

Current Project - Department Review Status

PZ20-12000051

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
1					
	UTILITIES	Nathaniel Watson nathaniel.watson@copbfl.com	pamela.mccleod@copbfl.com	PendingResubmit	<p>1-13-2021</p> <p>1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process. Acknowledged</p> <p>2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. BCEPD Permit or exemption will be provided prior to Engineering Permit.</p> <p>3. Please procure an approved South Florida Water Management District permit or exemption for the proposed site work. Approval will be provided prior to Engineering Permit.</p> <p>4. Please exercise best management practices with regard to protection of existing and proposed storm water systems. Best management practices will be exercised. Erosion Control Plan, sheet CE7, has been added to the plan set.</p> <p>5. Please submit a sedimentation and erosion control plan. Erosion Control Plan sheet CE7, has been added to the plan set.</p> <p>6. Civil plan #012 CE4 Water and Sewer Plan proposes an 8" water main connection but does not propose a dedicated fire meter and backflow connection shown adjacent to North Riverside Drive. The main following the meter shall be shown as private on-site of the property. Please correct 8" watermain has been removed and replaced with a 4" dedicated fire service. Dedicated meter and backflow has been provided at the property line and the service is labeled as private after the meter.</p> <p>7. Please note on civil plan #012 CE4 Water and Sewer Plan that any existing water or sewer connections to the lot not utilized must</p>

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					<p>be retired at the main by the owner as per City specification. A note has been added to sheet CE4. There are no known water or sewer connections that will no longer be utilized on the property.</p> <p>8. Please note on #006-L-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 obstructions shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.</p> <p>9. Civil plan #012 CE4 Water and Sewer Plan proposes 75 LF of 2" water service extension toward the dock and fire cabinets. The extension must be appropriately metered with likewise backflow devices. Please show this as metered w/ a backflow assemble just before the proposed sidewalk and the additional 75 LF of main as private. Please correct. A 2" water meter and RPZ backflow preventer have been added to the water service supplying the dock fire cabinets.</p> <p>10. Please note that meters 3" and above are not stock items and have an order lead time of 60 to 75 days after the meter is paid. Please order the devices in a timely manner so as to ensure that the meters are available for installation according to your construction schedule. Acknowledged.</p> <p>11. Please attach the following 2019 City Engineering Standard Details as they apply: #102-1 Valve Box Settings, #103-1 Gate or Valve Plug Settings, #106-2 Master Meter and Backflow Device, #106-3 Fire Meter and Backflow Device, #106-4 Meter Install Dimensions List, #107-2 Typical 2" Water Service, #115-1 Underground Valve Identification Marker, #122-1 Utility Crossing, #315-1 Typical Screen For Utilities, #316-1 Required Tree Location. Sheets 102, 103, 106-2, 106-3, 106-4, 107-2, 115-1, 122-1, 315-1 and 316-1 have been added to the plan set with the requested details.</p>
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	CRA	Kimberly Vazquez kimberly.vazquez@copbfl.com	pamela.mccleod@copbfl.com	In Review	
	LANDSCAPE REVIEW	Wade Collum wade.collum@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<p>1. Is the marine fueldepot still going to be active? Yes</p> <p>2. The City does not recommend the use of large canopy, self cleaning palms in and around high target areas such as pedestrian access and vehicular use areas, propose an alternate large canopy palm such as Phoenix species. Sylvester's are being used on the south side of the bridge project and at the bridge and may framework a gateway onto the barrier island especially as it relates to along the intracoastal. Long-term maintenance of coconut palms may not be done with the use of climbing spikes, clearly specify maintenance practices and note on this landscape plan. Love the curvedtrunks We have specified the Coconut palms to keep within the tropical theme of the restaurant. We have provided the maintenance notes on Sheet L-1</p> <p>3. 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. Please provide islands and canopy trees in place of #18&#19 and #9, and at the end of the handicap row by the canal Trees have been provided in these locations.</p> <p>4. Show how requirements as per 155.5203.E., Building Base Plantings are being met. Plantings are provided at front of building foundation and side buffer to meet the South side requirement.</p> <p>5. Provide a photo metric plan. Are the lights shown between the buildings pedestrian lights? See Sheet LT-1</p> <p>6. Provide a more information about the per gravel and geotextile concept. The site has a grade change toward the intracoastal, how will the gravel be maintained on site? There is no grade change</p>

