



1600 South Dixie Hwy.  
Suite 400  
Boca Raton, Florida 33432  
P (561) 391-0081 F (561) 391-0085  
mail@rwb-arch.com

December 8, 2023

City of Pompano Beach Building Department  
100 W. Atlantic Blvd  
Pompano Beach, FL 33060

RE: DRC Comments Response  
Permit # PZ23-12000009  
File LN-526  
Indoor Tennis Center

#### Planning

1	Land use for this parcel is Commercial Recreation (CR). The proposed use listed on the site plan, site data & narrative describe this as an "enclosed tennis courts with a clubhouse. The total size of structures is approximately 50,000 square feet (57,646 square feet) which is a permitted use in this land use category, based on the recent amendment (Ordinance 2022-65). <b>Response: Acknowledged</b>
2 Survey Expediter	The property is unplatted. Prior to building permit approval, the Applicant must provide a copy of the approved plat from Broward County. <b>Response: Understood, plat is in process and will be in hand prior to Building Permit.</b>
3	The property is abuts West Atlantic Blvd. Atlantic Blvd is a major arterial on the Broward County Trafficways plan, and requires a minimum right-of-way of 120 feet. Revised plans provide this dimension, and no dedications are required. <b>Response Survey: See provided survey with various dimensions based on the existing center line. At minimum 60' has been shown and exist. See plat document showing full ROW with 120' is provided as a minimum. The majority of the ROW is larger.</b> <b>Response RWB : See Site plan SP-1 for 120' dimension</b>
4	Confirm that the former golf cart tunnel under Atlantic Blvd is vacated & closed <b>Response: This tunnel has been sealed on the north side by others. The tunnel has been inspected by FDOT and will remain with access to the service overhead door from this property as agreed and approved by FDOT. The tunnel is not used and will remain locked. The remaining access is only for service and inspection by FDOT.</b>
5	The city has sufficient capacity to accommodate the proposal <b>Response: Acknowledge</b>

#### Engineering

1	Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption. <b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b>
2	Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans. <b>Response: Acknowledged.</b>
3	Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must

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	<p>approve these plans.</p> <p><b>Response: Acknowledged.</b></p>
4	<p>The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or tracy.wynn@copbfl.com .</p> <p><b>Response: Acknowledged. Please refer to plans.</b></p>
5	<p>Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website <a href="http://www.pompanobeachfl.gov">www.pompanobeachfl.gov</a> under departments /engineering.</p> <p><b>Response: The COPB Engineering off-site water and sewer standard details have been shown on the plans per your request.</b></p>
6	<p>Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. 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 &amp;/or reuse meter. 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. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.</p> <p><b>Response: See Sheet LP-1, utility overlay onto landscape plan</b></p>
7	<p>On plan sheet 019 C-3 show a meter and backflow after the proposed water taps just inside the Property line per the engineering standard details.</p> <p><b>Response: The plans have been revised accordingly.</b></p>
8	<p>Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities</p> <p><b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b></p>
9	<p>Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.</p> <p><b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b></p>
10	<p>Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd</p> <p><b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b></p>
11	<p>Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd.</p> <p><b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b></p>
12	<p>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 W. Atl. Blvd.</p>

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	<b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b>
13	Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing. <b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b>
14	Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans. <b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b>
15	Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans <b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b>
16	Field verify the 12" water-main crossing Atlantic Blvd. <b>Response: Acknowledged.</b>
17	Plan sheet 019 C-3 the 24" line to the east is not a reclaimed water main its a RAW watermain. Please correct <b>Response: The plans have been revised accordingly.</b>
18	Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed lift station. <b>Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.</b>
	PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. **** <b>Response: Understood, see response letter attached</b>

**Fire**

1	Provide location details for fire sprinkler water supply connection on civil plans. Must be on a separate tap to public water supply or fire if connecting to proposed fire hydrant loop must have two connections.
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	<b>Response: The plans have been revised to show a second water connection.</b>
2	<p>Provide location of proposed Fire Dept Connection for fire sprinkler system. Must be within 10 to 15ft of a fire hydrant on same side of road.</p> <p><b>Response: The plans have been revised to show an FDC within 10 to 15 ft on the same side of the road. Response: The plans have been revised to show an FDC within 10 to 15 ft on the same side of the road.</b></p>
3	<p>Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.</p> <p><b>Response: Refer to attached Fire Flow Test results and calculations.</b></p>
4	<p>Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.</p> <p>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.</p> <p><b>Response: Refer to attached Fire Flow Test results and calculations.</b></p>
5	<p>Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).</p> <p><b>Response: Acknowledged. Owner's Fire Engineer/Consultant shall provide requested fire service documentation to the City of Pompano Utilities prior to underground inspections of water mains. Tamper switches for fire protection systems shall be provided accordingly.</b></p>
6	<p>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) Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments</p> <p><b>Response: Understood, during building permit review, a BDA vendor will prepare a signal strength model to determine the requirements for t a BDA system. It is understood that a TCO and CO cannot be issued prior to this system being installed IF required. We request that this model be a condition of approval during site plan review.</b></p>
7	<p>BFCA F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.</p>

