

Note: if these SECURITY STRENGTHENING

AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses onto both the actual

**DRC**

drawing and narrative plans.

Initials   JL  

FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM):

\*\*\*Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. \*\*\*

Initials   JL  

\*\*\*ATTENTION IMPORTANT \*\*\*

155.2407.E SITE PLAN REVIEW STANDARDS  
COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED  
STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.

Initials   JL  

\*\*\* ATTENTION IMPORTANT \*\*\*

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED  
SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY  
STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART  
OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Initials   JL  

\*\*\* ATTENTION VERY IMPORTANT \*\*\*

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL  
CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY &  
SECURITY PLAN, NOT ONLY ON THE NARRATIVE.

**RESPONSE: A Separate CPTED Notes sheet has been included with this submittal.**

Initials   JL  

#### 1. CPTED Lighting Standards

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

**RESPONSE: Revised note # 1 on the General Notes of each floor, please refer to plan sheets A-01 to A-08**

Initials   JL  

b. Install motion sensor security alert lights over any garage egress side doors as a burglary crime prevention/ deterrent as these remote doors are not immediately visible to the roadway

**DRC**

and out of sight of many of the neighboring residents and police patrols.

**RESPONSE: Added note # 4 on the Parking Building Notes, sheets A-09 to A-10**

Initials   JL  

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

Initials   JL  

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

**RESPONSE: Revised note # 3 on the General Notes of each floor plan sheets A-01 to A-08**

Initials   JL  

e. 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.

**RESPONSE: See note # 7 on the General Notes of each floor plan sheets A-01 to A-08**

Initials   JL  

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

a. For RESIDENTIAL INDIVIDUAL APARTMENT/ CONDO UNIT DOORS: 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.

**RESPONSE: All solid exterior doors to have 180-degree wide angle door viewer (peephole). Added note # 2 on the General Notes of each floor plan sheets A-01 to A-08**

Initials   JL  

b. For RESIDENTIAL GARAGE AND EXTERIOR BUILDING SOLID EXIT DOORS: All solid exterior doors must have either a see-through reinforced security window, or an audible AND video intercom pager capable of monitoring the area outside the door. This includes service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting and becoming a victim of robbery or other crimes.

**RESPONSE:**

**- For residential: Added note # 4 on the General Notes of each floor plan, sheets A-01 to A-08**

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**- For parking garage: Added note # 5 on the Parking Building Notes, sheets A-09 to A-10**

c. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

**Initials** \_JL\_\_\_\_\_

d. (Also see section on Burglar Alarms) All residential apartment/ condo individual unit exterior doors must be pre-wired for burglar alarms, have non-removable door hinge pins, and have 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 by notifying the police as necessary.

**RESPONSE: Revised note # 3 on the General Notes of each floor plan sheets A-01 to A-08**

**Initials** \_JL\_\_\_\_\_

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

**RESPONSE: See note # 7 on the General Notes of each floor plan sheets A-01 to A-08**

**Initials** \_JL\_\_\_\_\_

**5. Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening**

a. For RESIDENTIAL: Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended, especially because of the frequency of firearms in homes and vehicles that are involved in accidental shootings in the home, being stolen and used in criminal incidents.

**RESPONSE: See note # 8 on the Electronic Surveillance Notes on life safety plans sheets A-22 to A-27**

**Initials** \_JL\_\_\_\_\_

a. For COMMERCIAL RESIDENTIAL/ Hotels/ Multi-Family with Security/ Front Desk Receptionists (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

**Initials** \_JL\_\_\_\_\_

**6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening**

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a. To deter loitering by trespassers, illegal dumping and/ or a concealment/ ambush point for criminals, which may in addition to non-employees also include employees who have often concealed company supplies, materials, equipment and/ or tools for later theft, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

Initials JL

b. 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.

Initials JL

c. Bottom gate clearances must be 8" above the ground 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.

Initials JL

d. 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.

Initials JL

e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

Initials JL

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

Initials JL

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, etc.)

a. Describe access key control security system - general description only, avoid specific location of key storage safe.

**RESPONSE: General description note "Access key control security system" added on life safety plans sheets A-22 to A-27**

Initials JL

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

**RESPONSE: Added note # 6 on the General Notes of each floor plan sheets A-01 to A-08**

Initials JL

**DRC**



c. A surveillance camera must monitor the office key storage area.

