

March 4, 2021

City of Boca Raton Building Department  
200 NW 2<sup>nd</sup> Ave  
Boca Raton, FL 33432

RE: Planning and Zoning Comments Response  
20-12000015 Atlantic Stone Source

**Zoning – Plat Restrictions**

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| 1 | All facilities for the distribution of electricity, telephone and cable television shall be installed underground.<br><b>Response: Understood, see notes on SP-1</b>   |
| 2 | Construction of side walk adjacent to this plat, along N.W. 9 Street as required by Chapter 155.5101.I.1.b of the City of Pompano Beach Municipal Code.<br><b>Response: Provided, see notes on SP-1 and coordinated civil and landscape.</b>   |
| 3 | At the time of site plan submittal, the applicant shall propose off-site street improvements on NW 9 Street (examples could include strategically placed traffic calming, landscaping, curb extensions, diverters and/or roundabouts, etc.), to the satisfaction of the Development Services Director and City Engineer, that would discourage truck traffic along NW 9th Street and ensure the safe, efficient and orderly accommodation of vehicular traffic demands generated by the proposed development)<br><b>Response: See Civil details.</b> |

**Zoning - Site**

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| 1 | Provide a type B buffer along east and south property lines.<br><b>Response: Provided see notes SP-1 and detail on Landscape plans with 6' screen</b>   |
| 2 | Unity of Tile will be required for two properties prior to zoning compliance permit approval.<br><b>Response: Provided, provided see survey</b>   |
| 3 | Obtain Plat approval prior to zoning compliance permit approval.<br><b>Response: Provided, see updated Plat</b>   |
| 4 | Revise the property line illustration, especially along Powerline Rd so the proposed development begins at 18 ft ROW Easement.<br><b>Response: Provided see notes on SP-1</b>   |
| 5 | Provide a survey that is reflecting a plat. The updated survey must be used for all plans, including but not limited to a revised lot line along Powerline Rd, utility easement, non-vehicular access line, etc.<br><b>Response: Provided see updated Survey and Plat</b> |
| 6 | Remove or relocate any proposed site elements in 18' ROW Easement along Powerline Rd.<br><b>Response: Provided see updated SP-1</b>   |
| 7 | Successfully obtain approval of a Major Administrative Adjustment, 40% reduction of the required parking spaces, and it shall be placed with the site plan for the PZB meeting.<br><b>Response: Understood</b>  |
| 8 | Relocate signs to be out of the 18 ft ROW Easement.<br><b>Response: Provided see updated SP-1</b>   |

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PZ20-12000015  
9/1/2021

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PZ20-12000015  
4/7/2020

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| 9  | Provide dimensions of loading berths for clarification per Section TABLE 155.5102.M.2. Dimensional Standards for Loading Areas. Min. of three berths, 12 ft X 55ft with 14' clearance.<br><b>Response: See updated SP-1 (4) loading berths provided exceeding min. requirements.</b> |
| 10 | Provide bike racks for at least four bicycles for each ten parking spaces, as per Code Section 155.5102.L.<br><b>Response: see updated SP-1, 24 racks for storage of 48 bike spaces provided.<br/>118 parking spaces = 118/10x4=47.2</b>   |
| 11 | Revise parking stalls to be 9ft X 16ft with two foot overhangs. No vertical objects shall be located in the overhangs. Per Code Section 155.5102.C. 9, an off-street parking space shall include a continuous curb.<br><b>Response: Provide see update SP-1</b>                      |
| 12 | Illustrate and identify easements on plans. Structures that allowed in the recorded easements are limited.<br><b>Response: Provide see updated SP-1</b>  |
| 13 | Applicant shall provide evidences of at least twelve sustainable development points, as per Code 155.5802.<br><b>Response: Understood</b>  |
| 14 | Provide responses to the Site Plan Standards per Section 155.2407.E. Site Plan Review Standards. The response will be included for the PZB report.<br><b>Response: Provided see below.</b>   |

**Zoning - 155.2407.E. Site Plan Review Standards**

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|    | An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:   |
| 1  | Is consistent with the comprehensive plan.<br><b>Response: Yes</b>  |
| 2  | Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5).<br><b>Response: Complies</b>   |
| 3  | Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose.<br><b>Response: Complies</b> |
| 4  | Complies with all other applicable standards in this Code.<br><b>Response: Complies and will comply with full CD's</b>  |
| 5  | Complies with all requirements or conditions of any prior applicable development orders.<br><b>Response: Complies</b>   |
| 6  | Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances<br><b>Response: Understood</b>   |
| 7  | Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan.<br><b>Response: Complies</b>   |
| 8  | Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance.<br><b>Response: Complies</b>   |
| 9  | Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support<br><b>Response: Complies</b>   |
| 10 | Complies with the approved Transportation Corridor Study, unless in direct conflict with another  |