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	<b>Response: See revised A1.01 and A1.02 for location and notes at legend</b>
8	F-121.2.1 Assembly occupancy: a. Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet. b. Theaters, restaurants, drinking establishments, with a capacity of one hundred (100) or greater. <b>Response: See revised A1.01 and A1.02 for location and notes at legend</b>
9	Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment. <b>Response: Understood, See revised A1.01 and A1.02 for location and notes at legend</b>

#### Building

	<p>Advisory Comments</p> <p>A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.</p> <p>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.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>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.</p> <p>City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation (s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).</p> <p>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.</p> <p>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.</p> <p>FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from</p>
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	<p>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.</p> <p>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.</p>
1 <b>Expediter GC</b>	<p>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.</p> <p><b>Response: Understood</b></p>
2	<p>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.</p> <p><b>Response: New Building will equipped with sprinkler system, see A1.01 for Life Safety plan</b></p>
3	<p>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.</p> <p><b>Response: See revised A1.01 for Life Safety plan and fire resistance compliance</b></p>
4	<p>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.</p> <p><b>Response: Specs for materials, building elements, components and assemblies will be available for building official after permitting</b></p>
5	<p>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.</p> <p><b>Response: See revised A1.01 for Life Safety plan</b></p>
6	<p>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</p> <p><b>Response: Not Applicable, this is Assembly A-3 Group and plans will comply with all means of egress required</b></p>
7	<p>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.</p> <p><b>Response: See revised A1.01 for Life Safety plan</b></p>
8	<p>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.</p>

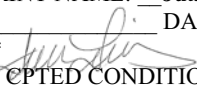
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	<b>Response: Understood</b>
9	FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation. <b>Response: Understood</b>
10	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). <b>Response: Understood, see new digital set of drawings</b>
11	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. <b>Response: Understood</b>
12 Expediter	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. <b>Response: Understood</b>
13 Expediter GC	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. <b>Response: Understood</b>
14 Expediter GC	FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein. <b>Response: NOA and shop drawings will be submit by allegedly engineer during permitting</b>
15	FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. <b>Response: See Site plan SP-1 for minimum number of accessible parking spaces calculations</b>
16	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. <b>Response: See revised site plan for location and details 1-3/SP-2</b>
17 Expediter GC	If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. <b>Response: NOA and shop drawings will be submit by allegedly engineer during permitting</b>
18	FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property. <b>Response: Acknowledged.</b>

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19	<p>1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.</p> <p><b>Response: Acknowledged.</b></p>
20	<p>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</p> <p><b>Response: Understood</b></p>
21 <b>Owner Expediter</b>	<p>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.</p> <p><b>Response: Understood</b></p>
22	<p>FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.</p> <p><b>Response: Understood, See SP-1 for applicable codes</b></p>