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					<p>where gravel is proposed</p> <p>7. Provide a specific note that no work will be performed in the recent city ROW planting along the bridge. Note is provided</p> <p>8. Provide a dumpster detail. Detail provided on Sheet SP-101</p> <p>9. Provide soil specifications See sheet L-3</p> <p>10. VM & AX seem to be calling out the same symbol along the intracoastal, clarify, correct. Symbols changed</p> <p>11. Please show ROW lines on the plan and call them out. Property lines are called out</p> <p>12. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan.</p> <p>13. 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. Bubble zones have been provided</p> <p>14. Provide a landscape notes and detail sheet Provided on Sheet L-3.</p> <p>15. Plant list does not match the plans for VM3,s Correct. Plant list has been corrected</p> <p>16. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site. Note is provided on Sheet L-1</p> <p>17. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation. Note is provided on Sheet L-1</p> <p>18. All tree work will require permitting by a registered Broward County Tree Trimmer. Noted</p> <p>19. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. Provide</p> <p>20. Additional comments may be added at a time of resubmittal.</p>
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	PLANNING	Daniel Keester daniel.keester@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<p>-The property has no recorded plat. Provide a platting determination letter from Broward County Planning Council, confirming whether or not a plat note would be required for this prior to approval. Has been requested. Will provide prior to approval</p> <p>-Land use for this parcel is commercial, the zoning is B-3 (General Business). Restaurant and outdoor dining are permitted uses in this zoning district.</p> <p>-The property is accessed from Atlantic Blvd and North Riverside Drive. N Riverside Drive is within a non-residential zoning district, not specifically listed in the Trafficways Plan or Code of Ordinances (100.01 Minimum right-of-way) and the 30 feet provided to the centerline is sufficient.</p> <p>-The property abuts Atlantic Blvd, which is right-of-way identified on the Broward County Trafficways Plan. Atlantic Blvd requires future right-of-way of 110 feet, and 55 feet are illustrated on the survey to the center line.</p> <p>-The city has sufficient capacity to accommodate the proposal.</p> <p>Applicant may proceed to DRC submittal for formal review.</p>
	ZONING	Lauren Gratzer Lauren.Gratzer@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<p>1. This is a Major Site Plan and Major Building Design Review.</p> <p>2. The civil site plan mentions a 27' wide parking easement (D.B. 730, PG 565, BCR) that is being reduced to 20' wide with the existing parking being removed. Provide a copy of this original easement. If this is an officially recorded easement, it may need to be either abandoned or amended. Warranty deed has been submitted</p> <p>3. The Fire access plan and site plan proposes to use the northern property for access. Provide a shared access agreement and all shared parking agreements mentioned on the site plan with the northern property. Warranty deed defined in the submitted Warranty deed</p> <p>4. The civil site plan and fire access plan state that the drive aisle between the two buildings</p>



