



## PAM COMMENTS RESPONSE LETTER

**To:** David Recor, ICMA-CM, Development Services Director  
City of Pompano Beach  
City Hall Main Building  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

**From:** Yexsy Schomberg, Principal Planner – Urbana

**Date:** Wednesday, August 27, 2025

**RE:** 4211 N Federal Hwy, Pompano Beach, 33064 | The Satori | 06/10/25 | PAM PZ-12000016 Response Letter

### Building Division Comments: James DeMars

1. 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.  
**Response:** Understood.
2. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.  
**Response:** Understood.
3. .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:** Understood.
4. 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:** Understood.
5. 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:** Understood.

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

**Response:** Will Be Done.

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

**Response:** Understood.

8. FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

**Response:** Understood.

9. 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 parking spaces schedule on Sheet A4 for reference. The proposed Multifamily Development will contain 8 ADA PS, curb cuts and elevators to accommodate individuals with disabilities.

10. 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:** Understood, all 8 floors in the Proposed Multifamily Development include elevators.

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11. 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:** There will be a sidewalk and a street connection to the west side of the Proposed Multifamily Development.

12. 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:** Understood

13. 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:** Understood.

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

**Response:** The Proposed Multifamily Development will not demolish or renovate an existing structure which contains asbestos.

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

**Response:** Will be provided during construction phase.

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

**Response:** Understood.

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

**Response:** Understood.

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

**Response:** Understood.

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

**Response:** There are no basements. However, there are

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

**Response:** Please see sheet A15 through A15.5 for reference.

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

**Response:** Understood.

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

**Response:** Understood.

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

**Response:** Understood.

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

**Response:** Understood.

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

**Response:** Understood.

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

**Response:** Understood

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

**Response:** Understood

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

**Response:** Understood

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29. 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:** Understood

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

**Response:** The proposed number of parking spaces on the Proposed Multifamily Development will be 338 PS. Please see table below for a more detailed breakdown.

USE	CODE REQ	REQUIRED	PROVIDED
Multifamily – 1 BD Units (47 units)	1.5 PS/DU	69 PS	69 PS
Multifamily – 2 BD Units (121 units)	1.5 PS/DU	176 PS	176 PS
Multifamily – 3 BD Units (20 units)	2.0 PS/DU	48 PS	48 PS
Office (2,000 SF)	1.0 PS/400 SF	5 PS	5 PS
Guest	1 PS/5 DU	38 PS	40 PS
ADA (included in total)	(301-400)/8 PS	8 PS	8 PS
<b>Total Required PS</b>		<b>336 PS</b>	
<b>Total Provided PS</b>			<b>336 PS</b>

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

**Response:** Will Be Done.

32. 20.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:** Will Be Done.

33. 21.1804.4 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

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building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**Response:** Will Be Done.

34. 22.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:** Will Be Done.

35. 23.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:** Will Be Done.

36. 24.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 architects or engineers 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:** Will Be Done.

**Engineering Department: David McGirr**

37. Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.

**Response:** Please see our latest Pollution Prevention Plan on sheet PP-1.

38. 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.

39. **Response:** We will provide prior to building permit approval.

40. Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.

**Response:** We will provide prior to building permit approval.

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

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**Response:** We will provide prior to building permit approval.

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

**Response:** We will provide prior to building permit approval.

43. Water and sewer plans have the city of Delray Beach on them.

**Response:** Please see our latest Water and Sewer plans for the removal of City of Delray Beach

44. Remove the city of Pompano Beach water and sewer details. Broward County serves this area.

**Response:** Please see our latest water and sewer plans for Broward County water and sewer details.

45. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

**Response:** We will provide prior to building permit approval.

46. Submit/upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of N. Fed. Hy.

**Response:** We will provide prior to building permit approval.

47. The proposed sewer tie-in is located within the city park. It might be in the parking area. Type two restoration will be required.

**Response:** Acknowledged.

48. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

**Response:** Acknowledged.

49. Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.

**Response:** Please see our latest Pollution Prevention plan on sheet PP-1.

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

**Response:** Understood.

\*\*\*\* Please note - the City Engineering Division may issue additional review comments

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throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. \*\*\*\*

**Response:** Understood.

### Fire Department: Jim Galloway

51. Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6 in. (NFPA 1 2018ed chapter 18 section 18.2.3.5.1.2)

**Response:** The building complies with this regulation. Please see sheet SP-1 for reference

52. 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 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions

**Response:** Will Be Done

53. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form Water Supply Fire Flow. Document located in the E-files folders of e-Plan.

