



Staff Report

**File #:** LN-880

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 17, 2026

**POMPANO BEACH TOWNHOMES**

**Request:** Minor Site Plan  
**P&Z#** 26-12000013  
**Owner:** SE 11th Street Pompano PJ LLC  
**Project Location:** 3214 SE 11th Street  
**Folio Number:** 494306120560  
**Land Use Designation:** MEDIUM-HIGH 16-25 DU/AC (MH)  
**Zoning District:** Multiple-Family Residence 20 (RM-20)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Andrew J. Schein  
**Project Planner:** Diego Guevara (954-786-4310 / [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com))

**Summary:**

The project is seeking Minor Site Plan Approval for the construction of 4 townhouse units within a 13,500 Sf (0.309 Acres) property located in the RM-20 district. The proposed building is three stories with a height of 35 feet. Each unit includes 4 bedrooms, 4 or 4.5 bathrooms, depending on the unit type, two parking spaces, and a pool.

**Staff Conditions:**

**PLANNING**

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

Status: Pending Development Order

1. Land use for this parcel is Medium-High (MH, 16-25), the property is located within the RM-20 (Multi-Family) zoning designation, and the lot size is 13,496 square feet (.310 acres) based on the survey. This site plan already demonstrates the required 5-foot dedication, resulting in a net site area of .231 acres. Based on the land use and the zoning entitlements, the proposal for 4 (4-bedroom) townhomes may be permitted.
2. Please correct the titles for the unit sizes on the site plan to read "4 bed / 4.5 bath" rather than "4.5 bed / 4 bath".
3. The property was platted in 1946 (Lakeside- Plat Book: 23 Pg: 38), and there are no plat notes that restrict the property/ use. Based on the plat & the proposed scope, there are no additional platting requirements.
4. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School

Board prior to building permit approval.

5. The property abuts SE 11 Street. The survey provided indicates the overall width of the right-of-way (40 feet wide). It also provides the Centerline dimension of 20 feet. This does not meet the minimum right-of-way required for a residential street pursuant to Chapter 100.01, where 50 feet is required. An additional 5 foot dedication will be required, as shown on the site plan, prior to building permit issuance.
6. As a courtesy, please coordinate with the neighbor to west prior to removal of excess pavement area that will encroach on your front yard and dedicated ROW space.
7. The property does not front on any roads / streets identified on the Broward County Trafficways Plan.
8. The city has sufficient water and wastewater treatment capacity to accommodate the proposal.

## ZONING

Diego Guevara | [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com) <<mailto:diego.guevara@copbfl.com>>

Status: Pending Resubmit

Provide a written response to all comments.

### General Comments:

- How will be the operation of the garbage collection?
- Will the garbage be collected in a large shared container or individual containers?
- Show the location of the containers and provide the required staging area for the containers pick up.
- Revise the name of the elevations or the North Arrow Direction. Name the facades according to the corresponding geographic orientation shown by the north arrow.
- Revise the elevations provided. They must be coordinated with the floor plans submitted.
- Add the section symbol pointing to the corresponding view. Section shall illustrate the bulkhead and stairs on the background, as needed.

### Review Comments:

1. For townhouse development, the applicant must provide individual townhouse lots which shall have a minimum area of 1,800 sf. and a minimum width of 18 feet. Provide a site plan illustrating the individual lots with the required dimensions. (Note 2 of the Intensity and Dimensional Standards Chart).
2. Add a triangle to the front and back elevations showing compliance with Note No. 4 of the Intensity and Development Standards Chart. The note requires that those portions of the structure extending above a height of 20 feet shall be setback from the property line an additional 1 foot for each additional 4 feet (or major fraction thereof) of building height.
3. All mechanical equipment, including the pool equipment, must be screened as per Section 155.5301.A Screening Mechanical Equipment.
4. Sec. 155.5101.H requires the provision of bicycle parking racks. Show location and number of the racks in the site plan.
5. Section 155.5101.I.1.a. Pedestrian Access, requires to show the internal pedestrian circulation leading to the access door of all units.
6. Section 155.5101.I.b.i. Sidewalks required. This provision of the code requires the furnishing of a 5 feet wide sidewalk (residential districts) along the front property line.
7. Illustrate the location of exterior lighting of the townhouses. As required on Sec. 155.5102.C.7. Exterior

- Lighting. Coordinate location and specs with the landscaping plan and the photometric plan as required. No wall packs are acceptable.
8. All off-street parking and loading areas shall comply with the Standards of Sec. 155.5203.D Vehicular Use Area (VUA) Landscaping.
  9. Provide the VUA area calculation as needed to provide at least 15% of the total VUA area for interior landscaping. See table 155.5203.C. Minimum Development Site Landscaping.
  10. As per Sec. 155.5203.D.3 Perimeter landscaping Strips shall be provided. Illustrate and label them in the site plan/landscaping plan.
  11. Provide landscaping as requested by Sec. 155.5203.D.5 Landscaping Between Vehicular Use Area and Buildings. Include foundation planting, calculation, and dimension showing compliance with this provision.
  12. Demonstrate compliance with the requirements of Section 155.5203.E Building Base Planting.
  13. The small proposed planters are under the second floor. Please specify what plants will be planted and what measures will be taken to warrantee the survival of them.
  14. Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges in accordance with Sec. 155.5203.B.2.f.
  15. Provide the Photometric Plan required by the Code. See Sec. 155.5401 General Exterior Lighting Standards, and table 155. 5401.E Minimum and Maximum Illumination Levels and comply with all the requirements.