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					<p>will be 20' wide but the architectural site plan (SP 101) says this drive aisle will be 19'8". The landscape widths in these areas are also different on the separate plans. Make all plans consistent. This has been corrected on the Architectural Site Plan</p> <p>5. The south overhang of the bathroom building appears to be extending past the property line. The building overhang is not permitted outside of the property lines. The building/overhang no longer extend past the property line</p> <p>6. The rendering of this proposal on the cover sheet does not appear to match the proposed elevations and site plan. Provide an accurate rendering. This rendering also shows work being done on the second building on this parcel, which other plans state will be undisturbed. Clarify if work will be done on the second building. The rendering has been revised.</p> <p>7. The setback table on both site plans call out the south side as the "front". This is not the front of the parcel but rather a "street side yard". The "front" setback is along the east side (N Riverside Dr.), which requires the 5' setback. The west side requires the 15' setback per the B-3 setback required from a waterway or canal. The north side is an "interior side yard, not the rear. Update this table with the correct information. The tables have been updated</p> <p>8. Provide a detail of the dumpster enclosure. Dumpster enclosures or Commercial containers of existing nonresidential development shall be screened on three sides with a solid view-screening fence that is at least six feet high and on the fourth side with a solid view-screening gate (155.5301.C1.b). Detail provided on Sheet SP101 Site Plan-Area of Work</p> <p>9. Provide a bike rack that accommodates at least 4 bicycles located on a paved surface and located in visible, well-lit areas conveniently</p>
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					<p>accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic. (155.5102.L). A bicycle rack area has been added near the entrance</p> <p>10. There is currently no mechanical equipment rendered 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. Mechanical equipment will be on the roof of the existing building. A Roof Plan (A 102) has been added to the set defining the area where the mechanical area will be. This mechanical equipment will be screened by the extended parapet on the west, north, and east sides.</p> <p>11. A photometric plan must be submitted with the DRC submittal and show a minimum of 1.0 foot-candle in vehicular use areas, measured at the edge of a vehicular use area, at ground level and a maximum of 3.0 foot-candles at the property lines, measured at five feet above ground level. A photometric plan has been submitted</p> <p>12. All new development within the Atlantic Boulevard Overlay district shall reflect a Florida Maritime vernacular style that includes elements derived from certain historic styles and design features prevalent in South Florida and shall comply with the design standards in this subsection applicable to one of the following three architectural substyles of the Florida Maritime style: Tropical Colonial, Tropical Contemporary, or Nautical Modern. The applicant for approval of new development</p>
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					<p>may choose which architectural substyle to use for the development, but may not mix usage of standards for different substyles. Each of the three substyles has specific requirements for building façade articulation elements, materials, roof form, window design, door design, etc. Provide a narrative describing which of the three substyles this project chose and how you achieved the standards of that choice per the code requirements (155.3703.F.7). This project will be in the Tropical Old Florida Substyle. Elements included will be large overhangs and shading devices to protect from wind and sun. It is a low-rise structure with rectilinear configurations. It is a concrete block structure with smooth stucco and has a metal roof.</p> <p>13. Code section 155.3703.E.2 allowed a temporary waiver for off-street parking reductions for specific uses in the AOD. This waiver had a deadline for construction of January 4, 2021. At this time, all regular parking codes apply. However, a text amendment will be heard by the Planning and Zoning Board on January 14, 2021 that proposes to extend this temporary waiver until 2026. If recommended for approval by the Planning and Zoning Board, the text amendment will have to be approved by the Commission in order to be adopted.</p>
	WASTE MANAGEMENT	Beth Dubow beth.dubow@copbfl.com	pamela.mccleod@copbfl.com	Pending Resubmit	<p>Project Name: New Restaurant at Taha Marine Center Address: 3109 E Atlantic Blvd. PZ#: 20-12000051 Review: 01/12/2021 Pre-App Meeting Date: 01/12/2021 REVIEW COMPLETE; RESUBMITTAL REQUIRED</p> <p>1. The orientation of the trash enclosure behind the restaurant is unacceptable. The opening must be on the north side to allow access for garbage truck collection. The opening is now on the north end of the enclosure.</p>

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					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.
	FIRE DEPARTMENT	Jim Galloway jim.galloway@copbfl.com	pamela.mccleod@copbfl.com	Pending Resubmit	<p>() Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from. Fire Access Plan, sheet CE5, provided with Fire Apparatus circulation shown.</p> <p>() Post: "No Parking Fire Lane by Order of Fire and Police". Signs max 60ft apart. (NFPA 1 2015ed chapter 18 section 18.2.3.5) No Parking Fire Lane signs added to drive aisle in front of restaurant.</p> <p>() 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" Fire flow test is being scheduled. Two fire hydrants are located within required proximity to the site. Water Supply Fire Flow form will be completed once fire flow test data is available.</p> <p>() provide location of all existing and proposed fire hydrants, FDC and fire hose stations. All existing and proposed fire hydrants, FDCs and fire hose cabinets are shown on sheet CE5.</p> <p>() All FDCs will require proper signs stating FDC, what they supply and minimum fire apparatus pump pressure. signs to be installed</p>



