

**ramos architects • and associates**

March 09, 2025

**City Of Pompano Beach  
Building Department**

Re: **File#LN-771**  
50 SW 5 St.  
Pompano Beach, Fl

**To Whom It May Concern:**

Below please find our responses to Disapproval Remarks regarding the above referenced project:

**BUILDING:**

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.

**OK**

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.

**OK**

CITY ORDINANCE 152.06(A): IF APPLICABLE, CONTRACTOR SHALL PROVIDE TEMPORARY SCREENED FENCE COMPLYING WITH CITY ORDINANCE 152.06(B) THROUGH 152.06(G).

**OK**

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 COMMENT

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.

**OK**

2. FBC\_BCA 105.9 ASBESTOS. THE ENFORCING AGENCY SHALL REQUIRE EACH BUILDING PERMIT FOR THE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE TO CONTAIN AN ASBESTOS NOTIFICATION STATEMENT WHICH INDICATES THE OWNERS OR OPERATORS RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF SECTION 469.003 FLORIDA STATUTES AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF HIS OR HER INTENTIONS TO REMOVE ASBESTOS, WHEN APPLICABLE, IN ACCORDANCE WITH STATE AND FEDERAL LAW. CONTRACTOR WILL BE REQUIRED TO SUBMIT BROWARD COUNTY ASBESTOS PROGRAM CERTIFICATE OF SUBMITTAL INDICATING THAT THE STATEMENT OF RESPONSIBILITY HAS BEEN SUBMITTED.

**OK**

3. 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.

4. 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.

**OK**

5. 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

**ENGINEERING DEPARTMENT:**

THE PROPOSED CIVIL PLANS ARE SHOWING A NEW PROPOSED DRIVEWAY. PER CO 100.38 YOU ARE PAVING MORE THAN 50% OF THE CITY RIGHT-OF-WAY. A DRAINAGE SYSTEM WILL BE REQUIRED.

**AS PER DISCUSSION THIS WILL NOT BE REQUIRED.**

100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

(A) IF AN AREA OF THE CITY HAS NO POSITIVE STORM DRAINAGE SYSTEM, OR IF IN THE OPINION OF THE CITY ENGINEER, THE EXISTING POSITIVE STORM DRAINAGE SYSTEM IS INADEQUATE, NO MORE THAN 50% OF THE AREA BETWEEN THE EXISTING STREET PAVEMENT AND THE RIGHT- OF-WAY LINE SHALL BE PAVED, STABILIZED, OR OTHERWISE RENDERED REDUCED IN PERMEABILITY UNLESS OTHER METHODS OF STORMWATER REMOVAL, SUBJECT TO THE APPROVAL OF THE CITY ENGINEER, ARE PROVIDED. INSTALLATION AND MAINTENANCE OF ANY DRY WELL OR OTHER PERCOLATION DEVICE INSTALLED PURSUANT TO THIS SECTION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BENEFITTED THEREBY. ANY MAINTENANCE OR REPAIR OF ANY DRY WELL OR OTHER PERCOLATION DEVICE BY CITY FORCES SHALL BE DONE ONLY UPON SPECIFIC REQUEST OF THE PROPERTY OWNER, IN WHICH CASE THE PROPERTY OWNER SHALL BE CHARGED THE SUM OF \$300 PER DRY WELL OR OTHER PERCOLATION DEVICE PLUS \$100 PER HOUR IN EXCESS OF THREE HOURS FOR THE MAINTENANCE OR REPAIR. PERMEABLE AREAS SHALL BE GRADED SO AS TO RECEIVE STORMWATER RUN-OFF FROM THE PUBLIC ROADWAY AND PAVED DRIVEWAYS.

**AS PER DISCUSSION, THIS WILL BE WAIVED**

(B) ALL GRASSED AREAS AND OTHER PERMEABLE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE GRADED SO THAT THEY ARE LOWER THAN THE ADJACENT PUBLIC STREET AND DRIVEWAY PAVEMENT. STREET SWALES HAVE A MINIMUM DEPTH OF SIX INCHES BELOW THE CROWN GRADE OF THE STREET UNLESS AUTHORIZED OTHERWISE BY THE CITY ENGINEER. PERMEABLE 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.

