

October 25, 2023

PRE-APPLICATION RESPONSE  
PROJECT: 200 PARK CENTRAL  
PROJECT NUMBER: 23-0001-01  
P&Z PROJECT NUMBER: PZ23-12000034

BLDG 7-24-23  
BUILDING DIVISION  
[todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

#### 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.

Response: The project will be designed to comply with all applicable codes accordingly. The portions noted in the comment are addressed as follows:

NPDES criteria is addressed in the storm water pollution prevention plan provided with all criteria applied. All applicable permits will be obtained prior to improvements commencing.

HVHZ regulations, high velocity hurricane zones – All criteria will be met with all proposed structures on site.

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: 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: See preliminary construction phasing exhibit plan attached to the response letter for temporary parking and access during construction phases.

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

Response: A temporary construction fence will be provided, and a construction phasing plan will be provided.

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1.

Response: Applicable pedestrian protection will be implemented into the construction phasing plan.

Signs shall be provided to direct pedestrian traffic.

**DRC**

PZ23-12000034  
04/17/2024

**DRC**

PZ23-12000034  
12/06/2023

Response: Applicable signage will be provided to direct pedestrians. See CPTED plan sheet CPTED-1 for wayfinding signage.

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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

Response: The property is in Zone X, according to the latest FEMA flood hazard layer.

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.

Response: See site plan sheet SP-1 for ADA parking and accessibility route.

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: See architectural plans for ADA building access.

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: See Site Plan sheet SP-1 for sidewalk ADA accessible routes notes and labels.

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.

Response: Acknowledged.

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: Acknowledged. An erosion & sediment control plan will be provided with the permit application.
2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.  
Response: See civil water & sewer service plan sheet WS-1 for fire department connection points to the proposed buildings. As such it is anticipated the proposed and existing buildings will be fire sprinkler protected.
3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Response: See floor plans for compliance with related fire and smoke criteria from FBC.

4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient authorized with Conditions 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: See architectural floor plan sheets A-1, A-3, A-6 for Code Information and Building Statistics.

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

Response: Acknowledged. See architectural floor plan sheets A-1, A-3, A-6 for Code Information and Building Statistics.

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: See architectural floor plan sheets A-1, A-3, A-6 for interior layout. Life Safety Plans will be provided subsequently.

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: Acknowledged. Product approvals will be provided with the permit application.

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: Acknowledged. All approved shop drawings will be provided with the permit application.

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: Acknowledged. Will comply as applicable.

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: Acknowledged. Will comply as applicable.

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: Acknowledged.

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

Response: Acknowledged.

13. 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: Acknowledged.

14. 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: Acknowledged.

15. 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: See site plan and parking data for compliance with parking requirements.

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

Response: Parking will be provided as required and applicable.

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

Response: Will comply details are provided on the Pavement Marking and Signage Plan PMSP-1.

18. 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: Acknowledged. See Civil Plans, specifically the Overall Paving Grading & Drainage Plan for site grading and Details for Cross sections.

19. 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: Acknowledged. See Civil Plans, specifically the Overall Paving Grading & Drainage Plan for site grading and Details for Cross sections.

20. 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: Acknowledged. Owner and Contractor shall ensure the roadways remain clear and unimpeded during construction.

21. 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: Acknowledged, will comply.

22. 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: See architectural floor plan sheets A-1, A-3, A-6 for Code Information and Building Statistics.

## WASTE MANAGEMENT

Beth Dubow

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Environmental Services Comments

Review: 07/27/2023

Pre-App Meeting: 08/01/2023

1. Ensure this site is planned with an adequate amount of containers/capacity. Depending on the use of the site, additional garbage containers or additional collection days may be needed to service this site.

Response: Proposed trash enclosures are proposed to accommodate multiple refuse containers to service each building.

2. Provide a circulation plan showing all turning radii (measured in FEET, not auto-turn) along the path(s) a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.