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					<p>using engineering standards for No Parking or Handicap signs. Note #6 on sheet CE5 has been modified to include this.</p> <p>() fire hydrant and fire sprinkler water supply must have separate water supply taps, unless supplied on a looped system with minimum of two water supply connections. All fire hydrants and sprinkler water supplies come from separate taps on looped 12" water main on N. Riverside Drive.</p> <p>() provide additional information on exact location of existing fuel tanks. cannot be located under structures.</p> <p>() plans show only one fuel tank. provide permit numbers for the installation of fuel tanks. Permit records have been requested</p>
	ENGINEERING DEPARTMENT	David McGirr david.mcgirr@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<p>20-120000051</p> <p>Pre-Application review 1-12-21</p> <p>david.mcgirr@copbfl.com 954-786-5514</p> <p>3109-3231 E. Atl. Blvd Taha Marine Center.</p> <p>The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:</p> <ol style="list-style-type: none"> 1. Broward County EPD SurfaceWater Management Division permit or exemption for paving and drainage plans. BCEPD Permit or exemption will be provided prior to Engineering Permit. 2. 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. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1. Detail 316-1 has been included on sheet CE8. 3. At time of permitting submit an Engineering permit application for the proposed on-site water and sewer, on-site and off-site paving and curbing. Acknowledged 4. At time of permitting submit a copy of a

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					<p>signed agreed upon contract or a schedule of values for the proposed off-site water and sewer onsite/offsite paving. Please include sub-base, lime rock, prime and asphalt or concrete. Per page two of the Engineering Application: In order to determine permit fees, please provide an executed contract between the registered property owner and the contractor performing the proposed work. Acknowledged.</p> <p>5. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division. Acknowledged.</p> <p>6. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering. Details have been included on new sheets CE8 and CE9.</p> <p>7. FDEP permit or exemption for the proposed water main construction. Proposed water main has been revised to 4" only providing fire sprinkler service, which would not require FDEP permit.</p> <p>**** 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.****</p>
	BUILDING DIVISION	James DeMars james.demars@copbfl.com	pamela.mccleod@copbfl.com	AuthorizedWithConditions	<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.</p> <p>Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NFPA and HVHZ regulations.</p>

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					<p>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. Acknowledged</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. Acknowledged</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). Acknowledged</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. Acknowledged</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, and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance</p>
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					<p>152.29(C)(1)(B). Acknowledged</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 2017 FBC Accessibility. Acknowledged</p> <p>FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Acknowledged</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 2017 FBC. Acknowledged</p> <p>1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. Acknowledged</p> <p>2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner or operator's responsibility to comply with the provisions of section 400.002 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove</p>
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					<p>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>Acknowledged</p> <p>8. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details. Acknowledged</p> <p>9. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.</p> <p>Acknowledged</p> <p>10. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation. Acknowledged</p> <p>11. F.S. 481.221(2) The enforcing agency will</p>
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					<p>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). Acknowledged</p> <p>12. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed. Acknowledged</p> <p>13. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval. Acknowledged</p> <p>14. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector. Acknowledged</p> <p>15. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. Acknowledged</p> <p>16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, completed by the authority having jurisdiction, inspected and executed by a licensed contractor.</p> <p>Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance with</p>
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					<p>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. Acknowledged</p> <p>17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.</p> <p>18. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.</p> <p>19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5. Acknowledged</p> <p>20. 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. Acknowledged</p> <p>21. 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. Acknowledged</p> <p>22. 1804.4 Site Grading. The ground immediately adjacent to the foundations shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal</p>
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					<p>(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>Acknowledged</p> <p>23. 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. Acknowledged</p> <p>24. 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>Acknowledged</p>
	BSO	Patrick Noble Patrick_Noble@sheriff.org	pamela.mccleod@copbfl.com	Pending Resubmit	<p>Development Review Committee Reviewed: January 11, 2021 Subject: CPTED and Security Strengthening Report: PZ20-12000051 Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voice Mail) Monday Thursday; 8 AM – 4 PM</p> <p>DRC</p> <p>*** ATTENTION IMPORTANT *** The services of an independent, and highly</p>