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PZ20-12000015  
9/1/2021

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PZ20-12000015  
4/7/2020

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|  | zoning code provision.<br><b>Response: Complies</b> |
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#### Zoning - Building

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| 1 | Prior to placement for the AAC meeting, original paint color and material samples, 11X17 size board, shall be provided for staff review. A sample board shall remain for an inspection purpose.<br><b>Response: Shall be provided.</b>   |
| 2 | Provide building exterior elevation plans presenting actual color and material schemes.<br><b>Response: Provided see elevations drawings</b>   |
| 3 | Verify the followings on the elevations.<br>a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane, as per 155.5602.C.8.b. <b>See section</b><br>b. Provide dimensions from a finished grade to a roof deck on elevations to verify parapet heights.<br>c. At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the storyline denoting the second floor) shall be occupied by windows or doorways, as per 155.5602.C.7.a.<br>d. All ground level windows on street-facing facades shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades, as per 155.5602.C.7.b.<br><b>Response: See updated elevations drawings</b> |
| 4 | Exterior mechanical equipment shall be screened, per Section 155.5301. A. 2.<br><b>Response: Provided on roof and screened</b>   |
| 5 | Provide the dumpster enclosure details per Section 155.4302.C, 3. Screening of Commercial Containers.<br><b>Response: Provided see SP-1</b>  |

#### Zoning - Lighting

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| 1 | Provide the photometric plan, per Section 155.5401.E. Minimum and Maximum Illumination Levels.<br><b>Response: See attached PH-1 drawing</b>  |
| 2 | As per Code Section 155.5401.I, wall packs on buildings 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 to direct the light vertically downward and have a light output of 900 lumens or less.<br><b>Response: Provided see PH1-3 drawings</b>                          |
| 3 | The overall height of lighting fixtures measured from the finished grade to the top of fixture shall not exceed 20 feet in height, if light poles are within 200 feet of residential property, as per Code Section 155.5401.D. Provide exterior lighting details and an overall height of light poles including fixtures.<br><b>Response: Provided see detail on PH-3</b>                   |
| 4 | As per code section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. Illustrate the exterior lighting and 15 foot radius around the lighting fixture on the landscape plan If light poles are proposed within 15' radius of the tree/palm trunks, relocate the poles and revise plans.<br><b>Response: Provided see Landscape drawings</b> |
|   | Note that lighting fixtures shall be concealed or shielded with full cut-off style fixture as per Section 155.5401.F.   |

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|  | 155.5401.G.<br><b>Response: Provided, see fixture notes and details PH-3</b> |
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#### Zoning - Sign

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| 6 | Free standing sign structure may require AAC review and approval.<br><b>Response: Understood</b> |
| 7 | Sign requires a separate permit.<br><b>Response: Understood</b>                                  |

#### 155.4222. J. Home and Building Supply Center

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| 1 | Definition<br>A home and building supply center is an establishment primarily engaged in selling a general line of new home repair and home improvement materials, supplies, and equipment, such as lumber, plumbing goods, electrical goods, tools, housewares, hardware, and lawn and garden supplies. The use may also include rental of tools and equipment, and home improvement installation services.<br><b>Response: Complies.</b> |
| 2 | Standards<br>In the B-1 and B-2 zoning districts, a home and building supply center shall be limited to a total gross floor area of 30,000 square feet.<br><b>Response: This is a B-3 zoning District. This limitation does not have this limitation.</b>  |