#### Design Standards

16. Review Section 155.5601.C. Multifamily Residential Design Standards Revise the narrative explaining how the project meets the requirements of this provision.
17. Section 155.5601.C.1. Building Orientation and Configuration requires the units facing the front property line shall have a direct access from the street, not from a side of the vehicular access driveway.
18. Revise Sections 155.5601.C.3.a/b/c Building Facades and comply. Provide a narrative explaining what are the combined architectural elements used, and how they were incorporated in to the design. A combination of minimum three elements is required by this provision.
19. Parapet walls shall incorporate cornice treatments. See Sec. 155.5601.C.5.b Roofs.
20. Revise Sec. 1555.5601.C.6. Materials and provide a narrative describing how the project meets these requirements.
21. Provide color elevations, include callouts describing the finishing materials.

Additional comments may be rendered after resubmittal.

#### URBAN FORESTRY

Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com) <<mailto:wade.collum@copbfl.com>>

Status: Pending Development Order

1. 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.
2. Tree Appraisal prepared by an ISA Certified Arborist . Palm tree values will be based on the Cost Replacement method.
3. Please provide tree disposition table on the tree survey and remove tree locations from the landscape plan. All Tree Management information should be on the tree dispo and tree survey.

4. Provide methodology for tree/ palm values as some numbers appear low.
5. *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.*
6. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. The mitigation table as presented is not completely clear. Discuss with staff.
7. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping based on actual square footage of +/- 13,500 square feet.
8. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.
9. Clarify the use of what appears to be raised planters on the east and west property lines.
10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 18' of landscape areas between a vehicular use area and an abutting building.
11. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:
  - i. Palms must be provided in multiples (doubles or triples);
  - ii. If palms and trees are combined, one row of shrubs can be provided;
  - iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
  - iv. If trees are provided, design must include a minimum of 2 species;
  - v. Trees or palms must be a minimum of 14 feet in height;
  - vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
  - vii. Suspended pavements systems are provided for the adjacent vehicular use area.
12. Show all suspended pavement on the Civil / PGD Plans.
13. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.
14. Yard drains and SD connections are bisecting all required planting areas. Relocate or provide documentation that these will not be a conflict.
15. All trees are to be large / medium canopy trees unless OHW are present.
16. Show sod and irrigation for the full length of the ROW swale area and shift eastern Oak trees west to be fully on the subject property.
17. Provide a photometric plan.
18. Provide soil specifications in percentage for i.e. 70/30, 50/50, etc.
19. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.
20. 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.
21. Bubblers will be provided for all new and relocated trees and palms.
22. Remove gallon size from the plant list.
23. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

- Remove any reference to hose and wire.
24. Love the use of Breeze Blocks!
  25. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.
  26. Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices.
  27. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.
  28. Provide a mechanical equipment screening detail.
  29. Provide a note on the plans specifying that all shrubs abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway.
  30. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
  31. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.
  32. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
  33. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.
  34. Additional comments may be rendered a time of resubmittal.

## **FIRE DEPARTMENT**

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com) <<mailto:jim.galloway@copbfl.com>>

Status:

No comments provided to this date. Applicant may contact the reviewer directly to ask for the comments regarding the project.

## **ENGINEERING DEPARTMENT**

John Parlante | [John.Parlante@copbfl.com](mailto:John.Parlante@copbfl.com) <<mailto:John.Parlante@copbfl.com>>

Status: Pending Resubmittal

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.954-519-1483 (On-site and off-site).
2. Civil plan C-10 proposes three 2-inch water services with 2-inch corporation stops at the main. Please show the services with 2-inch resilient seated gate valves per the City Engineering standard detail 107-2

- Typical 2" Water Service. Please correct.
3. Civil plan C-10 proposes a 2-inch water service with two 2-inch water metered services and an unmetered 4-inch water on a single 2-inch service line, which does not comply with any City Engineering Standard detail. All services must be shown as individual service connections to the water main and metered. All services must be placed just behind the recorded property line. Please correct.
  4. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G), 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 &/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.
  5. The lot appears to have two existing sewer laterals and two existing water services to the lot. Show these existing services on the civil plan C-10, either proposed for permanent use to the development or proposed to be abandoned according to the noted City specifications. Please correct.
  6. Please show the areas of proposed curbing on the site plan.
  7. Please upload the current city detail 305-3 for paver installation.
  8. Please show a 3" drainage swale within the driveway apron in the city right of way on the site plan.
  9. Please show on the site plan that the grass area in the City Right-Of-Way has a 6" drainage swale.