**RESPONSE: Added note # 6 on the General Notes of each floor plan sheets A-01 to A-08**

**Initials \_JL\_\_\_\_\_**

d. Management office door must have a security viewer (peephole) or reinforced security window.

**RESPONSE: Added note # 8 added on the General Notes of each floor plan sheets A-01 to A-08**

**Initials \_JL\_\_\_\_\_**

8. Parking Garage & 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 so that business operators are fully aware of the security risks and train operators and staff regarding best safety and security practices.

**Initials \_JL\_\_\_\_\_**

b. For RESIDENTIAL ONLY: Explain how this development will secure the parking area/ lot to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to commit serious crimes including burglary, auto theft, robbery, sexual assaults & batteries, etc., therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

**RESPONSE: All the perimeter will be surrounded with steel fence, and it will have control access 1st to enter to the internal road and a second control access to enter to the parking garage. There will be security surveillance cameras at the exterior and interior of all buildings, specially at parking garage cameras will be placed strategically to avoid any coverage gaps. Please see life safety plans on sheets A-22 to A-27, and see the CPTED plan sheet SP-102 for extra reference in the site plan.**

**Initials \_JL\_\_\_\_\_**

c. Vehicles have been burglarized in garages and parking lots leading to significant property loss, including weapons, 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 \_JL\_\_\_\_\_**

d. Violent Robbery incidents, primarily in garages and parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist.

**Initials \_JL\_\_\_\_\_**

e. Ensure comprehensive garage and parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".

**DRC**

**RESPONSE: Sight cones added on life safety plans sheets A-26 and A-27**

**Initials \_JL\_\_\_\_\_**

f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

**RESPONSE: Access control is added in the parking garage, security surveillance cameras added to parking building on life safety plans, sheets A-26 and A-27**

**Initials \_JL\_\_\_\_\_**

g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

**RESPONSE: Security roll down gate added to parking building, see sheet A-09**

**Initials \_JL\_\_\_\_\_**

h. (Multi-residential) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. For security purposes, use a confidential parking space marking system that does not correlate and identify the individual residential unit number other than to authorized persons such as management.

**RESPONSE: Added note # 1 on the parking building notes, see sheets A-09 to A 10**

**Initials \_JL\_\_\_\_\_**

i. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

**RESPONSE: Added note # 2 on the parking building notes, see sheets A-09 to A 10**

**Initials \_JL\_\_\_\_\_**

j. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

**RESPONSE: Added note # 3 on the parking building notes, see sheets A-09 to A 10**

**Initials \_JL\_\_\_\_\_**

k. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

**Initials \_JL\_\_\_\_\_**

9. (Only if any) Enclosed Parking Garage Emergency Blue Light Call System – Security Strengthening

a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light and surrounding area must be under video surveillance.

**Initials \_JL\_\_\_\_\_**

**DRC**

#### 10. Graffiti Maintenance – CPTED

a. Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

**RESPONSE: General notes, note #1 added on all building elevations plans, sheets A-12 to A-21**

Initials   JL  

#### 11. Electronic Surveillance – Security Strengthening

\*\*\*ATTENTION IMPORTANT \*\*\*

155.2407.E Site Plan Review Standards

Complies with crime prevention \*\*\*Security Strengthening\*\*\* AND CPTED standards, this requires both to be addressed including electronic surveillance.

Initials   JL  

\*\*\* 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 LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS AND FINAL APPROVAL.

Initials   JL  

a. M.O. 155.2407.E AND M.O. 115.26 Site Plan Review Standards:

Complies with crime prevention \*\*\*Security Strengthening - includes Mechanical and Electronic Security\*\*\* AND CPTED standards, this requires both to be addressed including Electronic Surveillance. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.”

Initials   JL  

b. Install video surveillance of all private and commercial residential developments including all apartments, townhomes, condominiums, and gated communities.

**RESPONSE: Video surveillance is added to life safety plans sheets A-22 to A-27, please see note # 1, in Electronic Surveillance Notes.**

Initials   JL  

c. Gated residential developments must have electronic surveillance coverage at all egress locations, community clubhouse, management office (if any), and at all exterior perimeters. In additions to an independent professional monitoring company, on site monitors should be in the community clubhouse for readily available observation or other secure similar location.

Initials   JL  

d. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

Monitors must be strategically located for maximum overlapping active and passive observation.

Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc.