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				<p>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>Disclaimer: This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses. Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.</p> <p>*** ATTENTION IMPORTANT *** DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:</p> <ol style="list-style-type: none">1. CPTED/ Security Strengthening Narrative Plan. Initials <u>MF</u>2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ MF Security Strengthening features including:<ol style="list-style-type: none">a. Landscaping type, placement & dimensions, Initials <u>MF</u>b. Lighting types such as pole, motion-sensor, etc., Initials <u>MF</u>c. Fencing type, placements & dimensions, Initials _____d. Signage type & placement, Initials _____e. Camera type, location & scope of cameras, Initials <u>MF</u>f. Access control types exterior & interior
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				<p>access controls including doors, windows, hardware, entry systems, Initials _____</p> <p>g. Pedestrian & vehicle circulation patterns, Initials _ MF _____</p> <p>h. Dumpster/enclosure type & design, Initials _ MF _____</p> <p>i. Alarm types, locations, etc. Initials _____</p> <p>j. Parking garage & lot types – include all security features & measures, Initials _____</p> <p>k. Any other special considerations relevant to the specific type of development, etc. Initials _____</p> <p>3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials _ MF _____</p> <p>4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials _ MF _____</p> <p>Attention: Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Several of the recommendations are also only procedural that can be achieved at little or no cost. Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/or in the community by being lax in its safety and security development posture. It must be</p>
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				<p>prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment. A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding.</p> <p>A safe and secure development is a priceless and essential benefit to all members and guests of the community.</p> <p>CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:</p> <p>1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control Initials _ MF _</p> <p>a. Submit a Broward Sheriff's Office No Trespass Program Affidavit in conjunction with the application. Initials _____</p> <p>b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available</p>
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					<p>at all entrances and all sides of the property: North, South, East and West. Initials __ MF __</p> <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 __ MF __</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. Initials __ MF __</p> <p>e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas. Initials __ MF __</p> <p>2. CPTED Landscaping Standards 2A: Natural Surveillance Initials __ MF __</p> <p>a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance. Initials __ MF __</p> <p>b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity. Initials __</p> <p>c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover. Initials __ MF __</p> <p>d. Maintain an 8" foot clear trunk and canopy trees and tall plants without any obstructive limbs or foliage hanging down that would obstruct Natural &/ or Electronic Surveillance. Initials __ MF __</p>
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				<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 __ MF __</p> <p>2B: Territorial Reinforcement Initials __ MF __</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. Initials _____</p> <p>3. CPTED Lighting Standards Initials __ MF __</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 __ MF __</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 __ MF __</p> <p>c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc. Initials __ MF __</p> <p>d. 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 any building design feature area that has a overhang that would attract loiterers and trespassers who use these areas for concealment, ambush, peeping, urinating, or more serious crimes such as burglary, robbery, sexual better, etc.</p>
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				<p>Initials _____</p> <p>e. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows. Initials _ MF _____</p> <p>f. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. Initials _ MF _____</p> <p>g. Adequate soft lighting is preferable to 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 _ MF _____</p> <p>h. Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical lighting and surveillance. Initials _ MF _____</p> <p>i. 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 MF _____</p> <p>j. 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 _ MF _____</p> <p>4. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control Initials _ MF _____</p> <p>a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal</p>
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				<p>ruse entry. Initials <u>MF</u></p> <p>b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing bars with 'see-through' spacing to maintain critical Natural Surveillance. Initials _____</p> <p>c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds. Initials _____</p> <p>d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier. Initials _____</p> <p>e. All exterior doors must have non-removable door hinge pins, and have the capacity for electronic door position switches in order to signal the security system that a door, which should not have been opened, has been opened and breached. Security will then investigate and/ or address any emergency accordingly. Initials _____</p> <p>f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any). Initials _____</p> <p>5. Burglar Alarms/ Security Alarms/ Safes – Mechanical Security Strengthening Initials <u>N/A</u></p> <p>a. Burglar/ Security Alarms/ Safes must be installed at any property commercial, retail, businesses and residential, manufacturing, offices, or wherever valuable of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or</p>