**OK**

SUBMIT/UPLOAD A SEDIMENT AND EROSION CONTROL PLAN FOR THE SUBJECT PROJECT. ALL SITE DEVELOPMENT MUST BE PERFORMED USING BEST MANAGEMENT PRACTICES.

**SEE SHEET C-701**

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

\*\*\*\* PLEASE NOTE - THE CITY ENGINEERING DIVISION MAY ISSUE ADDITIONAL REVIEW COMMENTS THROUGHOUT THE REMAINDER OF THE PERMITTING PROCESS WHILE THE CIVIL ENGINEERING PLANS ARE FINALIZED FOR THIS PROJECT. \*\*\*\*

**SEE ATTACHED**

DEVELOPMENT REVIEW COMMITTEE DATE REVIEWED: 07/24/2025

SUBJECT: CPTED AND SECURITY STRENGTHENING REPORT: PZ#: PZ25-12000015

NAME: 50 SW 5TH ST/TOPLINE PERFORMANCE INC

ADDRESS / FOLIO: 50 SW 5TH STREET, POMPANO BEACH, FLORIDA/494202150400

TYPE: MINOR SITE PLAN

REVIEWER: BSO DEPUTY D CAPPELLAZO FOR THE CITY OF POMPANO BEACH

DAVID\_CAPPELLAZO@SHERIFF.ORG

M-(954) 275-7479 (SEND TEXT & EMAIL; NO VOICEMAIL)

MONDAY THURSDAY; 8 AM 3 PM

REVIEWER: BSO DEPUTY T. RUSSO FOR THE CITY OF POMPANO BEACH

ANTHONY\_RUSSO@SHERIFF.ORG

M-(561) 917-4556 (SEND TEXT & EMAIL; NO VOICEMAIL)

TUESDAY FRIDAY; 8 AM 3 PM

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

PLEASE COMPLETE THE AFFIDAVIT FOR CPTED COMPLIANCE & UPLOAD IT INTO THE DRC DOCUMENTS FOLDER FOR REVIEW.

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

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM  
"CONFIDENTIAL"

INFORMATION CONTAINED IN CPTED & SECURITY STRENGTHENING NARRATIVE DOCUMENTS & DIAGRAM DRAWINGS ARE CONSIDERED CONFIDENTIAL PURSUANT TO FLORIDA STATE STATUTES 119.071 (3); 119.15 (6B1); 281.301 & 286.011. DISSEMINATION OF SECURITY PLANS SHOULD BE LIMITED TO AUTHORIZED PERSONNEL ONLY. ALL CPTED & SECURITY STRENGTHENING PLANS SUBMITTED TO THE CITY OF POMPANO BEACH MUST BE STAMPED CONFIDENTIAL TO ENSURE RESTRICTED ACCESS.

**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.

**WILL COMPLY SEE LANDSCAPE PLAN**

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.

**WILL COMPLY SEE LANDSCAPE PLAN**

3.) 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

**SEE LANDSCAPE PLAN****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.

**SEE SITE ILLUMINATION PLAN & PHOTO METRICS**

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.

**MOTION SENSORS WILL BE INSTALLED**

3.) SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.

**SEE SITE LIGHTING PLAN**

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.

**SEE SITE LIGHTING PLAN**

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.

## **SEE SITE LIGHTING PLAN**

### **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.

**WE WILL HAVE DOOR WITH A SEE-THROUGH**

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.

**WE WILL COMPLY WITH THIS REQUIREMENT IN THE WINDOWS AND DOOR HARDWARE SPECIFICATIONS**

3.) DESIGNATED ADA ACCESS RAMPS AND/ OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS ARE TO UTILIZE SEE-THROUGH FENCE RAILING (IF INCORPORATED) FOR IMPROVED NATURAL SURVEILLANCE.

