



08.12.2025

CITY OF POMPANO BEACH
DEPARTMENT OF DEVELOPMENT SERVICE
PLANNING & ZONING DIVISION

HODGE MARINE
1857 NW 21ST STREET, POMPANO BEACH, FLORIDA 33069

RE: Plan Review - Review Comments Report
Project Name: PZ25-12000024

To whom it may concern,

Following, please review our narrative responses to the comments prepared for the above referenced project. The following changes are documented under Revision #[1] dated 08/12/2025.

PLANNING

Max Wemyss
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1. The property is zoned Special Industrial (I-1X) and has an Industrial (I) Land Use. The use is permitted by both the Zoning and Land Use.

Response: Noted

2. The property is platter without restrictions.

Response: Noted

3. According to the Survey and Site Plan, 30 feet are dedicated to the Center Line of the 60-foot right-of-way. Chapter 100, Code of Ordinances, or the Broward County Trafficways Plan, do not require further dedications.

Response: Noted

4. Please confirm with the utility provider that there is no obstruction of the "aerial easement" with the walls for the dumpster enclosure. Should there be a conflict (now or ever), this site feature would be required to be relocated or reconstructed.

Response: Confirmed and noted.

5. The City has sufficient water and wastewater treatment capacity to accommodate this proposal.

Response: Noted

ZONING

Diego Guevara
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Provide a written response to all comments issued.

Response: Will comply.

1. The proposed building is encroaching into the front and rear setbacks. Comply with the required setbacks or obtain relief. Staff suggests to submit an application for a Minor Administrative Adjustment.

Response: Noted. One of the purposes of this application is to propose an 18'-0" setback on the south side (instead of 25'-0") and a 20'-0" setback on the north side (instead of 30'-0"), as outlined on Sheet SP-2 (Proposed Site Plan). The targeted next steps are the DRC Meeting for Minor Site Plan Review on August 6, 2025 (already took place), followed by the Variance (ZBA) application review on September 18, 2025.

2. Sec. 155.5101.G.8. requires the provision of Vehicle Stacking Space. Gateway driveways must provide a minimum of 3 stacking spaces. Otherwise, the applicant must include a visible note in the Site Plan, explaining the proposed gates will remain completely open during the business hours. (Note 3).

Response: Proposed gates will remain completely open during business hours. See key note 4 at sheet SP-2

3. Add sight triangles to the site plan as required by Sec. 155.5101.G.9.b.

Response: Refer to key note 6 at Sheet SP-2

4. Sec. 155.5101.H.1.a.i. Show the bicycle parking facilities required by the code.

Response: Refer to Note 7 of Site Data at Sheet SP-2

5. Provide a sidewalk along the front of the property as required by Sec. 155.5101.I.1.b.i

Response: A 5' wide concrete sidewalk is proposed along the front of the property. See Sheet C-3 Conceptual Paving and Drainage Plan.

6. Sec. 155.5101.I.3.a.i. General walkway layout and Design requires the sidewalks to be minimum 5 feet wide. Also, adequate lighting and safety is required.

Response: Sidewalks have been revised to 5' width. Refer to sheet ESPH-1.1

7. Sec. 155.5102.C.8. Requires all off-street parking area to comply with Sec. 155.5203.D. Vehicular Use Area Landscaping.

Response: See VUA plan L003

8. Provide the VUA Calculations required in Sec. 155.5203.D

Response: See VUA plan L003

9. The same provision of the Codes requires the furnishing of landscaped planting areas making up at least 15 percent of the total area of a vehicular use area. Demonstrate compliance with this requirement of the Code.

Response: 21% provided. See VUA plan for areas counted.

10. Review Sec. 155.5203.D.5. Landscaping between Vehicular Use Areas and Buildings, comply with this provision as needed.

Response: We are providing 6' -6" of landscape buffer and superior landscaping. We have proposed a double Alexander Palm with two tiers of shrub plantings - including Cocoplum, Muhly Grass and Down Jasmine.

11. Sec. 155.5203.E. Building Base Planting requires the provision of foundation planting along the base of the building facades that face the street.

Response: We are providing a continuous 30" height Clusia hedge with shrubs planted 30" o.c. within 3' of building. See landscape sheet L001.

12. Show the location of the proposed lighting within the landscaping plan. The lights shall not interfere with the proposed trees.

