

May 29, 2024

**DRC RESPONSE**

**PROJECT: 200 PARK CENTRAL**

**PROJECT NUMBER: 23-0001-01**

**P&Z PROJECT NUMBER: PZ23-12000034**

The following are responses to comments received from staff review meeting date April 17, 2024.

Respectfully,



Damon Ricks

Site Planning | Entitlement Process

954.803.9675

[damon@scheffereng.com](mailto:damon@scheffereng.com)

<https://www.smr-engineering.com/>



# City of Pompano Beach



PZ23-12000034  
07/03/2024

## Staff Report

---

**File #:** LN-537

---

DEVELOPMENT REVIEW COMMITTEE  
Meeting Date: DECEMBER 6, 2023

### 200 PARK CENTRAL

**Request:** Major Site Plan  
**P&Z#** 23-12000034  
**Owner:** 200 Park Central LLC  
**Project Location:** 200 Park Central Blvd  
**Folio Number:** 484222200030  
**Land Use Designation:** I (Industrial)  
**Zoning District:** O-IP (Office Industrial Park)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Damon Ricks (damon@damonricks.com)  
**Project Planner:** Saul Umana (954-786-4662 / saul.umana@copbfl.com)

### Summary:

The project site is currently developed and occupied by a 59,000 square foot one (1) story building with manufacturing, warehouse and distribution type uses. The proposed project includes removing 28,700 square foot portion of the existing building from the south side and adding two (2) new buildings 35' height single story Industrial, warehouse, and distribution buildings.

### Staff Conditions:

### ENGINEERING

**Plan Reviewer:** David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com) <<mailto:david.mcgirr@copbfl.com>>

**Status:** Authorized with Conditions

23-120000034

Pre-Application review 8-1-23 david.mcgirr@copbfl.com 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
2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these

plans.

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
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
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.
6. Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.
7. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed utility improvements.
8. Submit / upload a copy of the (SFWMD) South Florida Water Management District permit or exemption.
10. Submit / upload a sediment and erosion control plan for the subject project.

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

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

**Response: All applicable permits and licenses as noted in the comments will be obtained prior to building permit application. A sediment and erosion control plan will be provided at time of permit.**

## ENVIRONMENTAL SERVICES

PLAN REVIEWER: Beth Dubow | beth.dubow@copbfl.com Status:

**Authorized with Conditions**

Environmental Services Comments

No Comments at this time.

## CRA

**Plan Reviewer: Kimberly Vazquez**

**Status: Authorized**

PZ23-12000034 - is not located within either CRA District

## FIRE

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com Status:

**Pending Resubmittal**

1 - Building A and Building B: Both are showing only a 4inch water supply for the proposed fire sprinkler system. Please consult with a fire protection specialist. This does not appear to be sufficient for proposed size and occupant classification of proposed buildings. **Response: The Fire service will be sized accordingly. The plans have been amended to indicate a minimum 6" fire service connection for the buildings. The final sizing will be made per sprinkler plans at the time of permit.**

2 - Existing building: what is the occupancy classification of this building? Storage occupancies greater than 20,000sqft or industrial occupancy greater than 15,000 sqft require fire sprinklers within Broward County Fire Code Amendments. **Response: The buildings will be fire sprinkler protected.**

3 - Building B: egress along rear (West side) of building required as per NFPA standards ever 100ft. must provide path that meets NFPA 101 ch 7 for egress. both surface and lighting requirements to the public right of way.

**Response: Plan updated to clearly show exit door locations and distance for path of travel. See Plan sheet A-3 for path of travel distance labels. Building B size and location are modified with the new plan provided.** PZ23-12000034  
07/03/2024

## UTILITIES

**Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com**

**Status: No comments rendered at this time.**

## ZONING

**Plan Reviewer: Saul Umana | saul.umana@copbfl.com**

**Status: Pending Resubmittal**

1. Verify that lot coverage being used on the site plan is only taking consideration building footprint and not second floor square footage for lot coverage only. **Response: Calculation is confirmed on the updated plan.**
2. Provide a detail of the fence / loading area screening. This is important to show to the AAC.(Reoccurring question by board members) Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure.

Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties. **Response: The loading areas are redesigned to the interior area of the site away from the surrounding roadways.**

3. Prior to building permit approval, demonstrate evidence that all easements have been abandoned and recorded. **Response: All existing drainage easement relative to conflict with the new plan are planned to be vacated prior to building permit. Response: Any existing easements that are not impacted by the proposed plan will remain as applicable.**
4. At the time of AAC submission, provide color elevations with legend and material/ color call outs. As well as a physical material board no longer than 11" by 17" **Response: Acknowledged.**
5. All roof mounted mechanical equipment shall be screened by a parapet wall equal height or exceeding the height regardless of line of sight. **Response: All roof mounted equipment will be screed by the parapet or other means as applicable for compliance.**
6. Add note on site plan that all utilities will be placed underground. **Response: See Site Plan sheet SP-1 for note pertaining to overhead facilities to be relocated underground where applicable.**
7. Prior to Building Permit approval, the applicant must provide evidence that this project meets the 12 sustainability points. **Response: Acknowledged. Response: The project will include the following elements included on the Sustainability table.**

Efficient Cooling_____	2
Hurricane Resistant Structures, 150 mph_____	4
Solar Panels, 30 Percent Min _____	8
White Roof _____	2
Total Points _____	16

8. Photometric Plan - Plans shows wall mounted pack lights - Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less. **Response: The lights shown mounted on the wall are not wall packs but are the same design as the pole-mounted lights designed to broadcast the light downward and not outward. See the detail on sheet E-1.**

9. Prior to the submission of AAC, please provide elevations in black/ white and color elevation with the specific material and color callouts. **Response: Acknowledged and will comply for AAC.**

10. Provide a response to the following design standards as part of the AAC submittal:

## 155.5603. INDUSTRIAL DESIGN STANDARDS

### A. Purpose

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 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.

### B. Applicability

Except as otherwise provided in this Code, the standards in this section shall apply to the following:

1. All new industrial development within an industrial zoning district.
2. Industrial Development within an industrial zoning district required to obtain Building Design approval.

### C. Business Activities to be Conducted in Enclosed Buildings **Response: All activities will be contained within the buildings.**

Except as expressly provided otherwise in this Code, all business activities associated with industrial development shall be conducted within a totally and permanently enclosed

### building. D. Building Orientation

#### 1. Single-Building Development

A development composed of a single building shall orient the building facade containing its primary patron entrance to face the street from which the building derives its street address.

#### 2. Multi-Building Development

A development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views. **Response: Multiple buildings designed with loading away from the street side.**

#### 3. Accessory Structures and Uses

Accessory structures and uses shall not front a street and shall be located in a manner that minimizes their impacts on adjacent uses. **Response: Accessory trash enclosure structures are placed for clear accessibility and will be screened from public view.**

### E. Facade Articulation

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:

#### 1. Wall Plane Horizontal Articulation

**Response: The façade is designed to comply with the wall articulation as required.**

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.

#### 2. Vertical Articulation

**Response: The façade is designed to comply with the wall articulation as required.**

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.

### 3. Roof Line Variation

**Response: The parapet is designed to comply with roof line variation.**

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.

### F. Entrance

**Response: The building entries are designed to comply with the outlined requirements.**

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:

- a. Canopy or portico;
- b. Roof overhang;
- c. Horizontal recess or projection;
- d. Arcade or arch;
- e. Peaked roof form;
- f. Outside patio;
- g. Display window;
- h. Architectural tile work or moldings integrated into the design of the building facade;
- i. Integrated planters or wing walls that incorporate landscaped area or seating areas; or
- j. Similar architectural features not found on the remainder of the building facade.

2. Facades of the ground level floor facing an arterial street or collector street shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors.

### G. Building Facade Materials

**Response: The façade is designed to comply with varying materials at the streetside as required.**

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 not visible from an arterial or collector street or an adjacent residential use.

### H. Loading and Service Areas

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: The loading and service areas are segregated from the general parking area.**

### I. Off-Street Parking Location

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: The Site Plan complies as designed.**

## PLANNING

Plan Reviewer: Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com) <<mailto:max.wemyss@copbfl.com>>

### Status: Authorized with Conditions

1. 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).
2. -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.
3. -The property abuts Park Central Blvd, which is a private access easement, and thus does not abut any public right-of-way
4. -The property does not front on any road identified on the Broward County Trafficways Plan.
5. -The city has sufficient waste water treatment capacity to accommodate the proposal.