PURPOSE: SOLID WALLS AND/ OR OTHER RAISED/ ELEVATED OBSTRUCTIVE DESIGN ELEMENT FEATURES SUCH AS WALKWAYS, PROMENADES, RAMPS, WHETHER ADA COMPLIANT OR NOT, ETC., ARE DISCOURAGED AS THEY HINDER VISIBILITY, MAY ENCOURAGE

TRESPASSING & PROVIDE CONCEALMENT FOR OTHER TYPES OF CRIMINAL ACTIVITY I.E.: LOITERING, VANDALISM (GRAFFITI), NARCOTIC USE, AMBUSH ATTACK, ETC., AND RESULT IN HIGHER MAINTENANCE COSTS.

### 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.) REQUIRED TO MEET 115.26 - CITY OF POMPANO BEACH BUSINESS SECURITY CODE: ... USE SECURITY CAMERAS TO PROTECT EMPLOYEES AND THE CONSUMER PUBLIC FROM ROBBERY, BURGLARY AND OTHER VIOLENT CRIMES.

**WE WILL PROVIDE SECURITY CAMERAS AS REQUIRED**

2.) INSTALL VIDEO SURVEILLANCE OF ALL COMMERCIAL WHOLESALE AND RETAIL BUSINESSES.

**WE WILL PROVIDE VIDEO SURVEILLANCE**

3.) ELECTRONIC SURVEILLANCE CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. SHOW SIGHT CONES INDICATING COMPREHENSIVE COVERAGE.

**WE WILL PROVIDE CAMERAS AS REQUIRED AND PROVIDE SHOP DRAWINGS**

4.) 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.

**WE WILL PROVIDE SURVEILLANCE MONITORS AS REQUIRED**

**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.

**SIGNAGE WILL BE PROVIDED AS REQUIRED**

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.

**WE WILL SPECIFY NON-REMOVABLE DOOR HINGE PINS IN PERMIT DRAWINGS**

3.) FOR COMMERCIAL AND INDUSTRIAL: INSTALL HARD-WIRED BURGLAR SECURITY ALARMS AND SAFES AT ANY COMMERCIAL PROPERTY, RETAIL BUSINESSES AND RESIDENTIAL MANAGEMENT OFFICES, AND/ OR WHEREVER VALUABLES OF ANY KIND ARE STORED SUCH AS CASH, JEWELRY, ELECTRONIC EQUIPMENT SUCH AS COMPUTERS, MONITORS, AND ANY OTHER COSTLY INVENTORY, INCLUDING POTENTIALLY SENSITIVE OR PERSONAL OR BUSINESS IDENTIFICATION DOCUMENTS, ELECTRONIC FILES OR FINANCIAL INFORMATION ETC., THAT ARE FREQUENTLY TARGETS OF THEFT, FRAUDS, BURGLARIES AND ROBBERIES. ALARMS MUST BE MONITORED AND ACTIVATED WHENEVER BUSINESSES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES. NOTE THAT WI-FI ALARM SIGNALS CAN BE JAMMED WITH EASILY OBTAINABLE EQUIPMENT THEREBY LEAVING PROPERTIES VULNERABLE TO BURGLARIES WITHOUT ANY ALARM PROTECTION.

**WE WILL INSTALL BURGLAR ALARMS AS REQUIRED. SHOP DRAWINGS  
WILL BE PROVIDE**

4.) FOR COMMERCIAL AND INDUSTRIAL: BURGLARY / INTRUSION / SENSOR ALARMS MUST BE B1. ACCESS CONTROL SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURES

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:

**SEE SITE PLAN WITH DUMPSTER LOCATION AND REQUIREMENTS**

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.

**WE WILL SPECIFY LOCKS IN PERMIT DRAWINGS**

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.

**SEE SITE PLAN AND ELEVATION SHOWING COMPLIANCE**

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.