Response: See Garbage Truck Access Plan (GT-1) for garbage truck access and circulation.

3. Clarify if there is vehicular access onto the site from the east (near the cul-de-sac).

Response: Yes, access will be maintained from the cul-de-sac on the east side. See Garbage Truck Access Plan (GT-1) for garbage truck access and circulation.

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

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

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

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

## FIRE DEPARTMENT

Jim Galloway

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

7/24/2023

( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

Response: Please refer to the Fire Truck Access Plan (FT-1) for circulation plan and details.

( ) Provide greater detail of proposed separation and fire protection between Existing Building and Proposed Building B.

Response: Please refer to the Fire Truck Access Plan (FT-1) for separation dimensions between existing and proposed buildings.

( ) Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 2018ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)

Response: Please refer to the Fire Truck Access Plan (FT-1) for distance to existing and proposed buildings, in addition the buildings are proposed to be sprinklered as required.

( ) Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

Response: Please refer to the Overall Water & Sewer Plan as well as the Fire Truck Access Plan (FT-1) for proposed water main location and sizes, including existing and proposed fire hydrants.

( ) Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

Response: Flow tests are being coordinated to provide fire flow calculations for DRC review.

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

Response: WWS will perform and will invite Pompano Beach Fire to the test.

( ) Civil plans should include locations of all fire hydrants, backflows and fire dept connections throughout proposed site.

Response: Please refer to the Overall Water and Sewer Plan for locations of all fire hydrants, backflows and fire department connections. In addition the Fire Tuck Access Plan (FT-1) shows all the fire hydrant locations and a 250' service radius.

( ) Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

Installation of assembly as per backflow/meter specifications and following standards:

NFPA 13 Standards of Installation of Fire Sprinklers,

NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection systems.

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

Response: The Water and Fire services will be provided, inspected and serviced by Broward County Water & Wastewater Services (WWS).

( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will Current Project - Department Review Status be required. Plans for system will be required at building permit.

Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118) 7.31.23.

Response: Acknowledged. The design team will include a qualified BDA designer/installer to prepare and implement a plan as required.

## LANDSCAPE REVIEW

Wade Collum

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### Landscape comments

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.  
Response: All overhead utilities will be buried, note on LAPL-1.
2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.  
Response: See trees located on the survey.
3. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised.  
Response: Calcs from rule 14010 shown on LAPL-00.
4. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.  
Response: Chart provided on sheet LAPL-2.
5. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.  
Response: Chart on LAPL-2 notes additional trees provided for partial mitigation. The remaining mitigation will be paid to a tree fund.
6. Include the Bischofia' s that are existing street trees long Park Central in the data. Provide an accurate data table as the one currently on the plan does not seem to match proposed removals. Cypress trees around the retentions may be a way to offset mitigation.  
Response: We could not find costs for these trees (they are not for sale) – neither could the arborist. They are listed in the chart on LAPL-2.
7. Provide approvals from Broward County Surface Water Management for filling in the canal.  
Response: Permit process with Broward County Surface Water Management shall run concurrently with DRC. Approvals will be provided at time of permit.
8. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust, these trees/palms must be on site. Street tree s do not count towards this requirement.  
Response: Response: Tree heights adjusted to have more than half of on site trees 16' OA and palms 22' OA.
9. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 23' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.  
Response: A modification is requested to provide 50% minimum 11.5' of landscape area between the VUA and the buildings on site where applicable. See Landscape Planting Plan for material design.
10. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least