**Response:** Please see sheet WS-1 for the location of the proposed 2 fire hydrants.

54. 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 builders 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:** Understood

55. 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.

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

**Response:** Understood.

56. 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 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)

**Response:** Understood.

57. Along North side of access road: No Parking Fire Lane by Order of Fire and Police. Signs max 60ft apart. (NFPA 1 2021ed chapter 18 section 18.2.3.6.3)

**Response:** Please note that there is no proposed fire lane.

58. Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2021ed Chapter 18 section 18.2.3.2)

**Response:** Please see our latest Water and Sewer plan on sheet WS-1 for fire department apparatus access within 50ft of front entry door located to the northeast of the property.

59. 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 20121ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)

**Response:** Please see our latest Water and Sewer plans, sheet WS-1, for proposed fire hydrants covering the entire site with a max. 450' distance going around proposed buildings.

60. All new sites within the City of Pompano shall be designed where fire apparatus access and egress from property does not require backing of the apparatus to exit the property. City of

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Pompano Beach Fire has a Driver Safety and Backing Procedure Policy in place that states:  
Backing of apparatus shall be avoided.

**Response:** Understood, the fire apparatus access and egress from the property does not require backing to exit the property.

61. Existing water main What is the size of the existing water main that fire protection system is proposed to connect?

**Response:** Please see our latest Water and Sewer plan, sheet WS-1, we are proposing a looped water main connection connecting the existing 6" water main located to the south of the property to the existing 6" water main to the east of the property with a proposed 6" water main. The fire protection system is proposed to connect to the proposed 6" water main.

62. Fire Department Connection Location - Minimum 10 to 15 feet of a fire hydrant. Both located on same side of street. Fire Dept. Connection should be located at front of building or at main fire dept. apparatus entrance.

**Response:** Please see our latest Water and Sewer plan, sheet WS-1, for proposed fire hydrant to be located at the main fire department apparatus entrance located to the northeast of the property.

63. Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. The only landscaping should be grass or mulch no plants or shrubs. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2021 Ch. 18 Sec. 18.5.7

**Response:** Please see sheet SP-1 for reference.

64. Provide information for proposed life safety and fire protection systems for the building. Include locations of and access to each of the systems. Examples fire pump, generator, fuel types and location of refueling. All must be accessed exterior of the building.

**Response:** Please see sheets A15 through A15.6 for reference.

65. Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.

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Response: Please see sheet A.15 through A.15.7 for life safety plans.

**BSO: Anthony Russo**

66. **\*\*\*ATTENTION\*\*\***

**Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.**

**\*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. \*\*\***

**Response:** Please see attached Affidavit for CPTED Compliance in Camino.

67. Design in dense & defensive, 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.

Goal: Deter 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.

**Response:** Dense landscaping has been provided through out the project development site.

68. A1. Natural Surveillance (Lighting)

1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

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

3.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility. :

4.) 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

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Option to consider:

Install ground pedestrian scale lighting near the front entrance gates and along the entrance pathway. When the area is darker the concern is keeping pedestrians in this area safe with adequate lighting. As nearby tall canopy trees grow larger, they will diminish ambient & pole lighting due to the widely spreading branches & foliage. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents. :

**Response:** Street lighting and pathway lighting have been provided along all exterior sidewalks and roadway as well as enhanced lighting at pedestrian crossings. Enhanced lighting also provided in garage and building entrance areas.

5.) Shared use storage rooms designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum have a secured motion sensor lighting system that will provide immediate illumination upon entry.

**Response:** All storage rooms will be secured and adequately illuminated with a motion sensor

### 69. A2. Natural Surveillance – Security Strengthening

1.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).

Goal: This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

**Response:** This note is included in the CPTED notes on sheet SP-5.1. See note 4.

2.) Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance.

Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal

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activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

**Response:** All ADA ramps and publicly accessible design features utilize see through railings. This note is included in the CPTED notes on sheet SP-5.1. See note 4.

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

Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.

**Response:** Exterior stairs are not proposed as part of this project.

4.) Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc.

Note that recessed building facades frequently attract unintended loiterers, trespassers, and criminals due to protection from the weather, and opportunity for concealment/ ambush. Also, neighbors, security and police patrols often cannot observe anyone possibly a threat who is tucked inside a recessed alcove.

Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, unintended use, etc.

**Response:** Security cameras will be part of the developer's operation program and will be installed at all points of ingress/egress and all common areas throughout the proposed development site.

### 70. A3. Electronic Surveillance – Security Strengthening

1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation.

2.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.

Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. 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

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front desk, lobbies, the managers' office, etc.

**Response:** Security cameras will be part of the developer's operation program and will be installed at all points of ingress/egress and all common areas throughout the proposed development site.

3.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

**Response:** Proposed landscape will be coordinated with all exterior mounted cameras as to not obstruct viewing area.

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

**Response:** Proposed lighting will be coordinated with all exterior mounted cameras as to not obstruct viewing area.

5.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.

**Response:** Security cameras will be part of the developer's operation program and will be installed at all points of ingress/egress and all common areas throughout the proposed development site.

6.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.

**Response:** Security cameras will be part of the developer's operation program and will be installed at all points of ingress/egress and all common areas throughout the proposed development site.

7.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

**Response:** Mail room will be covered by a security camera.

### 71. B. Access Control – Security Strengthening

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

Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing,

## PAM COMMENTS RESPONSE LETTER

Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

**Response:** Wayfinding signage will prominently display for intuitive use. This has been added to the CPTED narrative. See note 20.

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

**Response:** This note has been added to the CPTED narrative. See note 16.

3.) Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

**Response:** This note has been added to the CPTED narrative. See note 20.

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

**Response:** All proposed fencing shall be commercial grade. Please note that the only fence proposed at this time is for a dog walk area and there is no perimeter security fencing.

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

**Response:** Please note that the only fence proposed at this time is for a dog walk area and there is no perimeter security fencing.

6.) 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.

**Response:** There is no proposed landscaping along the 'see through' railing elements.

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7.) Balcony railings on the second level or higher should have a vertical bar or other anti-climbing design. Horizontal bars are discouraged as they can easily facilitate climbing & this is of most concern for unattended young children that may suffer from a fall injury.

**Response:** Balcony railing shall have a 'anti climbing' design once fully developed.

### 72. B1. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms

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

**Response:** The trash rooms shall be secured with access control and video surveillance.

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

**Response:** The trash rooms will be equipped with constant lighting.

### 73. B2. Access Control

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

**Response:** Will comply with this requirement.

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

**Response:** Storage room will have a robust locking system.

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

**Response:** This area will have video surveillance.

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

**Response:** Will comply with this requirement.

### 74. C. Territorial Reinforcements – Security Strengthening

1.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners to help prevent vandalism.

**Response:** Two BSO 'No Trespassing' signs are proposed at the vehicular and pedestrian project entrances for clear visibility upon entering the site.

2.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or

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unauthorized prohibited activities on the property.

Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

**Response:** Property rule signage will be prominently posted through out the development as appropriate.

3.) Solid walls (if any) and elevated platform features used in design elements, 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.

**Response:** 8' wall (as required for Type C Landscape Buffer) will be designed to not have a flat top.

### 81. C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking

1.) (Only if applicable such as with an enclosed garage) An Access Control

**Response:** Vehicular access control is located prior to entering areas with resident parking. Guest parking will remain un-gated.

2.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka piggybacking) by unauthorized users attempting to gain access into a private / restricted area without permission.

(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)

**Response:** Gate will close quickly after the authorized car passes through prior to any unauthorized access.

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

**Response:** Roll down gates are not proposed at this time.

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

**Response:** Signage will be posted in residential parking areas.

5.) Install sufficient sidewalk safety aisles (non-mountable curbs) in front of the parked cars to

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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.

**Response:** Dedicated pedestrian walkways are not proposed in the garage at this time. We will investigate installing high visibility pavement markings to foster safe passage from vehicles to pedestrian areas.

6.) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages if paint is to be applied in these areas.

Purpose: To increase the overall amount of natural & artificial light.

**Response:** High-visibility paint will be used.

7.) Incorporate traffic calming devices, including bollards and rumble strips, heavy planters, etc. to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

**Response:** Traffic calming devices will be incorporated into the final garage design.

8.) (For Enclosed Parking Garages) Any ground & second level window openings / wall punchouts that would enable unauthorized entry into the garage must incorporate see through barriers. Some examples of such barriers are picket style fencing, metal mesh, perforated panels, louver style paneling or other architectural abstract designs that provide transparency while simultaneously preventing improper entry.