**WE WILL COMPLY**

5.) DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

**WE WILL ADD SENSOR IN PERMIT DRAWINGS**

6.) DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.

**WE WILL ADD ACCESS CONTROL AND VIDEO SURVEILLANCE. SHOP DRAWINGS WILL BE PROVIDED**

**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.

**WE WILL STORE IN SIGNAL BLOCKING SAFE**

2.) KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

**WE WILL HAVE ALARM AND REQUIRED LOCKING SYSTEM**

3.) A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

**WE WILL HAVE CAMERA IN THIS LOCATION. SHOP DRAWINGS WILL BE PROVIDED**

4.) MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

**WE WILL ADD PEEPHOLE IN PERMIT DRAWINGS SPECIFICATIONS**

**C. TERRITORIAL REINFORCEMENTS SECURITY STRENGTHENING**

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

BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS 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.

**SEE ATTACHED**

2.) POST SUFFICIENT BROWARD SHERIFFS 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.

**WE WILL COMPLY**

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.

**WE WILL COMPLY**

4.) PROPERTY RULE SIGNAGE LANGUAGE MUST BE CLEAR AND  
PROMINENTLY POSTED IN APPROPRIATE AREAS LISTING CLEAR  
POLICIES AND REGULATIONS REGARDING AUTHORIZED LEGITIMATE  
ACTIVITIES AND/ OR UNAUTHORIZED PROHIBITED ACTIVITIES ON THE  
PROPERTY.

GOAL: TO PREVENT, DETER AND/ OR REDUCE DISTURBANCES AND/ OR  
VIOLATIONS THAT WOULD OTHERWISE OCCUR AND LEAD TO  
AVOIDABLE AND UNNECESSARY CALLS FOR POLICE RESPONSE.

**WE WILL COMPLY**

5.) SOLID WALLS (IF ANY) AND ELEVATED PLATFORM FEATURES USED IN  
DESIGN ELEMENTS, SPECIFICALLY THOSE USED AS PERIMETER /  
PRIVACY BOUNDARIES, SHOULD NOT HAVE A FLAT

**WE WILL COMPLY**

C1. SECURITY STRENGTHENING PARKING LOTS / PARKING GARAGES /  
COVERED PARKING

1.) POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER  
THAN OWNER'S/ AUTHORIZED GUESTS TO PARK AND LOITER IN  
PRIVATE PARKING LOT.

**WE WILL ADD SIGNAGE**

2.) POST TOWING SIGN AND ENFORCE TOW AWAY POLICY  
CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED  
VEHICLES.

**WE WILL PROVIDE SIGN**

3.) INSTALL CONVEX SECURITY MIRRORS TO INCREASE VISIBILITY AROUND BLIND CORNERS, RAMPS & ANY POINTS OF INTERSECTION BETWEEN VEHICLE LANES OF TRAVEL & PEDESTRIAN PATHWAYS.

**WE WILL PROVIDE MIRRORS**

4.) 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.

**WE WILL ADD STOP SIGNS. SEE CIVIL PLANS**

#### D. MAINTENANCE & MANAGEMENT SECURITY STRENGTHENING

1.) FRONT DESK RECEPTIONIST: INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND PROVIDE A PORTABLE ACTIVATOR FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER EMERGENCY.

**WE WILL ADD DURESS ALARM. ALARM SHOP DRAWINGS**

2.) COMMERCIAL AND INDUSTRIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM.

PURPOSE: GRAFFITI VANDALISM OCCURS FREQUENTLY AND THEREFORE BECOMES VERY EXPENSIVE TO REPEATEDLY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS & CAN SOMETIMES BE ASSOCIATED WITH GANG ACTIVITY. IT CAN ALSO INCUR COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY.

**WE WILL SPECIFY PAINT IN PERMIT DRAWINGS**

3.) 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.