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	<p>PLEASE THOROUGHLY READ ALL THE FOLLOWING IMPORTANT STATEMENTS  *** ENSURE THAT THE FOLLOWING STATEMENT IS INCLUDED ON THE CPTED DRAWING PLANS:  *** A STATEMENT MUST BE PROMINENTLY PLACED ON THE "CPTED SECURITY STRENGTHENING DRAWING PLAN" THAT DECLARES THAT "EACH AND ALL OF THE CPTED SECURITY STRENGTHENING NARRATIVE PLAN CONDITIONS ARE PART OF AND INTEGRAL TO THE APPROVED DEVELOPMENT PLANS AND MUST BE COMPLETED FOR PROJECT APPROVAL." THIS IS NECESSARY AS CONTRACTORS ARE STATING THAT THEY DID NOT RECEIVE THE CPTED NARRATIVE PLANS AND THAT THEY ONLY THOUGHT THEY HAD TO DO ONLY WHAT WAS ON THE CPTED DRAWING PLAN WHICH IS ABSOLUTELY WRONG.  AUTHORIZED BY: PRINT NAME: <u>Juan C Linares</u>  SIGN NAME: <u></u> DATE: <u>12-01-2023</u>  ***PLEASE NOTE***  ALL OF THE BELOW CPTED CONDITIONS &amp; SECURITY STRENGTHENING PRINCIPLES MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE DOCUMENT AS WELL AS YOUR CPTED DRAWING PLAN FOR APPROVAL.  DO NOT SIMPLY WRITE "ACKNOWLEDGED" AS A RESPONSE.  ADDITIONALLY, THE AUTHOR OF YOUR CPTED NARRATIVE MUST PROVIDE THEIR NAME &amp; CONTACT INFORMATION ON THE DOCUMENT FOR CERTIFICATION, AND TO HELP TO EXPEDITE ANY NECESSARY COMMUNICATIONS.  Initial <u>RWB/L</u> Juan C Linares 561-391-0081  *** MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE." NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS, NEW AND RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDITIONS, IT CANNOT OPEN  AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET.</p>
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	<p>LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO <u>  x  </u> (Late night defined as after 11pm)</p> <p>SIGN FULL NAME: <u>  Juan Linares  </u></p> <p>*** ATTENTION IMPORTANT ***</p> <p>*** CPTED &amp; SECURITY STRENGTHENING CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. ***</p> <p>Initials <u>  RWB/L  </u></p> <p>*** ATTENTION IMPORTANT ***</p> <p>The services of an independent, and highly experienced, qualified, and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.</p> <p>Initials <u>  RWB/L  </u></p> <p>*** DISCLAIMER ***</p> <p>This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.</p> <p>Initials <u>  RWB/L  </u></p> <p>*** CPTED &amp; SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: ***</p> <p>Note: if these SECURITY STRENGTHENING AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses onto both the actual drawing and narrative plans.</p> <p>Initials <u>  RWB/L  </u></p> <p>FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM):</p> <p>***Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. ***</p> <p>Initials <u>  RWB/L  </u></p> <p>***ATTENTION IMPORTANT ***</p> <p>155.2407.E SITE PLAN REVIEW STANDARDS COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.</p> <p>Initials <u>  RWB/L  </u></p> <p>*** ATTENTION IMPORTANT ***</p> <p>AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING &amp; ZONING REVIEW AND APPROVAL.</p> <p>Initials <u>  RWB/L  </u></p> <p>*** ATTENTION VERY IMPORTANT ***</p> <p>Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY &amp; SECURITY PLAN, NOT ONLY ON THE NARRATIVE.</p> <p>Initials <u>      </u></p> <p>*** INCLUDE AND INITIAL THE ABOVE PARAGRAPHS AND INCLUDE THEM IN THE CPTED NARRATIVE PLANS.</p> <p>Initials <u>  RWB/L  </u> (ADDED THIS ENTIRE PAGE TO THE CPTED DRAWING PAGE)</p>
	<p>CONDITIONS REQUIRED FOR SECURITY STRENGTHENING AND CPTED SAFETY AND SECURITY PLAN APPROVAL:</p>
<p><b>1</b></p>	<p><b>Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules &amp; Other Signage</b></p> <p>a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.</p> <p>Initials <u>  RWB/L  </u></p> <p>b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.</p> <p>Initials <u>  RWB/L  </u></p>

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	<p>c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism. Initials <u>  RWB/L  </u></p> <p>d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response. Initials <u>  RWB/L  </u></p> <p>e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks. Initials <u>  RWB/L  </u></p> <p><b>Response: Signage package will be developed during construction document phase and submitted during permitting.</b></p>
2	<p><b>CPTED Landscaping Standards</b></p> <p>2A: Natural Surveillance - Landscaping</p> <p>a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field. Initials <u>  RWB/L  </u></p> <p>b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital. Initials <u>  RWB/L  </u></p> <p>c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Initials <u>  RWB/L  </u></p> <p>d. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &amp;/ or Electronic Surveillance. Initials <u>  RWB/L  </u></p> <p>e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code, Initials <u>  RWB/L  </u></p> <p><b>Response: Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p> <p>2B: Territorial Reinforcement - Landscaping</p> <p>a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities. Initials <u>  RWB/L  </u></p> <p><b>Response: Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>