50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.  
Response: A modification is requested to provide 50% minimum 11.5' of landscape area between the VUA and the buildings on site where applicable. See Landscape Planting Plan for material design. Palms are in multiples, 2 layered tiers are shown, and palms are a minimum of 14' in height.
11. Show how requirements as per 155.5203.E., Building Base Plantings are being met.  
Response: Shrubs are planted along the base of the buildings that front the street.
12. 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: Adjustments have been made to maintain 15' from trees to light poles, see LAPL-1.
13. Shift all FDC's out of required landscape islands and/or provide a separate utility island, north and west side islands.  
Response: See civil plan sheet WS-1 for site utility plan. The utilities from the civil plan are overlaid on the landscape plan with dimensions to show adequate separation is achieved.
14. Provide required Type C Perimeter Buffers on South side as per 155.5203.F.3. and provide a cross section detail.  
Response: Applicant proposes to process a waiver request from Type C buffer requirement along the south boundary. The proposed building wall is situated the entire length of the south boundary with exception to the required east and west side building setback. The building wall provides an adequate buffer. The addition of an 8' wall to the proposed building wall implies a significant redundancy to the buffer requirement. A 6' height fence is proposed along the south boundary for security.
15. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.  
Response: Refer to Site Plan sheet SP-1 for required dimensions where applicable. All criteria noted in this section are provided.
16. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: Refer to Site Plan sheet SP-1 for required dimensions where applicable. All criteria noted in this section is provided.

17. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.  
Response: Plans updated to provide curb as applicable.
18. Provide Street Trees at 1:40' as per 155.5203.G.2.c. for a total of 13 along the north side and 8 along the east side.  
Response: Refer to Landscape Planting Plan sheet LAPL-1 for required dimensions where applicable. All criteria noted in this section is provided.
19. Provide VUA requirements as per 155.5203.D for trees @ 1:30' along the north side parking row for a total of 17.  
Response: Refer to Landscape Planting Plan sheet LAPL-1 for required dimensions where applicable. All criteria noted in this section is provided.
20. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.  
Response: Cross section provided on civil plan sheet PGD-1.
21. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C.  
Response: Trash enclosure detail provided on sheet A-9.
22. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.  
Response: See irrigation plan and details provided on pan sheet IR-1 and IR-2.
23. Bubblers will be provided for all new and relocated trees and palms.  
Response: See irrigation plan and details provided on pan sheet IR-1 and IR-2.
24. Provide tree numbers for existing trees to remain on the landscape plan.  
Response: See landscape planting plans sheet LAPL-1.
25. Show existing canopy spread on trees proposed to remain on the plan.  
Response: See landscape planting plans sheet LAPL-1.
26. Please lighten the stippling symbol for sod on the plan to make it more legible and easier to read now and at the time of final inspection.  
Response: See landscape planting plans sheet LAPL-1.
27. Propose an additional tree species to some of the Gumbo's, perhaps Mahogany's or Shady Lady's as street trees is an option.  
Response: See landscape planting plans sheet LAPL-1 There are five (5) species shown as street trees on LAPL-1 - Gumbo Limbo, Sabal Palms, Royal Palms, Black Olives, and Live Oaks. All but the Black Olives are native.
28. Adjust entrance area so to better preserve trees #d 97 & 99.

Response: Landscape island adjusted to accommodate preservation of trees 97 & 99. Refer to plan sheet LAPL-1.

29. Propose a large canopy flowering tree in the NE corner of the site by the intersection.  
Response: Landscape at corner was designed to create a unified streetscape by matching the adjacent corner.
30. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree, remove any reference to wire and rubber hose.  
Response: Details have been adjusted.
31. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.  
Response: Notes added to details on LAPL-2.
32. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.  
Response: Notes added to details on LAPL-2.
33. Remove note #17 on details sheet.  
Response: Note 17 removed.
34. Provide a mechanical equipment screening detail.  
Response: See Architectural Building Elevation Plans.
35. Provide a note that plant spacing shall supersede plant quantity to fill the bed.  
Response: Notes added to details on LAPL-2
36. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.  
Response: Notes added to LAPL-1.
37. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.  
Response: Notes added to details on LAPL-2
38. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.  
Response: Notes added to details on LAPL-2
39. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

Response: See documentation provided by arborist.

40. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.  
Response: Notes added to details on LAPL-2.
41. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.  
Response: Notes added to details on LAPL-2.
42. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.  
Response: Notes added to details on LAPL-2
43. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.  
Response: Notes added to details on LAPL-2.
44. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation. Response: Notes added to details on LAPL-2.
45. All tree work will require permitting by a registered Broward County Tree Trimmer.  
Response: Notes added to details on LAPL-2.
46. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
Response: Acknowledged, provided herein.
47. Additional comments may be rendered a time of resubmittal.  
Response: Acknowledged.

ENGINEERING DEPARTMENT  
David McGirr  
[david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)  
23-120000034  
Pre-Application review 8-1-23  
954-786-5514  
200 Park Central

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.  
Response: Noted, due to the project still in the early stages of the development approval process this permit has not been applied for however once the project is further in the process the design team will submit applications for all required site & utility permits.
2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.  
Response: Noted.
3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.  
Response: Noted.
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: Noted, due to the project still in the early stages of the development approval process this permit has not been applied for however once the project is further in the process the design team will submit applications for all required site & utility permits.
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: Noted, this will be handled once all permits and project approvals have been obtained and is typically handled by the Contractor. We will provide the NOI upon receipt.
6. Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.  
Response: Noted, due to the project still in the early stages of the development approval process this permit has not been applied for however once the project is further in the process the design team will submit applications for all required site & utility permits.
7. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed utility improvements.  
Response: There are no improvements proposed within the Broward County Right of Way and the project does not front a BC ROW.
8. Submit / upload a copy of the (SFWMD) South Florida Water Management District permit or exemption.  
Response: Noted, due to the project still in the early stages of the development approval process this permit has not been applied for however once the project is further in the process the design team will submit applications for all required site & utility permits.

9. Clarify if Park Central Blvd. S (Cul-de-sac side) is a private roadway.  
Response: The Cul-de-sac, along with Park Central N & Park Central S, are assumed to be a privately maintained roadways serving the business center (according to BCPA it is owned by DUKE PCB 8,9,14,15&33 LLC %PROLOGIS,LP). Please advise if the City's records agree.
10. Submit / upload a sediment and erosion control plan for the subject project.  
Response: An Erosion & Sediment Control Plan is enclosed with the revised submittal plan set.
11. 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.  
Response: Acknowledged, response letter provided as requested.
12. \*\*\*\* 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. \*\*\*\*  
Response: Noted.

CPTED and Security Strengthening Report: PZ#: 23-1200034  
Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach  
Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach  
[anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)  
M-(561) 917-4556 (Call, Text & Email; No Voicemail)  
[patrick\\_noble@sheriff.org](mailto:patrick_noble@sheriff.org)  
M-(954) 709-7006 (Call, Text & Email; No Voicemail)  
Monday – Thursday, 8 AM – 4 PM

**\*\*\* 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.

**\*\*\* 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.

**\*\*\* 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.

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

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

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

**155.2407.E(9) Site Plan Review Standards**

Complies with crime prevention **\*\*Security Strengthening and CPTED Standards\*\***, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes."

**\*\*\*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 C.P.T.E.D & SECURITY STRENGTHING

Current Project - Department Review Status

ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES.

**\*\*\*PLEASE NOTE\*\*\***

ALL OF THE BELOW CPTED CONDITIONS & SECURITY STRENGTHENING PRINCIPLES MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE DOCUMENT AS WELL AS YOUR CPTED DRAWING PLAN FOR APPROVAL.

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage
  - a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
  - b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

- c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
- d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance - Landscaping

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.
- b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.
- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.
- d. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.
- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.

### 2B: Territorial Reinforcement - Landscaping

- a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

## 3. 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.
- 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."
- 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.
- d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

- e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- 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.
- g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.
- h. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.
- i. 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.

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

- a. For Commercial & Industrial, all solid exterior doors must have a see through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.
- 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.
- c. Fences, gates and / or any exterior ground level architectural abstract design features 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.
- d. Solid walls, specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an , beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.
- e. Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.
- f. 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.
- g. 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.