Response: See L001 for 15' light setback circles for canopy trees and 7.5' circle for palm trees. See L001.

13. Provide the Building Base Planting required by Sec. 155.5203.E.

Response: We are providing a continuous 30" height Clusia hedge with shrubs planted 30" o.c. within 3' of building along the front of the building. See landscape sheet L001.

14. All mechanical equipment at the roof or at the ground, must be screened as required by Sec. 155.5301.A. Mechanical Equipment.

Response: Refer to key note 1 at Sheet SP-2

15. Sec. 155.5302.E. Perimeter Fences and Walls Abutting Street Rights-of-Way does not allow the use of chain link fence along the front property line. Nominate a different fence material for this section of the proposed fencing

Response: Refer to Key Note 8 at Sheet SP-2

16. Provide a Photometric plan as required by Sec. 155.5401.B.3. Lighting Plan.

Response: Refer to Sheet ESPH-1.1

17. Sec. 155.5401.E Illumination Levels. Demonstrate compliance with the illumination levels established for the zone.

Response: Refer to Sheet ESPH-1.1

18. Sec. 155.5603 Building Orientation. This provision of the Code requires the primary entrance of the building to be oriented to the Street.

Response: Refer to updated Sheets A121, A200, A201

19. Sec. 155.5603.E. Façade Articulation. Comply with this requirement of the Code. Explain what is the reason to propose roll-up doors at the west elevation (Back side) of the building, along the landscaping buffer.

Response: The doors are proposed to allow for safe maneuverability of the boats into and out of the building.

20. The entrance of the building must be visible and highlighted architectonically as required by Sec. 155.5603.F. Entrance.

Response: Refer to updated Sheets A121, A200, A201

21. Sec. 155.5603.G Building Façade Materials, demonstrate compliance with this provision of the Code. The proposed building is a prefabricated metal building. The use of metal siding is not allowed as finishing material.

Response: Max Wemyss stated on an email dated Aug 7, 2025 that as per section 5603.G, corrugated metal siding is permitted where visible from a LOCAL street. The abutting street is a LOCAL street.

22. Sec. 155.5802. Sustainable Development Point Requirement. Provide a narrative explaining what are the Sustainable Development Options to use to achieve the minimum number of points required for the nonresidential development, which requires at least 12 points.

Response:

The project is within the NW CRA; therefore, the property is designated as a Brownfield: 6 points

Efficient Cooling: All air conditioners will be Energy Star qualified: 2 points (see key note 1 at Sheet SP-02)

Hurricane Resistant Structures: The principal building is constructed to meet increased wind loads. 150 mph load minimum: 4 points (this building has a Risk Category II Certification with a 170mph Certificate)

Total points: 12 points

LANDSCAPE

URBAN FORESTRY

Wade Collum wade.collum@copbfl.com

Mark Brumet Mark.Brumet@copbfl.com

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

Response: Refer to Site Note 6 at Sheet SP-2

2. Provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping in accordance with the referenced code section.

Response: We are providing continuous curbing around the entire VUA.

3. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 13' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

Response: We are providing 6' -6" of landscape buffer and superior landscaping. We have proposed a double Alexander Palm with two tiers of shrub plantings - including Cocoplum, Muhly Grass and Down Jasmine.

4. 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.

Response: We are providing 50% of the requirement (6.5'). We are providing superior landscaping by the office door to allow for reduced landscape buffer.

5. Remove proposed concrete slabs from the west perimeter landscape buffer.

Response: Per the discussions on the Zoom call with the team on August 6 2025, these pads would be permitted as shown.

6. Pursuant to Code Section 155.5203.D.3.b.i.(C): Provide understory trees spaced a maximum average of 20 feet on center (north perimeter) in areas beneath overhead utility lines, unless the requirement to bury the overhead powerlines is required for this project.

Response: Eight Silver Buttonwoods at 20' o.c. will be provided.

7. Pursuant to Code Section 155.5203.D.4.a.i: Provide interior landscape requirements equal to 15% of the total VUA, and provide this information in a data table format on the landscape plan in accordance with the referenced code section.

Response: We are providing 21%. See L001.

8. Vacated 20' alley currently being used shall be restored by sod and provide irrigation.

Response: We are restoring the sod for our half of the alley.

9. Show location of OHW on the site and landscape plan located on the north perimeter.

Response: We are showing on our plans.