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3	<p><b>CPTED Lighting Standards</b></p> <p>a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site. Initials <u>  RWB/L  </u> <b><u>Our design meets the CPTED Crime prevention guidelines set in IESNA G-1-03, the light levels in the G-1-03 guidelines are recommended averages of 5-6 footcandles average of stairs and ramps, 5 footcandles average for walkways, and a minimum of 3 footcandles for open parking areas. Building entrances have a minimum of 10 footcandles. The color rendering index, CRI rating, is 80 or above with our design. The CCT color temperature is 4000K.</u></b></p> <p>b. Lighting must comply with the Illuminating Engineering Society of North America “IESNA” G-1- 2016 “Guide for Security Lighting for People, Property, and Critical Infrastructure.” Initials <u>  RWB/L  </u> <b><u>Per IES G-1-2016, we meet the following targets set in the recommendations of chapter 8.2.4, Building Perimeter, 1.9 FC minimum, uniformity 10 to 1, non parking paved site minimum of 2.3FC, Staff entrances 4.6FC minimum, Wall mounted lights should be a minimum of 10’ high, Parking lots 3.0 footcandles, 4 to 1 uniformity</u></b></p> <p>c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc. Initials <u>  RWB/L  </u> <b><u>All pole and wall lights include an integrated combination motion, photosensor which are programmable for time schedules and non-motion setback to lower light levels, these are mounted high enough to avoid vandals.</u></b></p> <p>d. Install motion sensor security alert lights over the garage doors that are strategically focused on vehicles parked in driveways as an effective burglary, auto-theft, and robbery crime prevention/ deterrent. Initials <u>  RWB/L  </u> <b><u>There are no garage doors on this project</u></b></p> <p>e. Install motion sensor security alert lights over any garage egress side doors as a burglary crime prevention/ deterrent as these remote doors are not immediately visible to the roadway and out of sight of many of the neighboring residents and police patrols. Initials <u>  RWB/L  </u> <b><u>All egress doors will have motion activated lights.</u></b></p> <p>f. Security lighting should usually be primarily concentrated at gateways, doorways &amp; windows; it should not over-illuminate or create shadows. Initials <u>  RWB/L  </u> <b><u>Comment noted. Uniformity ratios and lower mounting heights of 10’ to <del>20’30’</del> above grade will help prevent this.</u></b></p>
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	<p>g. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. Initials <u>  RWB/L  </u> <b><u>All light fixtures are classified by the IESNA as full cut-off, all pole lights near property lines or right of ways will include internal louvers (glare shields).</u></b></p> <p>h. 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. Initials <u>  RWB/L  </u> <b><u>No lighting on this project is tilted, all lighting is down-lighting with silicone covered optics to control light and glare.</u></b></p> <p>i. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance. Initials <u>  RWB/L  </u> <b><u>Comment noted. At this time we do not see any issues with the design</u></b></p> <p>j. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. Initials <u>  RWB/L  </u> <b><u>Comment noted. At this time we do not see any issues with the design</u></b></p> <p>k. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency. Initials <u>  RWB/L  </u> <b><u>Comment noted. At this time we do not see any issues with the design</u></b></p> <p><b>Response: Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>
	<p><b>Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.</b></p> <p>a. For COMMERCIAL &amp; INDUSTRIAL: All solid exterior doors must have either a see-through reinforced security window, or an audible AND video intercom pager capable of monitoring the area outside the door. This includes service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting and becoming a victim of robbery or other crimes. 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. Initials <u>  RWB/L  </u></p> <p>b. (if any) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred. Initials <u>  RWB/L  </u></p> <p>c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds. Initials <u>  RWB/L  </u></p> <p>d. 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</p>

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	<p>landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier. Initials <u>  RWB/L  </u></p> <p><b>Response: See revised CPTED plan and SP-2 for fencing detail. Entry door is storefront and CPTED standards will be used during the development of door hardware schedule. Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>
5	<p><b>Security Strengthening - Burglar Security Alarms/ Safes - Physical &amp; Mechanical Security Strengthening</b></p> <p>a. For COMMERCIAL: Install hard wired burglar security alarms and safes at any commercial property, including retail businesses and residential management offices, restaurants, etc., and/ or in commercial and industrial buildings wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., dry goods, food supplies, etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. Initials <u>  RWB/L  </u></p> <p>b. For COMMERCIAL AND INDUSTRIAL: Security/ Front Desk Receptionists/ Hosts: Install a fixed concealed silent panic duress alarm at main entrance AND provide an additional portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. <b>Initials RWB/L</b></p> <p><b>Response: Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>
6	<p><b>Dumpster &amp; Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening</b></p> <p>a. To deter loitering by trespassers, illegal dumping and/ or a concealment/ ambush point for criminals, which may in addition to non-employees also include employees who have often concealed company supplies, materials, equipment and/ or tools for later theft, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates: Initials <u>  RWB/L  </u></p> <p>b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. Initials <u>  RWB/L  </u></p> <p>c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. Initials <u>  RWB/L  </u></p>