**DRC**

**RESPONSE: Video surveillance is added to life safety plans sheets A-22 to A-27, please see note # 1, in Electronic Surveillance Notes.**

**Initials \_JL\_\_\_\_\_**

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

**RESPONSE: Added note # 2 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

**Initials \_JL\_\_\_\_\_**

f. 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.

**RESPONSE: Added note # 3 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

**Initials \_JL\_\_\_\_\_**

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

**RESPONSE: Added note # 4 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

**Initials \_JL\_\_\_\_\_**

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

**RESPONSE: Added note # 5 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

**Initials \_JL\_\_\_\_\_**

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

**RESPONSE: Added note # 6 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

**Initials \_JL\_\_\_\_\_**

j. 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.

**RESPONSE: Added note # 7 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

**Initials \_JL\_\_\_\_\_**

k. RESIDENTIAL MULTI-STORY GARAGE: Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries for example, or other dangerous activities that may occur such as children accessing rooftop and having an accident.

**RESPONSE: Added note # 9 in Electronic Surveillance Notes to life safety plans sheets A-22 to A-27**

**Initials \_JL\_\_\_\_\_**

## 12. Miscellaneous: CPTED & Security Strengthening

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a. 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 undetected trespass intrusion and/ or concealment/ ambush opportunities.

**RESPONSE: Added note # 3 in CPTED & Security Strengthening Notes to life safety plans sheets A-22 to A-27**

**Initials \_JL\_\_\_\_\_**

b. 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.

**Added note # 4 in CPTED & Security Strengthening Notes to life safety plans sheets A-22 to A-27**

**Initials \_JL\_\_\_\_\_**

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

**Initials \_JL\_\_\_\_\_**

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

**Initials \_JL\_\_\_\_\_**

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

**Initials \_JL\_\_\_\_\_**

**UTILITIES DEPARTMENT COMMENTS: Nathaniel Watson**

nathaniel.watson@copbfl.com

Status: Authorized With Conditions

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

**RESPONSE: Comment 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: Comment Acknowledged. Permit to be applied for during building permitting.**

**DRC**

3. Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.

**RESPONSE: Comment Acknowledged. Permit to be applied for during building permitting.**

4. Please procure an FDEP permit for the proposed domestic water system. Required during official e-plan submittal.

**RESPONSE: Comment Acknowledged. Permit to be applied for during building permitting.**

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

**RESPONSE: Comment acknowledged.**

8. The proposed wastewater discharge for the development may adversely impact the City's area pump station servicing the project. A contribution in Aid Agreement may be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project.

**RESPONSE: Comment acknowledged.**

**BUILDING DIVISION COMMENTS: JAMES DEMARS**

james.demars@copbfl.com

Status: Authorized With Conditions.

**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.

**RESPONSE: Comment acknowledged.**

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.

**RESPONSE: Comment acknowledged.**

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence

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complying with City Ordinance 152.06(B) through 152.06(G).

**RESPONSE: Comment acknowledged.**

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.

**RESPONSE: Comment acknowledged.**

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.

**RESPONSE: Comment acknowledged.**

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

**RESPONSE: Comment acknowledged.**

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.

**RESPONSE: Comment acknowledged.**

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.

**RESPONSE: Comment acknowledged.**

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

**RESPONSE: Comment acknowledged.**

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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 acknowledged.**

2. FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

**RESPONSE: Comment acknowledged.**

3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

**RESPONSE: Comment acknowledged.**

4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

**RESPONSE: Comment acknowledged.**

5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

**RESPONSE: Comment acknowledged.**

6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

**RESPONSE: Comment acknowledged.**

7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

**RESPONSE: Comment acknowledged.**

8. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire

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suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

**RESPONSE: Comment acknowledged.**

9. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

**RESPONSE: Comment acknowledged.**

10. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

**RESPONSE: Comment acknowledged.**

11. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

**RESPONSE: Comment acknowledged.**

12. FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

**RESPONSE: Comment acknowledged.**

13. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

**RESPONSE: Comment acknowledged.**

14. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

**RESPONSE: Comment acknowledged.**

15. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

**RESPONSE: Comment acknowledged.**

16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

**RESPONSE: Comment acknowledged.**

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17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

**RESPONSE: Comment acknowledged.**

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

**RESPONSE: Comment acknowledged.**

19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

**RESPONSE: Comment acknowledged.**

20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

**RESPONSE: Comment acknowledged.**

21. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

**RESPONSE: Comment acknowledged.**

22. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**RESPONSE: Comment acknowledged.**

23. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

**RESPONSE: Comment acknowledged.**

24. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

**RESPONSE: Comment acknowledged.**

25. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or

**DRC**

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 acknowledged.**

**FIRE DEPARTMENT COMMENTS: Jim Galloway**

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

Status: Authorized With Conditions

Conditions of Development Order:

( ) Fire apparatus access roads; Minimum 20ft wide, edge of roadway no closer than 10ft off and no further than 30 feet to buildings. All turns must meet minimum clear turning radius of 30ft inside and 50ft outside. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons. All Fire hydrants and exterior fire protection devices need to be accessible from this fire lane. (Florida Fire Prevention Code 7th ed, NFPA 1 2018ed Chapter 18)

**RESPONSE: Please see revised plans. All criteria has been met.**

( ) Entry gates: this development will be restricted from the use of vehicle barriers such as tire spikes at entry/exit gates. All gates must be able to allow for either direction of travel in the event of an emergency on property.

**RESPONSE: Comment Acknowledged. All gates will allow for either direction of travel in the event of an emergency.**

**CRA DEPARTMENT COMMENTS: Kimberly Vasquez**

Authorized With Conditions

- CRA is in general support of residential on this site and the applicant is using the County Policy 2.16.3 for density bonus allocating 38 units to be moderate-income restricted for 30-years decreasing the amount of flex units for the project and consistent with the City's Mixed Income Housing Policy.

This application adheres to the recently adopted Mixed Income Housing Policy.

**RESPONSE: Comment acknowledged.**

**ZONING DEPARTMENT COMMENTS: LAUREN GRATZER**

[Lauren.Gratzer@copbfl.com](mailto:Lauren.Gratzer@copbfl.com)

**Status: Resubmittal Required**

1. This project is being reviewed as a Major Site Plan with Building Design. The applicant has opted to use the Broward County density policy and must meet the requirements of our Code Section 155.4202.

<[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-43714](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43714)> Standards Applicable to Household Living Uses.

**RESPONSE: Comment Acknowledged.**

**DRC**

2. This project proposes to take advantage of a Flex Unit Allocation and County Policy 2.16.03 to obtain the development rights for 261 units. The City has created a process to encourage the development of the City's commercial corridors with mixed-use or residential development, with specific site and building design standards specified in section 155.4202.A.1. The site plan provided prioritizes access from and to MLK Blvd. However, the code created enabling this development, requires limitations on access points from one street frontage and prioritizes access to be obtained from cross access where feasible. The City worked to obtain a cross access easement on the recently approved development to the south of this subject property (950 N Powerline Rd). A revised site plan that includes a connection to the southern property would limit direct vehicular access along major roadways and allow for more convenient access for the residences of this project. The City maintains the position that this is an opportunity for this project that is possible to achieve.

**RESPONSE: Comment acknowledged. The project has been designed as a contained separate secure site and the cross-access easement is not consistent with the design considerations. The applicant achieves access via Dr. Martin Luther King Jr. Boulevard and respectfully declines connecting to the access easement.**

3. The below items shall be obtained prior to building permit approval:

a. The property must be unified as one site prior.

**RESPONSE: Comment acknowledged.**

b. Staff acknowledges that a portion of the easement along Powerline Rd is being abandoned in order to move the building closer to the road. Provide evidence of this finalized abandonment prior to building permit approval and revise the easement lines drawn on the site plan to reflect their new boundaries.

**RESPONSE: Site Plan sheet SP-101 already includes the revised easement lines. The applicant is proposing an 11-foot vacation to allow for the buildings to be as close as possible to Powerline Road. Refer to callout '11' PROPOSED EASMENT VACATION' on sheet SP-101.**

c. Easement agreement forms shall be submitted at time of building permit for all pavement/walkways within the easements to the west.

**RESPONSE: Comment acknowledged.**

d. Provide documentation detailing the affordable housing requirements/restriction.

**RESPONSE: A draft of the Declaration of Restrictive Covenants will be provided prior to building permit.**

e. Provide a SCAD letter with a "final" approval from Broward County.

**RESPONSE: A final SCAD will be submitted prior to PZB.**

4. Comment not addressed: The Build-To-Zone is the area on a lot located between the minimum and maximum setbacks that require a principal structure. This property shall have a minimum of 60% building area within this zone per table 155.4202.A.1.a.vi. Essentially, this means that 60% of the linear feet along each roadway has a building fronting it. For example: if the lot line is 100 ft, there should be 60 ft of building length within the minimum and maximum setback distance.