Purpose: To prevent unauthorized users from circumventing the designated entry / exit points thereby depriving suspects the ability to covertly enter the garage undetected for the purpose of committing crimes to include robbery, burglary, auto theft, sexual assault, ambush style attacks, criminal mischief, etc. Please note that horizontal bars are NOT preferred as they can facilitate climbing depending on their spacing.

**Response:** Will comply with this requirement.

9.) Locate the Blue Light Call Assistance System or an equivalent Emergency Call System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light / Emergency Call System and surrounding area must be under video surveillance.

**Response:** Call assist boxes will be located through out the garage.

10.) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

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**Response:** Click 2 Enter will be incorporated into the access control design.

### 82. D. Maintenance & Management – Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

**Response:** Will comply with this requirement.

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

**Response:** Elevator design will include access control by 1st floor FOB with electronic surveillance and panic button.

3.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern.

Purpose: To provide the legitimate user with increased visibility in areas such as lengthy intersecting hallways, alleys, parking garages, vehicle entry / exit points to the public right of way, blind corners, elevators, retail shopping isles, etc.

**Response:** Mirrors will be installed in any areas determined to have limited visibility.

4.) 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:** Pressurized tanks are not proposed as part of this development.

5.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

**Response:** Numbered address will not be obstructed by landscaping or any other external features for easy visibility.

### 83. E. Activity Support – Security Strengthening

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

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**Response:** Bicycle storage room is placed closed to the main access.

2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.

Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

**Response:** Wi-Fi system will be password protected.

3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.

Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

**Response:** Any exterior benches will comply with this requirement.

4.) For projects with multiple stairwells, each stairwell must be prominently identifiable with wayfinding signage, preferable by number or letter, to help expedite response times for emergency personnel (Police, Fire Rescue, Security, Management Staff) in case of possible crisis events within the building.

**Response:** Stairways will have unique identifiable elements.

5.) For Residential / Homeowner Associations / Property Management Companies, it is strongly encouraged to establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important notifications, community concerns & virtual meetings, etc.

**Response:** The management company will comply with this requirement.

6.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.

**Response:** Common area furniture not permanently secured to the ground will be behind a locked door or gate monitored by a security camera.

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

**Response:** Constant lighting or motion sensors will be provided.

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84. For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as “Will Comply” or “Will Be Done”. Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance.

Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.

**Response:** Contact information has been provided on the CPTED narrative.

\*\*\*Important Please Read\*\*\*

The CPTED Narrative in the DRC or PAM Documents folder & the CPTED Diagram in the DRC or PAM Drawing folder should be synonymous. Please include the above stated CPTED & Security Strengthening measures onto both the Drawing Document & Narrative Document when re-submitting into the Pompano ePlan.

**Response:** Comments have been incorporated into both the CPTED narrative and CPTED plan as applicable

### Utilities: Tabensky Johnson

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

**Response:** Understood.

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

**Response:** Will Be Done.

87. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.

**Response:** Please see our latest Pollution Prevention plan on sheet PP-1.

88. Broward County Water & Wastewater service area. Please procure a Broward County permit for any off-site water/sewer utility connections.

**Response:** We will obtain Broward County permit for all utility connections off-site

89. Please submit a Sedimentation and erosion control plan

**Response:** Please see our latest Pollution Prevention plan on sheet PP-1.

### Zoning: Saul Umana

90. All proposed list of adjustments must be done separately on Camino.

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**Response:** Will Be Done.

91. It is quiet unclear what the relief is for - Based on the request, the applicants would not be able to apply for adjustments and it thus is it better suited for a variance request.

**Response:** Please withdraw this comment as the adjustments are no longer proposed.

92. All developments greater than 35' in height must result in an effective transition of heights from abutting low-density residential (20 units per acre or less) development to the tallest portion of the development. The effective transition of heights is intended to demonstrate compatibility of heights with abutting low-density residential development and to demonstrate that the tallest portions of the development are appropriately located including a gradual and incremental increase in height that is proportionally tiered and reasonably distributed.

**Response:** Please see Sheet A3.1 for reference. The Proposed Multifamily Development features an effective transition of heights when abutting low-density residential development. The height transitions as stepback setbacks between on level 4 between level 8 by shifting the building away by 10', 26', 29', and 51' depending on the level from the abutting low-density residential development.