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	<p>d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons. Initials <u>  RWB/L  </u></p> <p>e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. Initials <u>  RWB/L  </u></p> <p>f. Dumpster areas must be secured with Access Control and video surveillance. Initials <u>  RWB/L  </u></p> <p><b>Response: See revised CPTED plan and SP-2 for dumpster details. Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>
7	<p><b>Key Security: Access Control and Security Strengthening</b> (For businesses with numerous keys on site such as residential or commercial units, management offices, warehouses with numerous vehicles, trucks, locked storage closets, areas, etc., valuable assets on site including equipment, tools, supplies, food, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)</p> <p>a. Describe access key control security system - general description only, avoid listing specific location of key storage safe. Initials <u>  RWB/L  </u></p> <p>b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system. Initials <u>  RWB/L  </u></p> <p>c. A surveillance camera must monitor the office key storage area. Do not place the camera in the ceiling only where it will only capture the tops of a potential criminal subject's head. Initials <u>  RWB/L  </u></p> <p>d. (If any) Management office door must have a reinforced security window, or at the minimum, a security viewer (peephole). Initials <u>  RWB/L  </u></p> <p><b>Response: This will be a facility that will only provide access to members or users only after passing a reception / control area. See floor plan A1.0 for flow and location of reception. This will be the only way to gain access into the facility. This will have a person at all times while the facility is open.</b></p> <p><b>Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>
8	<p><b>Parking Lot &amp;/ or Garage, and Adjacent Access Egress and Perimeters:</b></p> <p>a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed <b>so that business operators are fully aware of the security risks and train operators and staff regarding best safety and security practices.</b> Initials <u>  RWB/L  </u></p> <p>b. For COMMERCIAL AND INDUSTRIAL: Explain how this development will securely operate the parking lot/ garage (if any), &amp;/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults &amp; batteries, etc. Initials <u>  RWB/L  </u></p> <p>c. Vehicles have been burglarized in garages and parking lots leading to significant property loss, including weapons, and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).</p>

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	<p>Initials __RWB/L__</p> <p>d. Violent Robbery incidents, primarily in garages and parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist.</p> <p>Initials __RWB/L__</p> <p>e. Ensure comprehensive garage and parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.</p> <p>Initials __RWB/L__</p> <p>h. Commercial: Parking spaces should be clearly and individually marked and assigned for owners, employees, or authorized guests/ users use only. (In the case of a retail, restaurant or like business this is optional, <b>but recommended to avoid conflicts arising from unauthorized parking.</b>)</p> <p>Initials __RWB/L__</p> <p>i. Commercial: Post signage in parking areas prohibiting vehicles other than owner"s, employees or authorized guests to park and loiter in private parking lot.</p> <p>Initials __RWB/L__</p> <p>j. Commercial: Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.</p> <p>Initials __RWB/L__</p> <p>k. <b>(If possible) Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.</b></p> <p>Initials __RWB/L__</p> <p><b>Response: Ownership will provide a video monitor system for the parking areas designed to eliminate any gaps. Additionally this facility will be gated during times the facility is not open. The high turnover of customers coming and going to this facility will aid in surveillance of the parking lots. Please Refer to Site Plan SP-1 and CPTED Plan/Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>
10	<p><b>Graffiti Maintenance - CPTED</b></p> <p>h. Commercial &amp; Industrial: exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.</p> <p>Initials __RWB/L__</p> <p><b>Response: It is in the owner’s best interest that this facility maintain a very high level of maintenance and image to attract membership. A service road that surrounds the building has been provided that will aid in observing and provided a high level of maintenance on a regular basis. Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>