**WE WILL SPECIFY IN ELECTRICAL PERMIT PLANS**

4.) 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

**WE WILL SPECIFY IN PLUMBING PERMIT PLANS**

**E. ACTIVITY SUPPORT SECURITY STRENGTHENING**

1.) PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.

**SEE SITE PLAN**

2.) 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.

**WE WILL COMPLY AT TIME OF PERMITTING**

3.) EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE DESIGNED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN.

PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC THEREBY DEPRIVING LEGITIMATE USERS TO ABILITY TO UTILIZE THE DESIGNATED SEATING.

**WE WILL SPECIFY IN PERMIT PLANS**

4.) CONDUCT / PROVIDE ROUTINE TRAINING OPPORTUNITIES FOR ALL EMPLOYEES REGARDING LIFESAVING SKILLS (A.E.D., FIRST AID KIT, STOP THE BLEED KIT, FIRE EXTINGUISHER OPERATION) & PROCEDURES FOR EMERGENCY EVENTS & DE-ESCALATION TECHNIQUES.

**WE WILL COMPLY**

5.) PUBLIC, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS LOCKER ROOMS, MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

**WE WILL SPECIFY ON PERMIT PLANS****\*\*\*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.

**FIRE:**

COMMON PATH OF TRAVEL

ACCORDING TO YOUR PLAN AND TABLE PROVIDED YOU HAVE EXCEEDED COMMON PATH OF

**SEE REVISED FLOOR PLAN**

( ) SUBMIT SITE/CIVIL PLANS SHOWING LOCATION OF EXISTING OR PROPOSED WATER MAINS (INCLUDING SIZE) AND FIRE HYDRANTS IN AREA. REFER TO NFPA 1 2018ED CHAPTER 18 FOR REQUIRED FIRE FLOW, MINIMUM NUMBER OF HYDRANTS AND SPACING.

**SEE REVISED CIVIL PLANS**

( ) PROVIDE REQUIRED FIRE FLOW DATA FOR EACH PROPOSED STRUCTURE (THIS FLOW WILL EITHER BE THE TOTAL FLOW REQUIRED FOR A NON-FIRE SPRINKLERED BUILDING OR THE FIRE SPRINKLER/STANDPIPE DEMANDS): FIRE FLOW CALCULATIONS ARE DETERMINED FROM SQUARE FOOTAGE AND CONSTRUCTION TYPE OF STRUCTURE. REFER TO NFPA 1 CHAPTER 18 FOR REQUIRED FIRE FLOW, NUMBER/SPACING OF FIRE HYDRANTS. DEPENDING ON THE HYDRANT

FLOW TEST RESULTS ADDITIONAL FIRE PROTECTION SYSTEMS OR CHANGE IN CONSTRUCTION TYPE MAYBE REQUIRED FOR PROJECT (NFPA 1 2021 ED CHAPTER 18). THIS INFORMATION MUST BE PROVIDED AT DRC TO EVALUATE CURRENT WATER SUPPLY CONDITIONS. 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.

**WE WILL SUBMIT FORM & REQUEST 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 BUILDERS 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

**WE WILL REQUEST FORM**

( ) FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150FT FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. IF THE BUILDING IS PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM PERMITTED TO BE INCREASED TO 450 FT. (NFPA 1 20121ED CHAPTER 18 SECTIONS 18.2.3.2.2 AND 18.2.2.2.1)

**BUILDING WILL BE SPRINKLERED**

**PLANNING:**

COMMENT

CHAPTER 100, CODE OF ORDINANCES, REQUIRES A 60-FOOT OVERALL RIGHT-OF-WAY FOR A COMMERCIAL/INDUSTRIAL STREET OR 30 FEET TO THE CENTER LINE OF THE ROADWAY. CONFIRM WITH ENGINEERING IF AN ADDITIONAL 5-FOOT DEDICATION IS NECESSARY.

**AS PER PREVIOUS CONVERSATION NOT REQUIRED**



**ZONING:**

PROVIDE A WRITTEN RESPONSE TO ALL COMMENTS ISSUED.