93. D. Intensity and Dimensional Standards for Free-Standing Residential Buildings: Rear yard setback, minimum (ft) 10.

**Response:** Please see sheet SP-1 for reference. The rear yard setback for the Proposed Multifamily Development is 10'.

94. provide the stepback setbacks : Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.

**Response:** Please see Sheet A3.1 for reference. The Proposed Multifamily Development features an effective transition of heights when abutting low-density residential development. The height transitions as stepback setbacks between on level 4 between level 8 by shifting the building away by 10', 26', 29', and 51' depending on the level from the abutting low-density residential development.

95. 2. Maximum Building Size

- a. Individual structure footprints shall not exceed a maximum of 20,000 square feet.
- b. The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the

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**Response:** The individual structure footprint for building 3 does exceed 20,000. The total SF for building 3 is 21,. Moreover, the maximum length of the multifamily residential structure does not exceed 180 linear feet.

96. Building Height/ setback

Any portion of a structure greater than 40 feet in height that is contiguous to the existing single-family residential development shall be set back one foot for each foot of height over 40 feet, up to a maximum distance of one-half the height of the structure in addition to the setback required for the structure by district regulations.

**Response:** The current south setback abutting the single-family residential development is 10'. Please see sheet SP-1 for reference.

### Landscape Review: Mark Brumet

97. Pursuant to Code Section 155.5509: Provide evidence that all overhead utilities will be buried for this project in accordance with the referenced code section. In addition, provide a note on the site and landscape plans and in a narrative stating the following: All overhead utilities shall be buried for this project.

Response: A note has been added to the site and landscape plan stating that overhead shall be buried along the property frontage.

98. Pursuant to Code Section 155.5203.B.5.a: Provide a scaled Irrigation Plan prepared, in accordance with the referenced code section.

Response: An irrigation plan has been provided.

99. Pursuant to Code Section 155.5203.B.2.g.ii.(A)(2) & 155.5203.B.2.g.ii.(D)(2): Based on the height of the new building, half of all required canopy trees are to be 16' tall and palms to be 22' OA. Adjust the heights on the plant list in accordance with the referenced code section.

Response: At least half of the canopy trees and palms have been provided at the required height. Please see landscape code compliance chart for calculations on sheet L-4.

100. Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site

Landscaping: Provide Minimum Development Site Landscaping in accordance with the referenced code sections. In addition, clarify where this is being met and provide this information in a data table format on the landscape plan.

## PAM COMMENTS RESPONSE LETTER

Response: This calculation has been provided on the landscape code compliance chart on sheet L-4.

101. Pursuant to Code Section 155.5204.C. Per Code Section 155.5204.C. Submit a Tree Appraisal using FS Rule 14-10.057 for all palms, and specimen canopy trees 18 inch DBH and great and 60% health condition and greater by an ISA Certified Arborist.

Response: Tree Appraisals have been provided.

102. Mitigation for trees proposed to be removed is above and beyond minimum site requirements. Provide a mitigation table identifying total specimen tree dollar values, non-specimen tree total DBH inches, and palm tree dollar values per applicable code sections referenced above.

**Response:** Tree mitigation is above and beyond development requirements. See calculations on sheet L-1.

103. Pursuant to Code Section 155.5203.D.2.b: Non-landscaping features such as walkways, light or utility poles, fire hydrants, and stormwater management facilities may be located in required landscaped areas only to the maximum extent necessary to comply with other provisions of this Code and provided the minimum landscaping width and planting standards for vehicular use areas are met. Light poles shall be a minimum of 15' from a required tree location not 12'. Correct note on sheet L-5.

Response: Note 27 has been corrected.

104. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 10' foot wide perimeter landscaping strip requirements along the north property line in accordance with the referenced code sections. \*This is to be a clear measurement not to include vehicular overhang.

**Response:** The canopy overhang adjacent to the north perimeter strip has been reduced to allow 10' clear.

105. Pursuant to Code Section 155.5203.E.2: Show how Building Base Planting requirements are being met in accordance with the referenced code section along the east side of the building facing Federal Hwy.

**Response:** Building base plantings have been provided. See landscape plan and Section 5 on sheet SP-1.2.

106. Align plan to match type C buffer along south perimeter adjacent to the residential areas and type A buffers along the remaining perimeters. In addition provide cross section details with measurements.