## LANDSCAPING

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

### Pending Resubmittal

#### 4.1.24

1. 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: A dollar value is provided on the table found on Landscape Plan sheet LAPL-00 & LAPL-2.**
2. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings. Provide a mitigation table. It is unclear to staff how mitigation is being addressed either by dollar values or the DBH to caliper approach. **Response: A dollar value is provided on the table found on Landscape Plan sheet LAPL-00& LAPL-2.**
3. Provide approvals from Broward County Surface Water Management for filling in the canal. **Response: A permit will be obtained as applicable.**
4. 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. The East and North elevations of Bldg. B have not been addressed/ **Response: The applicant is requesting 50% required width modification. The minimum 11.5' is provided with landscape planting to meet the superior landscape criteria. Refer to Planting Plan LAPL-1 for plantings and Site Plan sheet SP-1 for dimensions.**
5. 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: **Response: The applicant is requesting 50% required width modification. The minimum 11.5' is provided with landscape to meet the superior landscape criteria. Refer to Planting Plan LAPL-1 for plantings and Site Plan sheet SP-1 for dimensions.**  
Palms must be provided in multiples (doubles or triples);
  - i. If palms and trees are combined, one row of shrubs can be provided;
  - ii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;



- iii. If trees are provided, design must include a minimum of 2 species;
  - iv. Trees or palms must be a minimum of 14 feet in height;
  - v. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
  - vi. Suspended pavements systems are provided for the adjacent vehicular use area.
6. Shift all FDC's out of required landscape islands and/or provide a separate utility island, north and west side islands. **Response: The FDC's for Bldg A and the existing building are situated in the VUA planting zone on the west side of Building A. The VUA Planting area adjacent to the building that is provided exceeds the width requirement and will be planted in accordance to 155.5203.D.5. half height = 17.5' required and 25.5' is provided to allow for additional area to accommodate the FDC's Building B FDC is located in the oversized entry island on the east side of Building B. See landscape planting plan and water & sewer plan for FDC locations.**
7. Provide required Type C Perimeter Buffers on South side as per 155.5203.F.3. and provide a cross section detail. Note on plans and provide a cross-section detail. **Response: See cross section provided for Type C buffer along south boundary. Whereas the existing adjacent buildings will provide for the required wall condition and the buffer plantings will meet the planting requirements as discussed with City staff.**
8. 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. Parking areas and stalls south side of Bldg A. **Response: All landscape islands are designed to meet the criteria within 155.5203.D.4**
9. 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: All landscape islands are designed to meet the minimum 120sf requirement.**
10. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas adjacent to walls and VUA Foundation planting areas. **Response: See cross sections provided on sheet A-9, Detail 7. The foundations will be designed below the zone of influence for any roots in the planting areas.**
11. Show tree numbers on the landscape plan for existing trees proposed to remain. **Response: Tree numbers are provided on the landscape plan.**
12. Propose a large canopy flowering tree in the NE corner of the site by the intersection. **Response: A large Canopy tree is provided as requested at the intersection.**
13. All tree work will require permitting by a registered Broward County Tree Trimmer. **Response: Acknowledged.**
14. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
15. Additional comments may be rendered a time of resubmittal.

## BSO

Plan Reviewer: Tony Russ | [anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org) <[mailto:anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)>

Status: Pending Resubmittal

Development Review Committee Date Reviewed: 11/22/23

Subject: CPTED and Security Strengthening Report: PZ#: 23-1200034

Address: 200 Park Central Blvd., Pompano Beach, FL

Type: Major Site Plan (P.A.M.)

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)

**Response: A CPTED narrative is provided as well all CPTED notes provided on the plans as discussed. The CPTED Plan was derived from review with the owner's security company that currently provides security for the project site. Camera model and camera locations selected and coordinated with the security company.**

**\*\*\* 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. **Response: Acknowledged.**

**\*\*\*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. **Response: Acknowledged. Signs will be provided.**

**\*\*\*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."

The below stated CPTED & Security Strengthening conditions must be added to your existing CPTED Narrative & CPTED Drawing Document for DRC Approval. **Response: All items added to the CPTED plan and the narrative.**

**1. CPTED Landscaping Standards –**

- a. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.
- b. 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.
- c. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.

**2. CPTED Lighting Standards**

- a. 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."
- b. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any

building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

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

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.

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.

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

a. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc.

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 angled, 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. 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.

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

### 4. 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 / INDUSTRIAL / 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.
5. 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.
6. 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. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.
  - b. A surveillance camera must monitor the office key storage area.
  - c. Management office door must have a security viewer (peephole) or reinforced security window.
7. 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. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".
    - c. (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.
    - d. 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)
    - e. Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot.

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

## 8. 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.

## 9. 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.

## BUILDING

Todd Stricker | todd.stricker@copbfl.com

### Status: Authorized with Conditions

BLDG 11-8-23

#### Advisory Comments **Response: Acknowledged.**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

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

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non

-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

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

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

Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

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

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
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.
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.
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 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.
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.
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.
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.
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.
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).



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.

PZ23-12000034

07/03/2024

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

PZ23-12000034

07/03/2024

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.

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.