1. PREVIOUSLY THE PROPERTY OWNER PROVIDED A RETRO-LANDSCAPING PLAN MAKING IT LEGAL NONCONFORMING. HOWEVER, SUCH PLAN WAS NOT IMPLEMENTED ACCORDINGLY. CURRENT CONDITIONS MAKING NECESSARY TO BRING THE PROPERTY INTO COMPLIANCE.

**VARIANCE WILL BE APPLIED FOR**

2. DUE TO THE SIZE AND SCOPE OF THE PROPOSED BUILDING ADDITION, THE PROJECT IS CLASSIFIED AS A MAJOR SITE PLAN. A MAJOR SITE PLAN REQUIRES THE DEVELOPMENT REVIEW COMMITTEE (DRC), PLANNING AND ZONING BOARD (PZB) AND ARCHITECTURAL APPEARANCE COMMITTEE (AAC) APPROVALS PRIOR THE APPLICATION OF A BUILDING PERMIT.

**WE HAVE SUBMITTED AS A MAJOR SITE PLAN REVIEW**

3. COPY THE INTENSITY AND DIMENSIONAL STANDARDS CHART FOR THE HEAVY BUSINESS DESIGNATED DISTRICTS. DO NOT ADD OR REMOVE ITEMS. PROVIDE THE VALUES REQUIRED BY THE CODE, PROVIDE THE VALUES REFLECTING THE EXISTING CONDITIONS OF THE PROPERTY, AND THE VALUES REFLECTING THE PROPOSED MODIFICATION/ADDITION.

THE PROPOSED PROJECT IS NOT PROVIDING THE MINIMUM PERVIOUS AREA REQUIRED BY THE CODE; IT IS ALSO EXCEEDING THE MAXIMUM LOT COVERAGE PERMITTED BY THE CODE (155.3305 INTENSITY AND DIMENSIONAL STANDARDS HEAVY BUSINESS).

FOR YOUR CONVENIENCE, A COPY OF THE B-4 INTENSITY AND DIMENSIONAL STANDARDS CHART HAS BEEN UPLOADED TO THE DOCUMENTS FOLDER OF THE PROJECT.

**VARIANCE WILL BE APPLIED FOR**

4. FOR THE CALCULATIONS LISTED ABOVE, THE PROPOSED INDOOR COVERED PARKING SHALL BE INCLUDED. IT IS PART OF THE PROPOSED BUILDING.

**VARIANCE WILL BE APPLIED FOR**

5. THE EXISTING BUILDING, THE PROPOSED ADDITION AND COVERED PARKING AREA, ARE ENCROACHING 15 FEET INTO THE REQUIRED REAR

SETBACK. OBTAIN A VARIANCE APPROVAL FROM THE ZONING BOARD OF APPEALS (ZBA).

**VARIANCE WILL BE APPLIED FOR**

6.RELOCATE THE TRASH CONTAINER, IT SHALL NOT BE LOCATED WITHIN THE REAR SETBACK.

**VARIANCE WILL BE APPLIED FOR**

7.PROVIDE A SIDEWALK ALONG THE FRONT PROPERTY LINE AS REQUIRED. (155.5101.F.1.A. DEVELOPER RESPONSIBILITY FOR STREET IMPROVEMENTS).

**AS PER PREVIOUS CONVERSATION NOT REQUIRED**

8.AS REQUIRED BY SEC. 155.5101.G.2.D. REQUIRED VEHICULAR ACCESS AND CIRCULATION, ILLUSTRATE HOW THE GARBAGE TRUCK WILL MANEUVER TO PICK UP THE TRASH. THE PICK-UP

**VARIANCE WILL BE APPLIED FOR**

17.SEC. 155.7302.A NONCONFORMING STRUCTURE USED FOR CONFORMING USE (ENLARGEMENT OR ALTERATION). THIS PROVISION OF THE CODE ESTABLISHES THAT A NONCONFORMING STRUCTURE USED FOR A CONFORMING USE, SHALL NOT BE ENLARGED OR STRUCTURALLY ALTERED IN ANY WAY THAT INCREASES THE NONCONFORMITY. REVISE THE PROPOSED PROJECT ACCORDINGLY.