#### Fire

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| 1 | 1 - please see attached change marks:<br>a: Southwest access provides two way traffic that dead ends into a one way drive lane. <b>Site plan has been modified to allow 2 way traffic each way around the property</b><br>b: Provide 2nd means of Fire Apparatus access at Southeast rear road access to NW 9th St. <b>Not allowed by Planning Staff.</b><br>( ) Provide additional access road/gate of proposed property for Fire Apparatus access and egress of residence in the event of an emergency. Access required to a public right of way. Second means of fire apparatus access to property shall be remote from the main vehicle access entrance. (NFPA 1 Chapter 18, Section 18.2.3.3) this access can be restricted for Fire Dept Access Only, gate secured with a Knox Lock. <b>Both allowed ROA access are accessible to fire apparatus</b><br><b>c: provide location for proposed fire dept connections for fire sprinkler system. See SP-1 and full Sprinkler and Alarm shop drawings provided. Connections coordinated with Civil and Landscape.</b><br><b>d: will the proposed structure have a fire pump? provide location of fire pump room and utility rooms for structure. Yes, See floor plan and site plan</b><br>e: South connection to public water utilities for fire protection loop, must have same size backflow and connect to same size or greater than proposed fire main loop.<br><b>Response: Provide see Civil plans</b> |
| 2 | Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside.<br><b>Response: Provide see SP-1 and SP-2</b>  |
| 3 | Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2015ed Chapter 18)<br><b>Response: Dead end has been removed, full 2 way access provided for fire access</b>  |
| 4 | Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18).<br><b>Response: Pending</b>   |
| 5 | Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum of one hour (2015 NFPA 1).   |

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PZ20-12000015  
9/1/2021

**DRC**

PZ20-12000015  
4/7/2020

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|   | period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.<br><b>Response: Pending</b>   |
| 6 | Provide Fire Flow Data: 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 2015ed chapter 18) 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"<br><b>Response: Pending</b>  |
| 7 | Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. 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.<br><b>Response: Understood. See SP-1 and Civil plans for locations coordinated with landscape.</b>  |
| 8 | 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. 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 1-2015 Ch. 18 Sec. 18.5.7)<br><b>Response: Provided, see Landscape plans.</b>   |
| 9 | 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)<br><b>Response: See BDA full submittal drawings and details.</b> |

#### Landscape

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| 1 | 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.<br><b>Response: Noted on plan.</b> |
| 2 | Pursuant to Code Section 155.5203: Provide a Landscape and Irrigation Plan prepared, signed, and sealed by a Florida Registered Landscape Architect in accordance with the referenced code section.   |

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PZ20-12000015  
9/1/2021

**DRC**

PZ20-12000015  
4/7/2020

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|    | <b>Response: Prepared by Registered Landscape Architect</b>   |
| 3  | Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: Submit a Tree Survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of ALL existing trees and palms in accordance with the referenced code sections.<br><b>Response: See attached Revised Survey</b>  |
| 4  | Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: Submit a Tree Appraisal for all specimen trees/palms (equal to or greater than 18" inch DBH) by an ISA Certified Arborist in accordance with Rule 14-40.030, Florida Administrative Code, as amended, and submitted as part of the application for a Tree Permit, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and diameter of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be PROTECTED in place, be RELOCATED, or be REMOVED); and provides a dollar value for each existing tree included on the tree survey within the scope of work in accordance with the referenced code sections. For all non-specimen trees (less than 18 inches DBH), provide the diameter in the tree list.<br><b>Response: Submitted and added to Sheet LE-1</b> |
| 5  | Provide a Type B buffer along the east perimeter, in addition, provide a cross section detail showing the wall down the middle of the buffer.<br><b>Response: Added to plan with detail.</b>  |
| 6  | Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: Provide a data table showing how the site is meeting the requirements of Minimum Site Development Landscaping in accordance with the referenced code section.<br><b>Response: Table added and complies</b>   |
| 7  | Pursuant to Code Section 155.5102.C.9.a: Provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping in accordance with the referenced code section.<br><b>Response: See site plan updated</b>  |
| 8  | Pursuant to Code Section 155.5401.C: Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures.<br><b>Response: Light pole locations added</b>   |
| 9  | Pursuant to Code Section 155.5203.D.1.a & 155.5203.D.2.a: Provide trees at 1:40' in retention area north side of proposed building due to future cross access agreement in accordance with the referenced code sections.<br><b>Response: Shade trees added</b>  |
| 10 | Pursuant to Code Section 155.5203.D.3.b. Perimeter Landscaping Strips: Provide canopy trees spaced a maximum of 30 feet on center along the south and west sides of the property facing NW 9th St and Powerline Rd.<br><b>Response: See Site plan, complies</b>   |
| 11 | Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 10' foot wide perimeter landscaping strip requirements around entire property in accordance with the referenced code sections. *This is to be a clear measurement not to include vehicular overhang, in addition, show overhang on the plan.<br><b>Response: See site plan, complies</b>  |
| 12 | Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 16' of landscape areas in accordance with the referenced code sections.<br><b>Response: Dimensioned and improved with landscape</b>   |
| 13 | Pursuant to Code Section 155.5203.D.4.b.i: A landscaped island shall be provided at each end of every row of parking spaces, and 1 island for every 10 spaces. Landscape parking islands are to be a minimum 8' feet wide (not including curbs), and contain trees, sod, and irrigation in accordance with the referenced code section.<br><b>Response: Complies</b>  |