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

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

a. For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

b. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

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

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

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, 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:

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.

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

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.

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

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

#### 7. Key Security: Access Control and Security Strengthening (For businesses

with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

- a. Describe access key control security system - general description only, avoid specific location of key storage safe.
- b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.
- c. A surveillance camera must monitor the office key storage area.
- d. Management office door must have a security viewer (peephole) or reinforced security window.

#### 8. 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:
- b. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems (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.
- 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).
- d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist.
- e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".
- f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.
- 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.
- h. (Only if applicable) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.

#### Current Project - Department Review Status

- i. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)
- j. (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.
- k. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
- l. 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.

#### 7. Graffiti Maintenance - CPTED

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

10. Electronic Surveillance – Security Strengthening

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

- a. 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."
- b. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.
- c. 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.
- d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- 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.
- f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.
- g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.
- h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.
- i. 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, vandalism, autotheft, robbery, sexual assault & battery, etc.
- j. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

12. Miscellaneous: CPTED & Security Strengthening

- a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.
- b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.
- c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.
- 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.
- e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.
- f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.
- 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.
- h. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.
- i. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.

Response: We have drafted a conceptual CPTED Plan utilizing the CPTED Guidelines and information provided in the Preliminary DRC comment review.

## ZONING

Saul Umana

[Saul.Umana@copbfl.com](mailto:Saul.Umana@copbfl.com)

1. This is being reviewed as a Major Site Plan - Please upload a response sheet to all comments.  
Response: Noted.
2. Site Data Table - Rename "East" as Street Side - 10 ft requirement / Industrial Land Use.  
Response: Site Plan data amended as requested.
3. On Site Plan, Building B (Phase II) is labeled as 25,000 sq ft. Response: Label on Building B amended to reflect 57,500sf proposed.  
Parking Data Table - Provide a floor plan of the existing building with the new dimensions. Clarify if the existing office use will remain as it appears to be over 20% and will affect the parking data.  
Response: See updated floor plans for office space areas for proposed and existing to remain. Office areas are less than 20%. Site data tables updated accordingly on site plan to correspond with floor plans.
4. The parking data table does reflect it as mostly warehouse (floor plans to match) Response: Site data tables updated accordingly on site plan to correspond with floor plans.  
Label the walls (clarify if they are walls) adjacent to the truck well areas. Provide architectural details.  
Response: Noted, walls have been labeled as requested. Refer to Architectural Plans for details.
5. Provide a circulation plan as requested by Fire and Environmental services.  
Response: See plan sheet FT-1 for Fire Truck Circulation.
6. The sidewalk adjacent to the parking on Building B and A needs to be extended to serve as the continuous curbing for the parking. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.  
Response: Plans amended to remove the wheel stops.
7. Due to the size of the file, I had trouble calibrating the plan. Keep an overall main site plan, and break down the plan into separate phases in order for staff to more accurately verify the site data.  
Preferred scale is 1=20".  
Response: Please find enlarged south end site plan SP-2 and north end site plan SP-3. A formal phasing plan has not yet been developed but an Exhibit has been provided as requested.
8. Markings  
Except for parking areas serving single-family dwellings, each required off-street parking area and space, and each off-street loading area and berth, shall be identified by double striping as well as other surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Such markings—including directional arrows, lettering on signs and in handicapped-designated areas, and labeling of the pavement—shall be maintained so as to be readily visible at all times. [https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-38150#JD\\_155.5101](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38150#JD_155.5101).  
Response: Refer to Civil Pavement Marking & Signage Plan sheet PMSP-1 for pavement marking and signage and details.

7. Curbing

Except for off-street parking areas serving single-family dwellings, or off-street parking provided within a Parking Deck or Garage, each offstreet parking space shall include a continuous curb.

Response: Verification required to parking stall double lines.

10. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.

Response: Plan adjusted accordingly.