10. Provide caliper inches for all proposed 16' tall trees at 4". Correct plant list.

Response: We have adjusted plant list to show 4" caliper. See L001.

11. Provide evidence of availability for 16' tall Verawood.

Response: They are shown as available in the latest edition of Plant Finder.

12. Provide CT or GW for proposed Alexander palms. Correct plant list.

Response: GW Added to plant list.

13. Remove note #11 from landscape plan as it no longer applies.

Response: Note 11 regarding tree work has been removed.

14. Set fence back off property line by 3' and provide continuous hedges along fence line inside the property line.

Response: Refer to Sheet SP-2 as well as Civil and Landscape Drawings. We have provided the 3' setback along the frontage only (south side of property.)

15. Change proposed palms on the west perimeter to canopy trees.

Response: Palms have been changed to Geiger Trees.

16. Adjust spacing of proposed trees along east perimeter to be evenly spaced along the length of the perimeter. Additionally, adjust the light pole locations accordingly.

Response: See attached L001 that shows the light poles and revised tree locations.

17. All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail.

Response: Will comply. Refer to key note 1 at Sheet SP-2

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

Response: We specify 70/30. See sheet L002

19. Clarify if there is outdoor storage proposed on the site.

Response: No outdoor storage proposed.

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

Response: See tree planting detail L002

21. Provide bubblers for all new tree/palm installations and relocations until establishment and add note to landscape and irrigation plans.

Response: Bubbler note added to irrigation plans, L001.

22. Remove proposed wheel-stops, and provide 10' perimeter landscaping strip requirements along the east side of the property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.

Response: Adjusted to 16' parking stalls with 2' overhang. See Site Plan SP-2.

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

Response: Will comply

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

Response: Noted

FIRE DEPARTMENT

Jim Galloway

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1- Provide Required Fire Flow Data for each proposed structure: 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. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2018ed chapter 18) / 003 C-8 Conceptual Water Wastewater Plan.pdf

Response: The fire service contractor is to perform the fire flow calculations.

2- Fire Hydrant Flow Test: Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Response: A request for a fire flow test with a qualified company is being processed; the test will be scheduled with a witness from the City and the results will be provided once received.

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)) / 003 C-8 Conceptual Water Wastewater Plan.pdf

Response: A request for a fire flow test with a qualified company is being processed; the test will be scheduled with a witness from the City and the results will be provided once received.

3- Exterior Egress Path: Discharge from exit door must provide a path to public right of way. Surface and lighting along exterior route must meet all the minimum requirements of NFPA 101 2019 Ed chapter 7 section 7.7.1 / 004 A101 - LIFE SAFETY PLAN - FIRST FLOOR.pdf

Response: Refer to Sheet A101

ENGINEERING DEPARTMENT

David McGirr

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1- Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format. Current details are 2022: <https://www.pompanobeachfl.gov/government/engineering/standard-details>

Response: All details have been updated to be the 2025 City Engineering standard details.

2- Existing water service will have to be cut and capped at the watermain and a new tap and service will be required so the service is straight into the property per the detail

Response: The existing water service is proposed to be cut and capped at the main, with a new tap and service to provide water to the property. See Sheet C-8 Conceptual Water and Wastewater Plan.

3- Show on plan sheet 003 a sewer cleanout set just inside the property line.

Response: A sewer cleanout is proposed just inside the property line. See Sheet C-8 Conceptual Water and Wastewater Plan.

4- Show on plan sheet 003 the water meter set just inside the property line.

Response: The water meter is proposed just inside the property line. See Sheet C-8 Conceptual Water and Wastewater Plan.

5- Please note on the civil plan sheet 003 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards.

How to retire old laterals:

- If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral)
- If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)
- If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

Response: It is noted that unused water services must be cut and capped at the main and sewer laterals must be cut out and sleeved. See Sheet C-8 Conceptual Water and Wastewater Plan.

6- 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 obstructions 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. Contact Tracy Wynn, GIS Coordinator, Engineering Division, for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Response: See sheet L001 #11 in City of Pompano Notes

UTILITIES

Nathaniel Watson

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

Response: Acknowledged.

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

Response: Acknowledged. A Broward County Surface Water Management permit will be provided once received.

3. Civil plan 003 C-8 Conceptual Water Wastewater Plan proposes to off-site an existing water service from its current direction. If the current location presents a conflict, cut and cap the service at the water main and propose a new service that will be in line with the desired location placement, as all services are to be perpendicular to the water main onnection. Please correct.