**DRC**

PZ20-12000015  
9/1/2021

**DRC**

PZ20-12000015  
4/7/2020

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| 14 | Pursuant to Code Section 155.5203.G.2.c: Provide street trees at 1:40' linear feet in accordance with the referenced code section.<br><b>Response: Complies</b>  |
| 15 | Pursuant to Code Section 155.5301.C.1.a: Provide a dumpster detail including hedges in accordance with the referenced code section.<br><b>Response: Detail for all mechanical and fixture screening added to Sheet LP-1</b>  |
| 16 | Pursuant to Code Section 155.5203.B.1.b.ii: Provide a minimum four different species for required site trees in accordance with the referenced code section.<br><b>Response: Complies</b>  |
| 17 | Pursuant to Code Section 155.5203.B.1.(F): Provide a note on the plans specifying that all hedges abutting City Rights of way shall be maintained at a height no greater than 24" in accordance with the referenced code section. Additionally, it is staff's recommendation that all trees VUA perimeter trees be 14' OA to create the largest CPTED clear line of sight from roadway.<br><b>Response: Note Added</b> |
| 18 | Pursuant to Code Section 155.5203.D.5: Show how requirements from Landscaping Between Vehicular Use Areas and Buildings are being met in accordance with the referenced code section along the east side of the proposed building.<br><b>Response: Complies</b>  |
| 19 | Pursuant to Code Section 155.2411.C.3: All tree work will be qualified by a Broward County Registered Tree Trimmer at the time of permitting in accordance with the referenced code section.<br><b>Response: Note Added</b>  |
| 20 | 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.<br><b>Response: Noted</b>   |
| 21 | 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.<br><b>Response: Detail added and complies on plan</b>  |
| 22 | Show the proposed retention areas on the landscape plans.<br><b>Response: Illustrated</b>  |
| 23 | Change proposed Silver Buttonwood trees along west side to a large canopy species such as Black Olive Shady Lady.<br><b>Response: Species revised to Black Olive</b>   |
| 24 | Turn radius encroaches into the landscape areas through out the site; correct plan to so the radius does not encroach into required landscape areas.<br><b>Response: Site plan complies</b>  |
| 25 | Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs.<br><b>Response: Complies</b>  |
| 26 | Provide a small tree guying, mechanical equipment screening, etc. details.<br><b>Response: Detail on LP-1</b>  |
| 27 | Provide a large palm tree staking, large tree staking, small tree guying, mechanical equipment screening, etc. details.<br><b>Response: Detail on LP-1</b>   |
| 28 | Remove gallon sizes from the plan list.  |

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|    | <b>Response: Revised</b>   |
| 29 | Label / provide callouts for sod on all turf areas including ROW swales.<br><b>Response: Noted on plan</b>   |
| 30 | Show the perimeter buffer measurements on the landscape plan.<br><b>Response: Dimensioned and shown on site plan</b>   |
| 31 | Provide bubblers for all new tree/palm installations and relocations until establishment.<br><b>Response: Note Added</b>   |
| 32 | Clarify 24' future cross access agreement, as narrative states that properties are to be unified. If an access drive is to be provided, provide note on plan reflecting this.<br><b>Response: See site plan, noted.</b>                        |
| 33 | Provide an alternate species for proposed Dahoon Holly to a large canopy tree species such as Black Olive Shady Lady, Gumbo Limbo, Wild Tamarind, etc, in addition, dilute quantity of Live Oaks proposed.<br><b>Response: Revised species</b> |
| 34 | Shift north perimeter trees to either side of the proposed drive access area that connects to the property to the north.<br><b>Response: Revised</b>   |
| 35 | 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.<br><b>Response: Note added</b>             |
| 36 | Provide the dollar value of trees removed vs. the dollar value of trees replaced on the Landscape plan.<br><b>Response: See Sheet LE-1, arborist determined values</b>   |
| 37 | Provide a note on the plans that says No Outdoor Storage.<br><b>Response: Note added to LP-1</b>   |
| 38 | Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.<br><b>Response: Complies</b>  |