**Response:** A type C buffer has been provided along the south perimeter adjacent to the residential area and Type A buffers along the remaining perimeters.

## PAM COMMENTS RESPONSE LETTER

107. Provide an alternate shrub species for Dwarf Firebush as it pertains to the perimeter buffers that has a fuller more upright growth pattern and is readily available at 48" tall.

**Response:** Firebush has been replaced with Silver Buttonwood.

108. Pursuant to Code Section 155.5203.D.4.b.i: Change proposed Royal palms in parking row end islands to 16' tall Live Oaks.

**Response:** Royal Palms in parking islands have been changed to Live Oaks.

109. Pursuant to Code Section 155.5203.G.2.c: Provide street trees at 1:40' linear feet in accordance with the referenced code section. Clearly define trees proposed as street trees.

**Response:** Four Gumbo Limbos have been provided as required street stress along Federal Hwy, which have been clearly identified adjacent to the plant callout and on the code compliance table

110. Clarify overhead canopy layout as it pertains to the entrance drive aisle. The overhead canopy appears to encroach into the required 10' landscape perimeter.

**Response:** The overhead canopy has been reduced to limit encroachment into the 10' landscape strip. The encroachment is limited to columns at the back of the curb for structural support.

111. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 24.0' of landscape areas in accordance with the referenced code sections.

**Response:** An exhibit has been provided on sheet L-4 showing how landscaping between the VUA and building are being met.

112. 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

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**Response:** An exhibit has been provided on sheet L-4 showing how landscaping between the VUA and building are being met outlining this code criteria.

113. Pursuant to Code Section 155.2411.B: A Tree Permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section.

**Response:** A tree permit has been applied for by the developer as part of the demolition permit.

114. Pursuant to Code Section 155.5203: All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise

**Response:** All required trees are canopy trees. Understory trees and palms have been provided as allowed by the landscape code.

115. Pursuant to Code Section 155.5301.A.1.a & 2.b: All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail.

**Response:** Mechanical equipment is either located on the roof or interior to the building. Any ground mounted outdoor mechanical or utility equipment has been screened from view.

116. Pursuant to Code Section 155.5203: Identify sod in all open areas including ROW swales and provide total sqft.

**Response:** Sod has been identified on the landscape plan and quantity provided in the plant schedule on sheet L-4.

117. 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 slabs as it relates to these areas.

**Response:** Cross sections have been provided on sheet SP-1.2.

118. Provide soil specifications in percentage for i.e. 70/30, 50/50, etc. Staff recommends the use of 70/30 soil mix ratio as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements for trees and plants to thrive.

**Response:** Soil specification has been revised to 70% sand, 30% organics as suggested. See note 9 on sheet L-4.

119. Show all proposed dry retention areas on the landscape plan.

**Response:** There are no proposed dry retention areas as part of this plan. All stormwater storage is underground. See Civil plans for details.

120. Proposed Bulnesia shall be specified as FG due to poor root systems or select another flowering species.

**Response:** Bulnesias have been specified as field grown.

121. Change proposed Japanese Fern trees to Yellow Tabebuia trees

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**Response:** Japanese Fern Trees have been removed from this project

122. 12' tall trees to be specified at 2.5" caliper, 14' tall trees to be specified at 3" caliper, 16' tall at 4" caliper; correct plant list.

**Response:** Plant list has been updated.

123. Proposed Royal palms to be specified as heavy's; correct plant list.

**Response:** Royal Palm specification has been updated.

124. Staff does not recommend the use of proposed Slash Pines due to their poor performance in areas where irrigation systems are used. Staff recommends the use of Pink Tabebuia trees due to their similar growth characteristics to the Bald Cypress trees to substitute the 38 proposed Pine trees.

**Response:** Slash Pines have been changed to Pink Tabebuias as suggested.

125. Provide a large palm tree staking, large tree staking, small tree guying, mechanical equipment screening, etc. details.

**Response:** These details have been provided on sheet L-5.

126. Provide a planting detail and note to reflect the following current industry standard and BMP's: tree and palm planting holes are to be 2.5 to 3 times the size of the root ball.

**Response:** Planting details have been updated to show planting holes at 3x the size of the root ball. See sheet L-5.

127. Provide a note on the Landscape and Irrigation Plans stating the following: Irrigation system shall provide 100% coverage with 50% overlap. Additionally, identify if reuse water is going to be used.