**VARIANCE WILL BE APPLIED FOR**

2. PLEASE PROCURE AN APPROVED BROWARD COUNTY EPD SURFACE WATER MANAGEMENT PERMIT OR EXEMPTION FOR THE PROPOSED SITE AND OFF-SITE WORK. REQUIRED DURING THE

**VARIANCE WILL BE APPLIED FOR**

3. PLEASE FOLLOW BEST MANAGEMENT PRACTICES FOR SEDIMENTATION AND EROSION CONTROL OF ON SITE AND OFF SITE STORM SYSTEMS

**SEE CIVIL PLANS**

4. PLEASE CLARIFY IF THE PROJECT REQUIRES ANY OFF-SITE WATER OR SEWER CONNECTIONS OR MODIFICATIONS.

**SEE CIVIL PLANS**

5. PLEASE NOTE ON LANDSCAPE PLAN 008 LS-1 LANDSCAPE PLANTING PLAN THAT, AS PER CITY ORDINANCE(S) 50.02(A) (4) AND 100.35(E), STREET TREES SHALL NOT BE PLACED ON TOP OF OR 50F EITHER SIDE OF ANY CITY-OWNED UTILITY INFRASTRUCTURE. ALSO, PLEASE NOTE THAT NO TREES, SHRUBBERY, OR OBSTRUCTION SHALL BE PLACED WITHIN A 3 RADIUS OF A CITY- OWNED SEWER LATERAL CLEANOUT OR WATER & /OR REUSE METER.

**SEE LANDSCAPE PLANS**

MOST OF THE REAR SETBACK IS BEING PAVED. THIS AREA SHALL BE USE TO COMPLY WITH THE PREVIOUS AREA AND LANDSCAPING REQUIREMENTS FOR THE PROPERTY, INSTEAD OF PARKING AREA.

**SEE REVISED SITE PLAN**

1.) PLEASE COMPLETE (INITIAL) THE AFFIDAVIT FOR CPTED COMPLIANCE & ; UPLOAD IT INTO THE DRC DOCUMENTS FOLDER FOR REVIEW.

**WE WILL SUBMIT**

2.) UPLOAD THE BSO TRESPASS AFFIDAVIT TO THE DRC DOCUMENTS FOLDER.

**WE WILL SUBMIT**

3.) STAMP THE CPTED DIAGRAM "CONFIDENTIAL"

**WE WILL COMPLY**

4.) ON THE DRAWING DIAGRAM OF THE FRONT OF THE DUMPSTER, CHANGE THE DUMPSTER ENCLOSURE TO AN 8"; GAP FROM BOTTOM OF GATE TO GROUND GRADE.

**SEE REVISED DETAIL**

6.) THE CPTED CONDITIONS I SUBMITTED TO ADD TO THE NARRATIVE AND DIAGRAM WERE NOT COMPLETELY UPLOADED AS PER YOUR REMARK ON THE RESPONSE LETTER. THE CONDITIONS ADDED TO THE NARRATIVE AND DIAGRAM END AFTER, "B1 ACCESS CONTROL SECURITY STRENGTHENING FOR DUMPSTERS/TRASH ROOMS";. PLEASE SUBMIT THE REMAINING CONDITIONS ON MY PREVIOUS REVIEW DATED 07/24/2025 CONDITIONS B2, C, C1, D, AND E.