Response: A new water service connection is proposed. The existing water service is proposed to be cut and capped at the main. See Sheet C-8 Conceptual Water and Wastewater Plan.

4. Civil plan 003 C-8 Conceptual Water Wastewater Plan proposes to off-site an existing water service from its current direction. If the current location presents a conflict, cut and cap the service at the water main and propose a new service that will be in line with the desired location placement, as all services are to be perpendicular to the water main connection. Please correct.

Response: A new water service connection is proposed. The existing water service is proposed to be cut and capped at the main. See Sheet C-8 Conceptual Water and Wastewater Plan.

5. Civil plan 003 C-8 Conceptual Water Wastewater Plan must show the size of the water meter.

Response: A 1" water meter is proposed. This size is to be verified during final design. See Sheet C-8 Conceptual Water and Wastewater Plan.

6. Please show a City accessible sewer cleanout just behind the recorded property line boxed to grade on Civil plan 003 C-8 Conceptual Water Wastewater Plan. Please correct.

Response: A City accessible sewer cleanout is proposed just behind the property line. See Sheet C-8 Conceptual Water and Wastewater Plan.

7. The attached City Engineering Standard details are dated. Please attach the current 2025 details.

Response: All details have been updated to be the 2025 City Engineering standard details.

8. Please attach the following City Engineering Standard details as they apply: 202-1 Adjustable Repair Coupling Notes, 210-3 Sewer Box and Cover Heavy Traffic.

Response: The applicable City Engineering Standard details have been added. See Sheets C-9 – C-15 Water and Wastewater Details.

BSO**Anthony Russo**anthony_russo@sheriff.org

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

Response: Will Comply**A. Natural Surveillance (Landscaping)**

1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.

Response: Refer to updated Sheet PS001 and L001.

2.) Maintain an 8'-feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.) Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

Response: Refer to updated Sheet PS001 and L001.**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."

Response: Refer to updated Sheets PS001 and ESPH-1.1.

2.) 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.

Response: Refer to updated Sheets PS001 and ESPH-1.1.

3.) 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.

Response: Will Comply

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

Response: Will Comply**A2. Natural Surveillance – Security Strengthening**

1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/video intercom pager system including service doors, garage, or bay doors (if any), etc.

Goal: To provide 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 cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Response: Refer to updated Sheets PS001 and A-600.

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

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

Response: Not applicable. There is no exterior stairwell.

A3. Electronic Surveillance – Security Strengthening

*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. 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

Response: Refer to updated Sheet PS001.

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

Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers' office, etc.

Response: Refer to updated Sheet PS001.

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

Response: Refer to updated Sheet PS001.

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

Response: Refer to updated Sheet PS001.

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

Response: Refer to updated Sheet PS001.

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

Response: Refer to updated Sheet PS001.

B. Access Control – Security Strengthening

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

Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

Response: Refer to Public Safety Security/CPTED Notes 8 at Sheet PS001.

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

Response: Refer to updated Sheets PS001 and A600.

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

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to

employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

Response: The public and private areas are already separated with doors, which effectively delineate boundaries and help prevent unauthorized access.

B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

Response: Refer to updated Sheet PS001. Also refer to Detail 1 & Detail 2 on Sheet A500 for the dumpster enclosure details. It includes concrete columns, 8" concrete blocks, and two steel gate doors.

2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

Response: Refer to updated Sheet PS001. Also refer to Detail 1 & Detail 2 on Sheet A500 for the dumpster enclosure details.

3.) Bottom gate clearances must be 8" above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

Response: Refer to updated Sheet PS001. Also refer to Detail 1 & Detail 2 on Sheet A500 for the dumpster enclosure details.

4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

Response: Refer to updated Sheet PS001. Also refer to Detail 1 & Detail 2 on Sheet A500 for the dumpster enclosure details.

5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

Response: Refer to Key Note 1 at Sheet PS001.

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

Response: Refer to security cameras placements at Sheet PS001.

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

Response: Not applicable. There are no enclosed trash rooms.

B2. Access Control – Security Strengthening for Key Control & Management Offices

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

Response: Refer to Principle #2 of CPTED PRINCIPLES at Sheet PS001.

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

Response: Refer to Principle #2 of CPTED PRINCIPLES at Sheet PS001.