11. In place of continuous curbs, wheel stops may be provided when required for compliance with accessibility guidelines promulgated under the Americans with Disabilities Act (ADA). When permitted, the wheel stops shall be made of concrete, wood, metal, or material of comparable durability, and shall be at least six feet long.

Response: Acknowledged, wheel stops are not proposed at this time & permanent bollard mounted ADA signage is proposed to ensure safety of pedestrians accessing the ADA pathway to buildings.

12. The following shall be completed prior to building permit approval:

13. Provide a recorded plat, per the Broward County Platting Determination letter. Response: Plat letter attached herein.

14. All un-used easements shall be abandoned. Response: See also Easement Vacation applications.

15. Show the outline of the rooftop mechanical equipment on all elevations to illustrate that all parapets will be equal to or higher than the height of the mechanical equipment, per Code Section 155.5301.A.1.

Response: Roof top mechanical equipment is shown on the Roof Plans, sheet A-2, sheet A-5.

16. Provide colored elevations for submittal to the Architectural Appearance Committee (AAC).

Additionally, an 11"x16" material board will be required to be submitted prior to attending this board.

This shall include paint chip samples as well as actual material samples. Response: Will provide with AAC application.

17. "All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces

18. shall be required in any one parking area. Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian

19. traffic and are protected from conflicts with vehicular traffic." (155.5102.L). Identify the bike rack location on the site plan and identify the number of bike spaces on the site plan data table. Response: Refer to the Master Site Plan sheet SP-1 for bike rack location centrally located within an area that will be well lighted.

20. Clarify if the "level loading area" adjacent to the loading berth on Building A will be used for parking/loading of trucks. Response: The dock height loading bays are primarily for semi tractor trucks, whereas the level loading is provided for standard delivery trucks such as FEDEX, UPS, Amazon type trucks.

21. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring. On the site plan, call out the type of fence being proposed (aluminum picket, PVC, etc). Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot. Response: The loading areas are screened with low berm and landscaping.

22. In all new development, as well as redevelopment that increases gross floor area by 50 percent or ore, all electrical secondary feeder lines (laterals) and other utility lines located on the development site and/or along the public right-of-way fronting the development site shall be placed underground—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or

reliability of the circuit (155.5509). Make a note on the site plan that all overhead wires will be buried.  
Response: Existing overhead utility lines that are present along the south boundary are planned to be relocated underground.

23. Provide a sustainability narrative that outlines how this project aims to achieve at least 12 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.
24. Provide a Photometric Plan at the time of DRC submittal Response: See attached narrative.
25. Provide elevations measured from the average elevation of the existing finished grade at the front of the structure. Response: Refer to the paving and grading plan sheet PGDD-1
26. A Type C Buffer is required on the Southern property line. Response: Applicant would like to discuss variance or waiver request for Type C buffer if applicable.
27. Please provide a response to the following for the Architectural Appearance Community
28. 55.5603. INDUSTRIAL DESIGN STANDARDS
29. A. Purpose
30. These design standards are intended to identify the city's design goals and expectations for industrial development quality resulting in greater predictability during the development review process. Recognizing that the form and design of industrial developments and buildings is based on the
31. function of the uses within the development, the focus of these design standards is minimizing the industrial development's potential negative impacts on adjacent land uses and improve the appearance of industrial development along the gateways and entrances to the city.
32. B. Applicability
33. Except as otherwise provided in this Code, the standards in this section shall apply to the following:
34. 1. All new industrial development within an industrial zoning district.
35. 2. Industrial Development within an industrial zoning district required to obtain Building Design approval.
36. C. Business Activities to be Conducted in Enclosed Buildings Except as expressly provided otherwise in this Code, all business activities associated with industrial development shall be conducted within a totally
37. and permanently enclosed building. Response: All business activities will be conducted indoors with the exception of the loading.
38. D. Building Orientation
39. 2. Multi-Building Development
40. A development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views. Response: Operations and loading areas are designed to be concealed from off-site views.
41. 3. Accessory Structures and Uses
42. Accessory structures and uses shall not front a street and shall be located in a manner that minimizes their impacts on adjacent uses. Response: No accessory structures are planned.
- 43.
- 44.
45. E. Facade Articulation
46. Each street-facing building facade shall be horizontally and/or vertically articulated to avoid long, blank wall planes, by meeting at least one of the following standards:
47. 1. Wall Plane Horizontal Articulation
48. Each facade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the facade plane), changes in facade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted facade does not exceed 100 feet. Response: Refer to building elevations and renderings provided in the permit.