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				<p>business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices. Initials _____</p> <p>6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening Initials _ MF _____</p> <p>a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates: Initials MF _____</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 padlock. Initials _ MF _____</p> <p>c. Bottom gate clearances must be 8" above the ground for viewing underneath. Initials _ MF _____</p> <p>d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate. Initials _____</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 _ MF _____</p> <p>f. Dumpster areas must be secured with Access Control and video surveillance. Initials _ MF _____</p> <p>7. Key Security: Access Control and Security Strengthening (For businesses with multiple keys on site such as residential commercial management offices, realtor/ car dealerships, etc.) Initials _ N/A _</p>
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				<p>a. Describe access key control security system - general description only, avoid specific location of key storage safe. Initials _____</p> <p>b. Key security office/ room closet door must have an alarm and robust mechanical locking system. Initials _____</p> <p>c. A surveillance camera must monitor the office key storage area. Initials _____</p> <p>8. Parking Garage & Lot, and Adjacent Access Perimeters: Initials <u>N/A</u></p> <p>a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed: Initials _____</p> <p>b. Explain how this development will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc. Initials _____</p> <p>c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section). Initials _____</p> <p>d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist. Initials _____</p> <p>e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cone". Initials _____</p> <p>f. (Only if applicable such as with a garage) An Access Control vehicle gate entrance into parking garage will deter and help prevent</p>
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					<p>trespass opportunities. These entrances must be under video surveillance. Initials _____</p> <p>g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation. Initials _____</p> <p>h. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional) Initials _____</p> <p>i. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot. Initials _____</p> <p>j. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. Initials _____</p> <p>k. 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. Initials _____</p> <p>9. (Only if any) Enclosed Parking Garage Emergency Blue Light Call System – Security Strengthening Initials <u>N/A</u></p> <p>a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote areas. Initials _____</p> <p>b. Blue Light and surrounding area must be under video surveillance Initials _____</p>
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					<p>10. Graffiti Maintenance – CPTED Initials _ MF ____</p> <p>a. Exterior wall surfaces along the building perimeter, including the garage wall exteriors (if any), must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet. Initials ____</p> <p>11. Electronic Surveillance– Security Strengthening Initials MF ____</p> <p>a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes." Initials _ MF ____</p> <p>b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. Initials _ MF ____</p> <p>c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. Initials _ MF ____</p> <p>d. 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 _ MF ____</p> <p>e. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters. Initials _ MF ____</p> <p>f. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Initials _ MF ____</p> <p>g. Ensure video surveillance cameras are positioned to view building entrances. Include audio/visual intercom and call system. Initials _ MF ____</p>
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				<p>h. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas. Initials <u>MF</u></p> <p>i. Install video surveillance along the exterior of the property perimeter sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc. Initials _____</p> <p>j. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc. Initials <u>MF</u></p> <p>k. Install video surveillance of any rooftop areas, etc., to deter/ prevent burglaries. Initials _____</p> <p>12. Miscellaneous: CPTED & Security Strengthening Initials <u>MF</u></p> <p>a. Ensure all publicly accessible exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may trespass and loiter to charge their mobile phones, etc. Initials <u>MF</u></p> <p>b. Ensure all publicly accessible exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind. Initials <u>MF</u></p> <p>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 concealment/ ambush opportunities. Initials _____</p> <p>d. Costly equipment such as roof top outdoor exterior air conditioning units if any must be clearly and permanently marked with serial numbers and images of equipment and serial</p>
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					<p>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 _____</p> <p>e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. Initials _ MF _____</p> <p>f. Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents. Initials _____</p> <p>g. If the building has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi. Initials _____</p> <p>END OF REVIEW</p>
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