**RESPONSE: The Build-to-Zone exhibit has been revised to include the total frontages for Hammondville and Powerline Road. In addition, a public plaza/courtyard has been**

**DRC**



**incorporated into the site design to meet Sec. 155. 4202. Refer to Build-to Zone- exhibit that is included in this submittal.**

a. The “build-to-zone exhibit” does not account for the full length of the property lines for either street frontage shown on the survey. Revise to calculate this requirement using the full street frontage on each side.

**RESPONSE: The Build-to-Zone exhibit has been revised to include the total frontages for Hammondville and Powerline Road. Refer to Build-to Zone- exhibit that is included in this submittal.**

b. The Hammondville street side does not meet the minimum requirement of 60%. Staff suggests to revise building B so that it is shifted closer to the corner and angled to provide more frontage.

**RESPONSE: The Build-to-Zone exhibit has been revised to include the total frontages for Hammondville and Powerline Road. In addition, a public plaza/courtyard has been incorporated into the site design to meet Sec. 155. 4202. Refer to Build-to Zone- exhibit that is included in this submittal.**

c. The figure on the site plan data table does not match the figures shown on this exhibit. Make sure all information is consistent.

**RESPONSE: The Build-to-Zone exhibit and Site Plan have been revised.**

5. The “provided” percentages next to the building footprint (56.6%) in the impervious area section of the site plan data table looks like an error. This should match the lot coverage percentage in the above section of the table showing 32.7% (the total building footprint of 53,955 SF = 32.7% of the lot). Likewise, clarify where the 43.4% for the sidewalk coverage is coming from. These look like they were left in error. Correct your math on this chart.

**RESPONSE: The site data table has been revised. Refer to sheet SP-101.**

6. Comment still not addressed: the incorrect parking formula is being used on the site plan and the minimum requirement is not accounting for a minimum of one space per unit with 2 bedrooms or less. There is a total of 248 one and two bedroom units, therefore, the minimum parking requirement for these units is 248 spaces, not 238. Revise the site plan data table to state this. Three-bedroom units require 2 parking spaces each. 13 units x 2 = 26 parking spaces. The leasing office requires 1 space per 400 SF. Therefore, this project requires 275 spaces at a minimum for this proposal (248 + 26 + 1 spaces = a minimum of 275). Revise the table on the parking garage floor plan (and the site plan data table) so that this number of 275 spaces is the final number for the minimum required parking spaces. While the proposed parking garage has sufficient parking, the chart calculations should reflect the accurate requirements. Multifamily dwellings shall provide a minimum of one off-street parking space per 1,000 square feet of gross floor area, with a minimum of one off-street parking space per unit with 2 bedrooms or less (155.4202.A.1.a.viii.(F)). Units with 3 or more bedrooms will provide the parking required in Table 155.5102.D.1. Put the correct and complete parking formula on the site plan data table.

**RESPONSE: The parking calculations have been revised on the Site Plan sheet SP-101.**

7. Provide a detail for the proposed aluminum screen on the parking garage (#5) to confirm that the vehicles and all internal elements such as plumbing pipes, fans, ducts and lighting will not be visible (155.5605.C.1.b).

**RESPONSE: Revised detail # 5, please refer to sheets A-20 and A-21**

**DRC**

8. Comment not addressed, radius not provided: Trees shall be planted at least 15 feet from any light fixture mounted on a pole (155.5203.B.2.g.i.c). Provide the 15' radius on all light poles on the photometric plan and confirm there are no trees within them.

**RESPONSE: Landscape plans revised to include light pole radii.**

9. The site plan notes that the overhead wires along MLK are to remain. All shall be placed underground per 155.5509. If coordination from FPL is not possible provide a letter from them stating so.

**RESPONSE: Coordination with FPL is underway and at this point it is believed that they will prefer not to underground the overhead wires. Documentation will be provided once received.**

10. Comment not addressed: Provide the cut sheet/details of all proposed lighting fixtures. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets (155.5401.G).

**RESPONSE: Cut sheet/details added, please refer to sheet A-32**

11. Comment not addressed: Security (CPTED) concerns:

a. Provide an interior photometrics plan for every level of the garage to ensure adequate, safe lighting.

**RESPONSE: Photometric information for parking garage is included, please refer to sheet A-30 and A-31**

**DRC**