49. 2. Vertical Articulation
50. Each facade greater than 30 feet in height shall incorporate a change in the wall surface plane or in facade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted facade does not exceed 30 feet. Response: Refer to building elevations and renderings provided in the plan set.
51. 3. Roof Line Variation
52. The facade shall include variations in roof planes and/or in the height of a parapet wall at least every 60 feet of roofline length along the facade. Response: Refer to building elevations and renderings provided in the plan set.
53. F. Entrance
54. 1. Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one of the following design features to emphasize the importance of the entrance:
55. a. Canopy or portico;
56. b. Roof overhang; Roof overhang is provided at main entry point.
57. c. Horizontal recess or projection; The overhang and recessed storefront provide for recess
58. d. Arcade or arch; High volume off-plane façade design provided
59. e. Peaked roof form;
60. f. Outside patio; Secured interior courtyard is provided between the proposed building and existing building.
61. g. Display window; Storefront design at main entry of the proposed buildings is provided.
62. h. Architectural tile work or moldings integrated into the design of the building facade; Wood look tile veneer accent on recess of tilt wall panel, and panel reveal are provided
63. i. Integrated planters or wing walls that incorporate landscaped area or seating areas; or Wing walls are present on the existing building facades
64. j. Similar architectural features not found on the remainder of the building facade.
65. Response: Refer to building elevations and renderings provided in the plan set.
- 66.
67. 2. Facades of the ground level floor facing an arterial street or collector
68. street shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors. Response: Project does not face an arterial or collector roadway. Refer to building elevations and renderings provided in the plan set.
- 69.
70. G. Building Facade Materials
71. The use of vinyl siding aluminum siding, corrugated metal siding, any other metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior facade material shall be limited to those portions of building facades that are
72. not visible from an arterial or collector street or an adjacent residential use. Response: Refer to building elevations and renderings provided in the plan set.
- 73.
74. H. Loading and Service Areas
75. Loading and service areas shall be separated from patron parking, pedestrian areas, and main drive aisles, and shall be located as far as practicable from any abutting single-family residential development. Response: Refer to site plan sheet SP-1. Parking shown at Building B loading is intended for warehouse staff and not open to the public for parking. See also way finding signs on CPTED-1

77. I. Off-Street Parking Location
78. No more than two bays of off-street parking may be located between the front building facade and the street it faces. This may be doubled for buildings of two or more stories. Response: One drive aisle is provided along the building frontage facing the access road.

**PLANNING**

**Daniel Keester**

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-Land use for this parcel is Industrial (I). The proposed uses listed on the site plan include a warehouse/distribution industrial building (total between existing & proposed equals: 112,565 square feet). The proposed industrial uses are listed as permitted principal uses in this land use. The new building area is 57,500 square feet; the existing building area is 59,000 square feet (a net increase of 53,565).

-The property is platted (Parcel A of I.U.O.E. Plat; PB 106 Pg 9), but it does not specifically restrict the property to any particular uses. A platting determination letter from the Broward County Planning Council dated June 14, 2023, indicates that the proposed scope does not require re-platting.

-The property abuts Park Central Blvd, which is a private access easement, and thus does not abut any public right-of-way

-The property does not front on any road identified on the Broward County Trafficways Plan.

-The city has sufficient capacity to accommodate the proposal.