## UTILITIES

Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com) <<mailto:nathaniel.watson@copbfl.com>>

Status: Pending Resubmittal

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. Submit a (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed on and off-site drainage shown on civil engineering drawings for Paving, Grading & Drainage. Required during bldg. e-plan submittal.
3. Civil plan C-10 proposes three 2-inch water services with 2-inch corporation stops at the main. Please show the services with 2-inch resilient seated gate valves per the City Engineering standard detail 107-2 Typical 2" Water Service. Please correct.
4. Civil plan C-10 proposes a 2-inch water service with two 2-inch water metered services and an unmetered 4-inch water on a single 2-inch service line, which does not comply with any City Engineering Standard detail. All services must be shown as individual service connections to the water main and metered. All services must be placed just behind the recorded property line. Please correct.
5. The lot appears to have two existing sewer laterals and two existing water services to the lot. Show these existing services on the civil plan C-10, either proposed for permanent use to the development or proposed to be abandoned according to the noted City specifications. Please correct.
6. Please note that proposed water metered services three inches and larger are not stock items and are subject to an order lead time. Regarding the construction schedule, please order the subject meters promptly to ensure timely installation. Order lead times can be up to 8 months.
7. Please note on Landscape Plan LP-1 note that, pursuant to City Ordinances 50.02(A)(4) and 100.35(G), street trees shall not be placed on top of, or within 5 feet on either side of, any City-owned utility infrastructure. In addition, no trees, shrubbery, or obstructions shall be placed within a 3-foot radius of any City-owned sewer lateral cleanout or water and/or reuse meter. Please overlay the landscape plan with the water and sewer civil plans to demonstrate how conflicts will be mitigated.

8. Please attach the following updated City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 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, 200-1 Service Laterals with Risers, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

**BSO**

Anthony Russo | [anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org) <[mailto:anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)>

Status: Pending Resubmittal

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach

Reviewer: BSO Deputy D. Cappellazo for the City of Pompano Beach

[anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)

M-(561) 917-4556 (Send Text & Email, No Voicemail)

Tuesday Friday; 8 AM 3 PM

**\*\*CONFIDENTIALITY STATEMENT\*\***

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"

**\*\*DISCLAIMER\*\***

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

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

**A. Natural Surveillance (Landscaping)**

1.) Design in dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc.

Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

**A1. Natural Surveillance (Lighting)**

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

2.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors

and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc.

Goal: 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.

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

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

5.) 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.

6.) Lighting placement must 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.

7.) Security Motion Sensor Lighting will be utilized in areas that have features or designs such as an overhang or any other obstructive feature.

Goal: To deter potential vagrancy, loitering, trespassing, etc.

8.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

## A2. Natural Surveillance Security Strengthening

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

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

2.) The placement of a window within a door must not facilitate the easy reach of the doors locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)

Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.

3.) Design out existing or potential concealment & ambush points to deter / prevent violent criminal acts & criminal activity.

### A3. Electronic Surveillance Security Strengthening

**\*\*\* ATTENTION \*\*\***

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

- 1.) Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.
- 2.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight cones indicating comprehensive coverage.
- 3.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.
- 4.) Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at the main entrance.
- 5.) Any roof access door must be captured by video surveillance and have position switches which will notify the resident if the door is opened.

### B. Access Control Security Strengthening

- 1.) Include anti-pry robust security bar device (Charlie Bar) on any ground & second level sliding glass doors (if any).
- 2.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. Safes for valuables such as cash and/ or other important items including firearms, etc., are also strongly recommended.
- 3.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with see-through spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.
- 4.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.
- 5.) Do not block the Natural Surveillance benefit of CPTED see-through fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2 to 2.5 feet, preferably use harsh Territorial

Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

6.) Balcony railings on the second level or higher should have an anti-climbing design. Purpose: Horizontal bars facilitate easy climbing for unlawful entry & are a concern for unsupervised small children that may suffer from a fall injury.

#### C. Territorial Reinforcements Security Strengthening

1.) Solid walls (if any) and elevated platform features used in design elements, specifically those used as perimeter / privacy boundaries, should not have a flat top, and should be designed with an angled, beveled, curved, or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

#### D. Maintenance & Management - Security Strengthening

1.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.

Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, 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.

2.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.

Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, 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.

3.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports.

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

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

6.) (Residential) Add Carbon Monoxide detectors when garages extend significantly into the residence.

\*\*\*Note\*\*\*

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

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

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

The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.

**\*\*\*\*PLEASE NOTE\*\*\*\***

The submitted CPTED Plan security measures provided by the developer, along with the CPTED & Security Strengthening attributes stated in this review, are expected to be incorporated into this project at the time of tenant build out.

**BUILDING DIVISION:**

Todd Stricker | [tod.stricker@copbfl.com](mailto:tod.stricker@copbfl.com) <<mailto:tod.stricker@copbfl.com>>

Status: Pending Development Order

**Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

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

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

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

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

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

necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

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

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

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

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

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2023 FBC.

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

2.FBC 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.

3.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.

4.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.

5.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.

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

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

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

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

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

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

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

13.FBC 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.

14.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.

15.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.

16.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.

17.1804.4 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.

18.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.

19.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.

20.FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architects or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.