#### CPTED and Security Strengthening

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| 1 | <p>CPTED Landscaping Standards:</p> <p>Design out landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.</p> <ul style="list-style-type: none"> <li>·Design out existing or potential concealment/ambush points.</li> <li>·Maintain 2.5" foot maximum height for all hedges, bushes, low plants and ground cover.</li> <li>·Maintain an 8" clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants.</li> </ul> <p><b>Response:</b></p>                         |
| 2 | <p>CPTED Lighting Standards</p> <ul style="list-style-type: none"> <li>·Businesses: Install vandal proof/resistant motion-sensor security alert lights over all exterior doors including main, garage, storage doors, sheds, etc., service, receiving, especially for use whenever the business is closed.</li> <li>·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.</li> </ul> |

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PZ20-12000015  
9/1/2021

**DRC**

PZ20-12000015  
4/7/2020

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|   | <p>Doors and Fences: Security Strengthening, Natural Surveillance and Access Control</p> <ul style="list-style-type: none"> <li>· Install either a reinforced security window or a 180 degree wide angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and survey exterior.</li> </ul> <p><b>Response: See full Security Drawings and CPTED plan.</b></p>   |
| 3 | <p>Alarms: Access Control and Security Strengthening</p> <ul style="list-style-type: none"> <li>· Include the following:</li> <li>· A strategically located silent panic alarm, omit exact locations.</li> <li>· An additional silent panic alarm portable lanyard or key-chain, or a button in any secured office area.</li> <li>· Parking Lot and adjacent access perimeter:</li> <li>· Comprehensive parking lot area surveillance camera coverage/capture. Show sight "cones".</li> </ul> <p><b>Response: See full Security Drawings and details with type and show cones of cameras.</b></p>  |
| 4 | <p>Surveillance: Natural and Electronic</p> <ul style="list-style-type: none"> <li>· Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.</li> <li>· Ensure all cameras are strategically placed so they will not be obstructed by the growth of future landscaping.</li> <li>· Interior and all entrances, exits including service doors must have surveillance camera coverage.</li> <li>· Design inventory storage and displays to avoid obstructing clear sight lines from employees and surveillance cameras.</li> <li>· Any potentially vulnerable areas that cannot be covered by electronic monitoring should be wither view-able via natural surveillance or checked frequently by employees.</li> <li>·</li> <li>All secure office doors and any service doors must have either a reinforced security window or a 180 degree wide angle "peephole" door viewer.</li> <li>· Post signage in parking areas forbidding vehicles other than customers to park and loiter in private parking lot.</li> <li>· Post towing sign and enforce tow away policy consistently concerning non-customer and abandoned vehicles</li> </ul> <p><b>Response: See CPTED drawing and full Security Drawings.</b></p> |

**Engineering**

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| 1 | <p>Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.</p> <p><b>Response: We will obtain this permit.</b></p> |
| 2 | <p>Place note on landscape plans that landscaping materials other than sod are not allowed within (5') of ve</p>   |

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PZ20-12000015  
9/1/2021

**DRC**

PZ20-12000015  
4/7/2020

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|   | feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Engineering Standard street tree detail 316-1.<br><b>Response: See Landscape Plans. Detail 316-1 is included on the detail sheets.</b>  |
| 3 | Submit a City Engineering Division permit application for the following scope of work: all on/off-site asphalt paving, concrete curbing, off-site sidewalk and off-site water connection from the watermain to the property line. (At time of permitting)<br><b>Response: Noted</b>   |
| 4 | Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 3. (At time of permitting)<br><b>Response: This will be submitted.</b>   |
| 5 | FDEP permit for the proposed water main construction.<br><b>Response: We will obtain this permit.</b>   |
| 6 | Any work on North Powerline road will require a FDOT Access Driveway/Connection Permit, FDOT Drainage Connection Permit and FDOT Drainage Connection Permit or exemptions.<br><b>Response: Noted</b>  |
| 7 | Separate water and sewer plans from the PGD plan.<br><b>Response: We have separated water from sewer. See sheet C-2</b>   |
| 8 | Note on civil plan C-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must all be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.<br>How to retire old laterals<br><ul style="list-style-type: none"> <li>· If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)</li> <li>· If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)</li> <li>· If the existing main is clay pipe and you are required to retire multiple laterals for a project.(It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)</li> <li>· If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)</li> </ul> <b>Response: See Sheet C-2 notes</b> |
| 9 | The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.<br><b>Response: Noted</b>   |