**Response:** This note has been provided. See note 25 on sheet L-5. Irrigation source will be from a well.

128. Provide a note stating all staking & guys shall be removed approximately 9 months after planting or as directed by the Landscape Architect.

**Response:** This note has been provided. See note 16 on sheet L-5

129. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all areas bordering hardscapes or utilities.

**Response:** Root barrier has been shown where required and specifications provided in detail on sheet L-5. Deep Root UB 24-2 has been specified, which is a 24" deep product.

130. Provide details and specifications for planters on roof top and amenity decks – waterproofing, soil, bracing, etc. Provide details, cross sections, soil composition, irrigation staking & guying, drainage, etc.

**Response:** These details will be provided once the roof top amenities are further developed.

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131. Provide detail for tree and palm guying system for all planter areas on roof top and amenity decks.

**Response:** These details will be provided once the roof top amenities are further developed.

132. Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs.

**Response:** All utilities, signage, and overhangs have been shown on the landscape plan. Building footer has been shown in the cross section detail provided on sheet L-4.

133. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

**Response:** A note has been provided stating this. See note 33 on sheet L-5.

134. Remove all noted reference to container sizes from proposed plant material.

**Response:** Container sizes have been removed from plant schedule.

135. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

**Response:** Acknowledged, however there are no tree protection areas on this project.

136. The City does not recommend the use of large canopy, self cleaning palms in and around high target areas such as pedestrian access and vehicular use areas, propose an alternate large canopy palm such as Phoenix species. Long-term maintenance of coconut palms may not be done with the use of climbing spikes - clearly specify maintenance practices and note on this landscape plan.

**Response:** Sylvester Dates and Bismark Palms have been proposed along the pedestrian access walkway at the west building. The Royal Palms specified along the vehicular driveway are a prominent feature planting appropriate for the entrance to this development. Coconut Palms are not specified on this plan. A note referencing palm trimming maintenance has been added to the landscape plan. See note 10 on sheet L-4.

137. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**Response:** A comment response letter has been provided.

138. Additional comments may be rendered upon re-submittal.

**Response:** Understood.

## PAM COMMENTS RESPONSE LETTER

### Zoning: Saul Umana

139. Provide driveway width at the entrance.

**Response:** Please see our latest Pavement Marking plan on sheet PD-3 for driveway width at entrance.

140. Vehicular use area along the northern perimeter area appears to be reduced in width. Provide the width.

**Response:** Please see our latest Pavement Marking plan on sheet PD-3 for min. driveway widths.

141. Provide monument sign setback.

**Response:**

142. In the B3 district, setbacks for free-standing residential buildings are as follow:

Interior side yard setback, minimum (ft) 10

Rear yard setback, minimum (ft) 10

**Response:** Please see Sheet SP-1 for reference, the data on the site plan table was changed to meet the comment.

143. is the canopy at zero setback on the entrance?

**Response:**

144. Type C Buffer on southern portion is recommend facing the single family

**Response:** Understood, the south buffer was changed to a Type C buffer with a 10' setback and containing a eight (8) foot wall.

145. On the parking data, the office parking calculation is just for leasing office?

**Response:** The leasing office is the only office in the Proposed Multifamily Development.

146. Provide note that all parking spaces will be doubled stripped.

**Response:** Please see our latest Pavement Marking plan on sheet PD-3 for note that all parking spaces to be double stripped.

147. the parking spaces outside the garage, provide continuous curbing with dimensions.

**Response:** Please see sheet SP-1.

148. How is garbage/dumpster being proposed for this location? Has the team contacted Environmental Services?

**Response:** Yes we have contacted Environmental Services, please see the environmental report. The trash shoot is located north of the bike racks.

149. Planning Comments:

1) The property will require unification of the parcels via A Unity of Title.

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**Response:** Understood.

2) The property will require platting.

**Response:** Understood.

3) Confirm with Engineering that the measurement as shown on the survey (as overall) vs to the true center of the road which is 60 is adequate.

**Understood:** Will be Done

4) Confirm the total number of units - (net vs gross) results in 187 units.

**Response:** The total proposed number of units is 187 with 46 1 BD Units, 117 2 BD Units, and 24 3 BD Units.

150. Required pedestrian walkways shall:

i. Be at least five feet wide in residential and industrial zoning districts and seven feet wide in commercial zoning districts;

**Response:** The sidewalk for the Proposed Multifamily Development will be 5 feet.

151. Create Response Sheet ON how the elevations meet the Design Code:

3. Building Facades

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

b. Wall offsets shall have a minimum depth of two feet.