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11	<p><b>Electronic Surveillance - Security Strengthening</b> required to protect employees, residents, guests and the general public from robbery, burglary, sexual battery, and other serious and violent crimes.</p> <p>***ATTENTION IMPORTANT ***</p> <p>155.2407.E Site Plan Review Standards</p> <p>Complies with crime prevention ***Security Strengthening*** AND CPTED standards, this requires both to be addressed including electronic surveillance.</p> <p>Initials _____</p> <p>*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING.</p> <p>PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAWENFORCEMENT TO ENSURE OPTIMAL RESULTS AND FINAL APPROVAL.</p> <p>Initials _____</p> <ol style="list-style-type: none"> <li>M.O. 155.2407.E AND M.O. 115.26 Site Plan Review Standards: Development complies with Crime Prevention ***Security Strengthening - includes Mechanical and Electronic Security*** AND CPTED standards, this requires BOTH to be addressed including Electronic Surveillance. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.” Initials <u>  RWB/L  </u></li> <li>Install comprehensive electronic video surveillance at commercial and retail businesses including shopping plazas, restaurants, recreational businesses, entertainment businesses, etc. Initials <u>  RWB/L  </u></li> <li>Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Use a large enough monitor so as not to crowd many small indecipherable or obscure images onto the monitoring screen. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager’s office, front desk, lobbies, etc. Initials <u>  RWB/L  </u></li> <li>Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. Initials <u>  RWB/L  </u></li> <li>Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency. Initials <u>  RWB/L  </u></li> <li>Security cameras must fully view all parking areas, all exterior building entrances and pedestrian paths of travel along and into the building perimeters. Initials <u>  RWB/L  </u></li> <li>Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Initials <u>  RWB/L  </u></li> <li>Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance. Initials <u>  RWB/L  </u></li> <li>Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault &amp; battery, etc. Initials <u>  RWB/L  </u></li> <li>Install video surveillance of any accessible rooftop areas, etc., to deter/ prevent rooftop</li> </ol>
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	<p>burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent. Initials <u>  RWB/L  </u></p> <p><b>Note that the drawing does not show any cameras on the sides of the building covering the exterior including the parking lot and perimeter.</b></p> <p><b>Response: Prior to Construction Permit a security vendor will be procured by ownership and this vendor will provide detailed shop drawings showing all components of the security system. These shop drawings will be provide for review. Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>
12	<p><b>Miscellaneous: CPTED &amp; Security Strengthening</b></p> <ul style="list-style-type: none"> <li>a. Ensure all publicly accessible exterior electrical power outlets have a lock or nearby easily accessible and secure internal power cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site. Initials <u>  RWB/L  </u></li> <li>b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site. Initials <u>  RWB/L  </u></li> <li>c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent undetected trespass intrusion and/ or concealment/ ambush opportunities. Initials <u>  RWB/L  </u></li> <li>d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft. Initials <u>  RWB/L  </u></li> <li>e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. Initials <u>  RWB/L  </u></li> <li>f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along vulnerable street front pedestrian entrance and exit areas and in areas prone to pedestrian crossings to prevent serious vehicle impact/ intrusion accidents/ incidents. Initials <u>  RWB/L  </u></li> </ul>

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	<p>g. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected to protect legitimate users from hacking leading to fraud, etc. An open Wi-Fi system will attract nonlegitimate users to loiter and use the open free Wi-Fi. Initials __RWB/L__</p> <p>h. <b>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.</b> Initials __RWB/L__</p> <p><b>Response: All of the applicable CPTED strengthen concepts will be provide. Response: Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</b></p>
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#### Utilities

1 Expediter	<p>Comments not provided as of 9/21/2023. Contact Nathaniel Watson directly for comments <a href="mailto:Nathaniel.Watson@copbfl.com">Nathaniel.Watson@copbfl.com</a> <b>Response:</b></p>
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#### Landscape

1	<p>Comment responses sheet did not match all comments <b>Response: See this revised comment list</b></p>
2	<p>Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. There are currently overhead wires bisecting the site, please reconfirm. <b>RWB Response: See note at SP-1 Building Data. The high voltage main distribution lines along the south of the property cannot be buried. They have easements on property and off property. This has been reviewed and discussed with FPL and all required vertical and horizontal clearances have been met.</b></p>
3	<p>Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. <b>Survey Response: See attached survey and provided tree disposition plan LE-1 by Landscape Architect and Arborist Report by John Sutton.</b> <b>Landscape Response: Sheet LE-1 illustrates existing trees onsite and disposition.</b></p>
4	<p>Tree dispo shows trees to remain but none shown on the landscape plan. Trees slated as poor should not be slated to remain. Landscape plan also eludes to trees being removed, Please make sure all documents match <b>Response: See Sheet LE-1. Tree disposition chart has been updated.</b></p>
5	<p>Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced. <b>Response: See Sheet LE-1 for existing tree values as supplied from John Sutton, ISA. See Sheet LP-2 for proposed values of trees.</b></p>
6	<p>As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings <b>Response: Acknowledged. Sheet LP-2 calculations updated.</b></p>
7	<p>Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping for the entire site, including the area to the west for the overall square footage. No data table was found, adjust tree requirements to meet the minimums for the CR zoning district to be 218 trees. Jatropha and Lipstick palms do not qualify <b>Response: Additional Trees, quantity 100+ have been added, utilizing the SF of the West area.</b></p>
8	<p>Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang. NW corner, correct. <b>RWB Response: See revised site plan SP-1 with perimeter 10' buffer, NW corner is a loading zone/turn around with concrete wheel stop detail 10/SP2. 10' perimeter landscaping does not</b></p>