#### Utilities

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| 1 | Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.<br><b>Response: Noted</b>             |
| 2 | Please procure an approved FDEP permit for the proposed water main.<br><b>Response: We will obtain this permit</b>   |
| 3 | Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work.<br><b>Response: We will obtain this permit.</b> |
| 4 | Please exercise best management practices with regard to protection of existing and proposed storm water systems.<br><b>Response: Noted</b>                            |
| 5 | Please submit a sedimentation and erosion control plan.<br><b>Response: Refer to sheet C-5</b>   |

**DRC**

PZ20-12000015  
9/1/2021

**DRC**

PZ20-12000015  
4/7/2020

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| 6  | Please note that all proposed off-site water connection to City infrastructure must be metered. Please show dedicated fire meters on all off-site connections. Please correct.<br><b>Response: Refer to sheet C-2</b>   |
| 7  | Please note that the proposed 8" and 6" dedicated fire meters have an order lead time of 60 to 75 days once the devices are paid. Please order accordingly to meet the project's construction schedule for timely installation.<br><b>Response: Noted</b>   |
| 8  | Please note that the proposed abandonment of the existing 6" water main shall be grout filled.<br><b>Response: Refer to sheet C-2</b>   |
| 9  | Civil drawing 009 C-1 P&D –W&S indicates that the proposed 2" domestic water service along NW 9th Street shall be connected w/ a 6" X 2" service saddle. Please correct to state a 8" X 2" service saddle for the proposed 8" water main.<br><b>Response: Refer to sheet C-2</b>  |
| 10 | Civil drawing 009 C-1 P&D –W&S indicates that that the proposed 8" water main shall be extended to NW 4th Court. No NW 4th Court exist in the area. Please show the main upgrade to NW 18th Avenue. The new main must show or indicate service and mainline connection tie-ins.<br><b>Response: Refer to sheet C-2.</b>   |
| 11 | Please indicate on civil plan 009 C-1 P&D –W&S that any existing unutilized water and/or sewer connection must be retired at the main as per City specifications. Please account for all existing services to the lot not utilized and show that the service shall be retried.<br><b>Response: Please see C-2</b>   |
| 12 | Please indicate on 013 LP-1 Landscape Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.<br><b>Response: See landscape plans and note on water and sewer plan.</b>   |
| 13 | Please attach the following 2019 City Engineering Standard Details as they also apply: #100-1 Sample Point (Main), #101-1 Sample Point (Hydrant), #104-1 Filling and Flushing Connection, ##106-1 Backflow Preventer, # 108-1 Typical Conflict (Water) Detail, #111-1 Restrained Valve at Tee, #119-1 Water Pipe Identification, #120-1 Pipe and Marker Balls Location, #121-1 Min. Horizontal Separation for Potable Water, #122-1 Utility Crossing, #200-2 Shallow Service Laterals, #201-1 TEE Gravity Sewer Saddle, #201-2 WYE Gravity Sewer Saddle, #203-1 Trench Backfill, Bedding Class A, B, #203-2 Trench Backfill, Bedding Class C, #203-3 Trench Backfill, Bedding Notes, #203-4 Trench Backfill, Bedding Notes, #206-1 Typical Conflict (Sewer), #207-1 Sewer Pipe Identification, #208-1 Pipe and Marker Balls Location, #209-1 Min. Horizontal Separation for Sewer, #210-3 Sewer Box and Cover- Heavy Traffic.<br><b>Response: Refer to Water and Sewer Detail Sheets.</b> |

**Project Markups**

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|------|---|
| SP-1 | Fire access: plans show two lane access along the west side of the building. Left turn into a wrong way/one way. Dead ends with no means of turn around.<br><b>Response: See revised Site Plan dead end removed and two way traffic provided.</b> |
| C-1  | Water supply: south main water connection – fire main loop provided is 8 inch backflow and connection to existing main must be equal or larger size.<br><b>Response: Provided see Civil water plan</b>  |

**DRC**

PZ20-12000015  
9/1/2021

**DRC**

PZ20-12000015  
4/7/2020

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| C-1 | Water supply: provide location of proposed Fire Dept Connection for fire sprinkler system.<br><b>Response: See Civil, Fire Sprinkler and SP-1 FDC is noted.</b> |
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Sincerely,

Juan C. Linares  
AA26000640

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PZ20-12000015  
9/1/2021

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