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

i. A recessed entrance;

ii. A covered porch ;

iii. Pillars, posts, or columns adjacent to the doorway;

iv. One or more bay windows projecting at least twelve inches from the facade plane;

v. Eaves projecting at least six inches from the facade plane;

vi. Raised corniced parapets over the entrance door;

vii. Multiple windows with a minimum four-inch-wide trim; or

viii. Integrated planters that incorporate landscaped areas or places for sitting.

**Response:** Eastern facade facing street shall have > 2' wall offsets spaced no more than 30' feet apart.

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152. Provide response on how the elevations meet the design code:

### 5. Roofs

- a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.
- b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
- c. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

**Response** The mechanical equipment will not be visible from the street. Please see sheet A3.0 for reference.

### 6. Materials

- a. Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.
- b. Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows.

**Response:** The façade materials will be the same color throughout the Proposed Multifamily development. Please see sheet A5.1.

153. 8. Outdoor Activity Areas

- a. Ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a type B perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers.

**Response:** will be screened from view, please see sheet A1.0. Southern property line has type C buffer see sheet SP-1.

- b. Upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the dwelling's rear yard

**Response:** Balconies will be oriented away from the single family. Please see sheet A5.2.

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154. These residential compatibility standards are used to provide a proper transition and compatibility between single-family residential development and more intense multifamily residential, nonresidential, and mixed-use development. More specifically, it is the intent of these standards to:

1. Provide effective transitions between single-family residential uses and more intense uses;

**Response:** Transitions have been placed between use per staff recommendations.

2. Building Height/Setbacks

Any portion of a structure greater than 40 feet in height that is contiguous to the existing single-family residential development shall be set back one foot for each foot of height over 40 feet, up to a maximum distance of one-half the height of the structure in addition to the setback required for the structure by district regulations.

**Response:** the building will comply with this regulation.

3. c. The facade of any parking structure facing adjacent single-family residential development shall be designed to appear as an articulated building wall to soften its visual impact.

**Response:** The parking structure facing the single family dwellings on the rear property line will be screened from view. Please see sheet A5.2

155. 155.5605 Parking Deck or Garage Design Standards:

### C. General Parking Deck or Garage Design Standards

Multi-level parking deck or garage structures, whether stand-alone or part of a larger development, shall comply with the following standards:

1. All levels of the parking deck or garage structure shall comply with the standards below:

- a. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:

- i. Facade articulation (i.e. wall offsets); and
- ii. Horizontal and vertical projections; and
- iii. Material and color variation; and
- iv. Varied proportions of openings.

- b. No vehicles parked within or on the roof of the deck or garage shall be visible from the street.

All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and;

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c. No deck or garage ramp areas shall be visible from the street and shall be internal to the building.

d. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

**Response:** Parking garages do not face a street, or are visible from A5.2

2. Openings off any street shall not exceed two lanes in width or 30' maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement.

**Response:** No parked vehicles will be on the roof or visible from the street. See sheet A5.2.

3. If the deck or garage is accessed from a street, there shall be only one point of access to the garage area from that street.

**Response:** no deck or garage ramps will be visible from the street.

4. Pedestrian entrances to the deck or garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements.

**Response:** The garage is not directly from a frontage line. However, the development is serving residential units.

5. Non-active facades along an interior property line and visible from neighboring active facades, shall provide either a. or b. below:

a. A landscape buffer at least 10 feet wide including:

- i. One canopy tree per 30 linear feet; and
- ii. A continuous hedge at least four feet high along the facade; and
- iii. One shrub per 10 linear feet; or

b. The architectural treatments required by Section 155.5605.C.1.a.

**Response:** A 10' wide buffer with all the requirements will be provided along the adjacent south property line.

### 156. 155.5802. SUSTAINABLE DEVELOPMENT POINT REQUIREMENT

a. Applicability

All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development.

1. Multifamily residential development shall achieve at least ten points.

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## PAM COMMENTS RESPONSE LETTER

**Response:** The project is designed reflecting its commitment to environmental performance and long-term operational efficiency. Material selections prioritize recycled content, regional sourcing, and low-emitting finishes. See the Narrative for more detailed information.