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

Response: Refer to Principle #2 of CPTED PRINCIPLES at Sheet PS001.

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

Response: Refer to Principle #2 of CPTED PRINCIPLES at Sheet PS001.

C. Territorial Reinforcements – Security Strengthening

*** ATTENTION ***

BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Response: See Broward Sheriff's Office No Trespass Program Affidavit attached.

2.) Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.

Response: Refer to Note 8A of Public Safety Security/CPTED Notes at Sheet PS001.

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

Response: Refer to Note 8B of Public Safety Security/CPTED Notes at Sheet PS001.

C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking

1.) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Response: An access control gate and video surveillance will be installed. Refer to CPTED Principle 3 at Sheet PS001 and key note 4 at Sheet SP-2.

2.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Response: Refer to Note 8A of Public Safety Security/CPTED Notes at Sheet PS001 and key note 5 at sheet SP-2.

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

Response: See updated sheet SP-02 for bollards locations.

4.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

Response: Not applicable

5.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

Response: A white stop bar and stop sign is provided at the site's egress. See Sheet C-3 Conceptual Paving and Drainage Plan.

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.

Response: Refer to Principle #4 of CPTED PRINCIPLES at Sheet PS001.

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.

Response: Refer to Principle #4 of CPTED PRINCIPLES at Sheet PS001.

3.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.

Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

Response: Will comply

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

Response: Refer to Note 8 of Public Safety Security/CPTED Notes at Sheet PS001.

E. Activity Support – Security Strengthening

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

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

Response: Will comply

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

Response: Refer to Principle #5 of CPTED PRINCIPLES at Sheet PS001.

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

Response: Will comply

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.

Response: Will comply

BUILDING DIVISION:

Todd Stricker

tod.stricker@copbfl.com

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.

Response: Refer to updated sheet G-002.

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

Response: Refer to updated sheet G-002.

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

Response: Refer to updated sheet G-002.

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

Response: Refer to updated sheet G-002.

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

Response: Refer to updated sheets SP-1, SP-2.

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

Response: Refer to updated sheet G-002.

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

Response: Refer to "02. Applicable Codes" part of sheet G-002.

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

Response: Refer to "02. Applicable Codes" part of sheet G-002.

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

Response: Refer to sheet SP-2. 4'-0" wide chainlink fence gate with a 5'-0" wide concrete pad was provided for access to the building.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

Response: Noted. Refer to "02. Applicable Codes" part of sheet G-002.

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

Response: Acknowledged. Separate building applications will be submitted by the Contractor for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

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

Response: Since the proposed project area does not exceed 12,000 square feet, an automatic sprinkler system is not required for S-1 occupancy as per FBC 903.2.9 (1).

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

Response: Refer to plan note 7 at updated sheets A-121, A-122.

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

Response: Refer to plan note 8 at updated sheets A-121, A-122.

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

Response: Refer to life safety plan note 3 at updated sheets A-101, A-102.

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

Response: Not applicable. This project's occupancy is S1 and there are no proposed basement or sleeping rooms.

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

Response: Refer to sheets G-002, A101, A102.

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

Response: Refer to plan note 9 at updated sheets A-121, A-122.

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

Response: Refer to plan note 10 at updated sheets A-121, A-122.

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

Response: Will comply.

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

Response: Will comply.

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

Response: Will comply.

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

Response: Will comply.

14.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.

Response: Refer to roof plan note 6 at updated sheet A-141.

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

Response: Refer to "05.Parking Data" section at revised sheet SP-2.

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

Response: Refer to Site Note 4 at revised sheet SP-2 for first part of the comments. Since there are no van parking spaces, second part of the comments is not applicable.

17.FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

Response: Acknowledged.

18.1804.4 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.

Response: Swales provided within 10' of the building are sloped at a minimum of 2%. Impervious surfaces within 10' of the building are sloped away at 2%. See Sheet C-3 Conceptual Paving and Drainage Plan.

19.FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response: Refer to General Note 5 at Sheet SP-2

20.FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

Response: Estimated Construction Value of the Development is \$750,000 to \$1,000,000.

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

Response: Refer the Statements at sheets G-002, ESPH-1.1 and C-1.

Should you require further clarification or have additional questions, please do not hesitate to contact me for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Forget", is displayed within a light gray rectangular border.

MATT FORGET
Architect I Principal