**SEE REVISED**

7.) THERE WERE NO COMMENT RESPONSES TO THE CPTED REVIEW, OTHER THAN "ALL NOTES ADDED";. AS PER THE CPTED AFFIDAVIT WHICH MUST BE SUBMITTED TO THE "EPLAN";, UNDER SECTION I, (I. \*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL\*\*

NOTE: IF EITHER THE SECURITY STRENGTHENING & CPTED DRAWING OR NARRATIVE PLANS ARE A RESUBMITTAL, YOU MAY INCLUDE 'COMMENT RESPONSES' TO CONDITIONS, BUT YOU MUST ABSOLUTELY INCLUDE YOUR RESPONSES WITH DETAILS ONTO BOTH THE ACTUAL DRAWING & NARRATIVE PLANS, DO NOT JUST SAY "ACKNOWLEDGED.!" CLEARLY STATING

**WE WILL**

PREVIOUS FIRE COMMENTS NOT ADDRESSED: NOT ABLE TO LOCATE CIVIL PLANS THAT ARE REFERENCED WITHIN YOUR COMMENTS.

PROVIDE CIVIL PLANS SHOWING EXISTING WATER MAINS, LOCATION OF MINIMUM 2 FIRE HYDRANTS.

FIRE FLOW DEMANDS.

FIRE HYDRANT FLOW TEST.

ACCESS AROUND ALL SIDES OF BUILDING NOT PROTECTED BY A FIRE PROTECTION SYSTEM

**SEE REVISED CIVIL PLANS**

THE SITE PLAN SHOWS 7 FEET WIDE WALKWAY ALONG THE FRONT OF THE BUILDING, AND THE LANDSCAPING PLAN DEPICTS A 5 FEET WIDE WALKWAY AT THE SAME LOCATION. REVISE AND

**SEE REVISED SITE PLAN**

SEC. 155.5602.C. GENERAL COMMERCIAL, INSTITUTIONAL AND MIXED-USE DESIGN STANDARDS AT NUMERAL 7 C DOES NOT ALLOW THE USE OF OVERHEAD DOORS

**VARIANCE WILL BE APPLIED FOR**

1.THERE ARE DUPLICATIVE SHEETS IN THE DRAWING FOLDER, PLEASE WORK WITH FRANK MANUSKY TO CLARIFY AND CORRECT.

**SEE REVISED LANDSCAPE PLANS VARIANCES**

2.SOME TREES MAY BE LARGE OR MEDIUM CANOPY TREES ON THE NORTH SIDE CLOSER TO THE BUILDING

**SEE REVISED LANDSCAPE PLANS**

3. REAR LANDSCAPE REQUIREMENT SHALL NOT BE ANY LESS THAN 5,  
CURRENTLY SHOWS AT +/- 3

**SEE REVISED LANDSCAPE PLANS**

4. RIGHT OF WAY IS NOT CURRENTLY SHOWN ON THE PLAN TO THE  
EDGE OF PAVEMENT. SHOW ROW SWALE WITH SOD, IRRIGATION, AND  
STREET TREES @ 1:40. FOR A TOTAL OF 3 TREES.

**SEE REVISED LANDSCAPE PLANS**

5. UPDATE AND PROVIDE - 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 (PLEASE NOTE), PROVIDING 100% COVERAGE WITH  
50% OVERLAP, AND REUSE WATER WHEREVER PRACTICABLE AND  
AVAILABLE. PLAN STILL SHOWS PREVIOUS LAYOUT.

**SEE REVISED LANDSCAPE PLANS**

6. BUBBLERS WILL BE PROVIDED FOR ALL NEW AND RELOCATED TREES  
AND PALMS.

**SEE REVISED LANDSCAPE PLANS**

7. PROVIDE SOIL SPECIFICATIONS IN PERCENTAGE FORM, I.E. 70/30.

**SEE REVISED LANDSCAPE PLANS**

8. PLEASE PROVIDE A DETAILED COMMENT RESPONSE SHEET AS TO  
SPECIFICALLY HOW COMMENTS HAVE BEEN ADDRESSED AT TIME OF  
RESUBMITTAL.

**SEE ATTACHED**

9. ADDITIONAL COMMENTS MAY BE RENDERED A TIME OF  
RESUBMITTAL.

**OK**

Sincerely,

Jose Ramos  
Ramos Architects and Associates