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	<p><b>include any vehicular overhands.</b></p> <p><b>Landscape response: Complies. Utilized updated Site Plan.</b></p>
9	<p>As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation</p> <p><b>RWB Response: See revised site plan SP-1 with 8' min landscape island at parking spaces for every 10 spaces max.</b></p> <p><b>Landscape response: Complies. Utilized updated Site Plan.</b></p>
10	<p>As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet</p> <p><b>Response: Complies. Utilized updated Site Plan.</b></p>
11	<p>Remove utilities and FDC's from required landscape parking islands</p> <p><b>Response: Complies. Utilized updated Site Plan.</b></p>
12	<p>Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 15' of landscape areas between a vehicular use area and an abutting building, on all sides</p> <p><b>Response: Complies. Utilized updated Site Plan. Dimensions added.</b></p>
13	<p>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:</p> <ul style="list-style-type: none"> <li>i. Palms must be provided in multiples (doubles or triples);</li> <li>ii. If palms and trees are combined, one row of shrubs can be provided;</li> <li>iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;</li> <li>iv. If trees are provided, design must include a minimum of 2 species;</li> <li>v. Trees or palms must be a minimum of 14 feet in height;</li> <li>vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;</li> <li>vii. Suspended pavements systems are provided for the adjacent vehicular use area</li> </ul> <p><b>Response: Acknowledged.</b></p>
14	<p>Show how requirements as per 155.5203.E., Building Base Plantings are being met</p> <p><b>Response: Complied and illustrated on Sheet LP-2.</b></p>
15	<p>As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings. <b>Provide radii.</b></p> <p><b>Response: Lighting plan has been revised accordingly.</b></p>
16	<p>Provide Street Trees at 1:40' as per 155.5203.G.2.c. please incorporate flowering trees, <b>for a total of 40.</b></p> <p><b>Please locate street trees in the ROW swale, along with sod and irrigation</b></p> <p><b>Response: Additional trees added, Pink Tabebuia.</b></p>
17	<p>Show the retention area to be sodded and irrigated</p> <p><b>Response: Noted on plan.</b></p>
18	<p>Show sod on the plan and in the plant list</p> <p><b>Response: Noted on plan.</b></p>
19	<p><b>Please provide spreading large canopy trees in the parking islands to help create shade and reduce the urban heat island effect</b></p>

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	<b>Response: Revised to replace Pink Tab trees with Love Oak trees, where site lines, or Powerlines are not in conflict with FPL Right Tree Right Place.</b>
20	<b>What is area on the south side west elevation, is this are sod or concrete...</b> <b>Response: Landscape area. Additional trees and plants have been provided.</b>
21	<b>Provide dimensions on the landscape and site plans</b> <b>Response: Dimensions have been added on landscape plan.</b>
22	As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. <b>Response: See Sheet LI-1, LI-2 and LI-3 provided.</b>
23	Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment <b>Response: Note added on Sheet LI-3.</b>
24	<b>As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.</b> <b>Response: Acknowledged.</b>
25	All tree work will require permitting by a registered Broward County Tree Trimmer <b>Response: Acknowledged.</b>
26	Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. <b>Response: Understood, see response letter attached</b>
27	Additional comments may be rendered a time of resubmittal <b>Response: Understood</b>

#### Zoning

1	This project is being reviewed as a Major Site Plan with Building Design <b>Response: Understood</b>
2	It is unclear what areas on the site plan are landscaping vs sidewalk. Shade, hatch, or color-code the landscape areas to clearly illustrate the proposed areas on the site plan. <b>Response: See revised SP-1 with proposed landscaping areas shaded</b>
3	Comment not addressed: provide call outs for all site plan elements. Clarify what the bold line in the middle of the landscape area north of the building is (next to the bike rack call out on the site plan). Clarify what the 3 square boxes are at the rear of the building. Are these A/C units? <b>Response: See revised site plan SP-1 with call outs</b>
4	The lot coverage number listed in the "provided" column should match the building footprint number (54,134). The site lot coverage is the total footprint of all roofed structures on site. Revise the site plan data table. <b>Response: See revised Site Plan data table</b>
5	Comment not addressed: The dimensions on the site plan drawing do not appear to match the setbacks listed on the site plan data table. Revise so both of these match and call out each setback on the drawing itself (front, interior, rear). For example, the drawing shows that the closest point at the front is 49'-3" but the table says it is 51'-3". <b>Response: See revised Site Plan data table and site plan</b>
6	Clarify why the civil and landscape plans show concrete proposed in between the parking and the building on the west side, where landscaping should be. The site plan does not show this proposed concrete. What is it for? Revise so all plans are consistent. <b>Response: See revised Civil/Landscaping plans</b>
7	Comment not addressed, provide a sidewalk to the western parking lot area: All parking lots and parking structures containing more than 50 parking spaces shall provide a clearly identified pedestrian route

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	<p>between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a pedestrian walkway providing direct access to the primary building entrance(s)(155.5101.I.3.b).</p> <p><b>Response: See revised site plan SP-1 with new pedestrian walkway</b></p>
8	<p>Comment not addressed: There is currently no mechanical equipment identified on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure.</p> <p><b>RWB Response:</b></p> <ul style="list-style-type: none"> <li>- See SP1.0/LP1 for ground floor mechanical location and landscape Mechanical equipment detail at LP-2 plus A2.01 for location and notes.</li> <li>- RTU units seating at the roof are screened by parapet see new roof sheet A2.03 for location and building section 3/A4.01 for parapet screening</li> </ul>
9	<p>Comment not addressed: "The maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall be 20 feet in those parts of nonresidential district within 200 feet of a residential zoning district (to the north) and 30 feet in all other parts of nonresidential districts. The minimum illumination in vehicular use areas shall be 1.0 foot candle and the maximum illumination at the property line is 3.0 foot candle." Revise the light poles on the north side of the property to be no taller than 20' as it is less than 200' from residential.</p> <p><b>Response: All exterior lighting is at or below 20' above finish grade.</b></p>
10	<p>Provide a cut sheet detail of all proposed light fixtures. Include the lumen levels for each. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets.</p> <p><b>Response: All light fixtures are classified as full cut-off by IESNA standard with no light emitted above 90 degrees nadir.</b></p>
11	<p>Comment not addressed, the height is still measured from the ground floor: Revise the elevations to show the height of the building being measured from the average finished grade at the front of the structure to the roof line (155.9401.G). Provide the height for any parapet above the roof line as well.</p> <p><b>Response: See revised Elevation 1/A3.01 with new dimensions measured from entry finished grade floor</b></p>
12	<p>Comment not addressed, provide the fenestration calculations for the front façade on the elevations: At least 30 percent of the street-facing facade 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 story line denoting the second floor) shall be occupied by windows or doorways (155.5602). All ground-level windows on street-facing facades shall be transparent. <b>Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades.</b> While it looks like the front façade meets these requirements, provide this calculation on the elevations.</p> <p><b>Response: See revised Elevation 1/A3.01 with fenestration calculation. See color chart for glass clear for windows.</b></p>
13	<p>Provide a roof plan that notes the roof will be painted white, per the applicant's sustainability narrative. Additionally, revise the elevations and renderings to show the metal roof will be a white metal, not a</p>

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	grey metal. All roofs (the flat roof and the metal roof) must be white <b>Response: See notes at new roof plan A2.03 and revised narrative</b>
14	Revise the sustainability narrative to include a note stating that the entire roof, not just the flat roof, will be white. The narrative currently states only the flat roof will be white. <b>Response: See sustainability narrative with states for white roof color at all roof structure</b>
15	Prior to building permit approval: a. The applicant shall provide a copy of the recorded plat. b. The points used for the Sustainability Narrative as submitted to the DRC shall provide evidence of compliance by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points. <b>Response: Understood</b>

#### Environmental Services

	<p>REVIEW COMPLETE; NO OBJECTIONS</p> <p>NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler.</p> <p>NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste &amp; Recycling (as of October 1, 2022).</p> <p>NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D) (1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling, at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.</p> <p>NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.</p> <p><b>Response: Acknowledged.</b></p>
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PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

Sincerely,

Juan C. Linares  
RWB / Linares Architecture, Inc.

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