

August 27, 2025

City of Pompano Beach  
100 W. Atlantic Blvd  
Pompano Beach, FL 3300

**RE: Aspire 1650**  
**Project #: 25-12000022**  
**KEITH Project No.: 16500.00**

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments date July 15, 2025, KEITH and the project team offer the following responses to your comments/questions:

## PLANNING

Jean Dolan | [jean.dolan@copbfl.com](mailto:jean.dolan@copbfl.com)

Status: Review Complete- Pending Development Order

1. Live Local Act: 166.04151(7) (g) - A municipality that designates less than 20 percent of the land area within its jurisdiction for commercial or industrial use must authorize a proposed multifamily development as provided in this subsection in areas zoned for commercial or industrial use only if the proposed multifamily development is mixed-use residential. The Live Local Act projects must be mixed use so the Applicant cannot use the Live Local Act for approvals. Though the site is not within ½ mile of a grocery store, the city does not expect the project to be mixed use because it is not abutting or visible from a transit corridor, other major arterial or collector street, major pedestrian walkway, or public space per 155.4202. The project can be reviewed under the city's code. It's already received flex units under 2.16.3 for entitlements and has the proper land use and zoning based on the 2022 approvals. Though the flex units will need to be reissued as the 2-Phase plan is different than the conceptual plan, the city has an expedited process for that to occur.

**Response: Pursuant to the Declaration of Unity of Control, the entire property shall be treated as a single, undivided parcel for zoning purposes. Given that the existing NHAC building includes institutional components, the overall development qualifies as a mixed-use project.**

2. The County Resolution transferring the Deed to this property to the BPHI limits the site to 138 affordable units to those making less than 80% of median income and "provides permanent supportive housing" to people that were "once homeless or are at risk of being homeless". Document how the homeless status is being confirmed; who is providing the "supportive" aspect of the housing and what type of support will be provided; and reduce the project to the 138 units allowed by the County deed.

**Response: Florida Housing has policies and procedures to ensure properties are under compliance with housing the targeted demographic for the awarded funding. Compliance checks are done routinely by Florida Housing, once the property has reached permanent operations. Broward Partnership for the Homeless will be the supportive services provider at Aspire 1650, supplementing case managers to Aspire 1650 to work with the 50% of residents that will occupy units reserved for persons formerly homeless or at-risk of homelessness. The development has been reduced to 90 units**

**for DRC review, phase 2 has been removed from the site plan.**

3. Provide correspondence from the County that building only 90 units out of the 138 approved under the deed transfer is acceptable given the high cost of the drainage improvements the County is obligated to provide within 180 days of the granting of the tax credits for this project. Provide documentation from the County that the drainage improvements will be completed within 180 days from the date the State financing was received (March 28, 2025?) or if the Applicant intends to give the County an extension on that deadline. Provide written evidence from the County of any approved extensions.

**Response: The design team will be submitting to Broward County for the drainage improvements, we have been working with the County to design the drainage. We are in progress with the County permit, construction will be completed by end of March.**

4. The City Resolution granting the flex units to the project limits the site to 46 du/ac and 138 units and requires the following affordable mix of units which was proposed by the Applicant at the time of project approvals in 2022: 15% at 30% AMI or less; 63% at 60% AMI or less; 22% at 80% AMI or less. Provide documentation of the affordable mix currently proposed and required under the State's financing requirements.

**Response: The proposed project exceeds the affordability requirement mix within the flex resolution. Below is the current breakdown of AMI's per our funding. 20% of the units at 33% AMI or less (4.4% of the units at 22% AMI or less), 80% of the units at 60% AMI or less and 0% of the units at 80% AMI or less.**

5. The Resolution granting the flex units to the project limits the approval to the Conceptual Site plan attached to the Resolution. That plan shows only one phase and one building and 138 units (also deed restricted to 138 units). The proposed 2 phase, 2 building plan, therefore, is not consistent with the Conceptual Plan. The City has revised the Code since 2022 so flex units allocated as part of the use of County Policy 2.16.3 are approved by the P&Z Board concurrent with Site Plan approval so no new City Commission resolution will be required to have those flex units reissued under the new proposed plan (which must be reduced to 138 units total per the County Deed restrictions). The two-phase plan will only be accepted by the city if the County provides written confirmation of acceptance with an understanding that Phase 2 may never be built.

**Response: This comment is no longer applicable, this site plan application will only be for Phase 1, which will include 90 residential units. Phase 2 has been removed from the site plan. Due to the reduction in units the building footprint has been reduced, however the proposed site plan and building footprint are generally consistent with the conceptual site plan in the resolution.**

6. Confirm that that the FHFC financing requires rents to be based on 30% of actual household income of future occupants and not as defined by 420.0004 F.S. as implemented by the FHFC and the FHC for the Live Local act and associated property tax exemption.

**Response: Our financing requires that prospective tenants do not exceed the AMI limit of the unit that they are renting. That means that someone who could qualify to rent a 50% AMI unit may end up renting a 60% AMI unit, given availability of rentals. The prospect must agree to the rental amount.**

7. Please explain the State financing awarded and what are the conditions of that approval in regard to past or future homeless status; income mix and affordable rent limits. Confirm if the State financing allows for any property tax exemptions.

**Response: 9% tax credits that have already been awarded to Aspire require 50% of the units be reserved for residents at-risk of homelessness, or formerly homeless. The funding application defines homeless persons as follows: Homeless Household means an individual who lacks a fixed, regular, and adequate nighttime residence and also includes an individual who: (1) is sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason; (2) is living in a motel, hotel, travel trailer park, or camping ground due to a lack of alternative adequate accommodations; (3) is living in an emergency or transitional shelter; (4) has a primary nighttime residence that is a public**

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or private place not designed for, or ordinarily used as a regular sleeping accommodation for human beings; (5) is living in a car, park, public space, abandoned building, bus or train station, or similar setting; or (6) is a migratory individual who qualifies as homeless because he or she is living in circumstances described in paragraphs (1)-(6). The terms do not refer to an individual imprisoned pursuant to state or federal law or to individuals or families who are sharing housing due to cultural preferences, voluntary arrangements, or traditional networks of support. The terms include an individual who has been released from jail, prison, the juvenile justice system, the child welfare system, a mental health and developmental disability facility, a residential addiction treatment program, or a hospital, for whom no subsequent residence has been identified, and who lacks the resources and support network to obtain housing. Income and rent limits at our community are required to range from 30% AMI to 80% AMI per our funding agreements. The state financing allows for property tax exemptions, if the development team decides to pursue what is available.

8. Correct the land use designation on the Site Plan. The city does not have a "Commerce" land use category. As per your narrative, the city's land use designation is Commercial.  
**Response: The land use designation has been revised to Commercial.**
9. The subject property is in the BCOES Utility Service Area. Correct the Site Plan as appropriate.  
**Response: The site data table has been revised to include BCOES Utility Service Area.**
10. Provide the building plans for Phase 2. Both phases cannot exceed 138 units. Also, show plans for the condition of the Phase 2 building and parking areas during the period it is not developed.  
**Response: Phase 2 will no longer be included in the current site plan application. We intend to revisit and develop Phase 2 at a later time.**
11. The Declaration of Unity of Control dated January 4, 2023 states "...The Overall Subject Property shall be considered an undivided parcel for zoning purposes". All tabular data should reflect the unified site data including the AHAC parcel in accordance with this Unity of Control. A separate site plan for Phase 1 with the AHAC as a stand-alone project should be provided and another plan with Phase 2 added as an additional scenario. The total BPHI parcel shall not exceed the 138 units allowed by the Deed restrictions.  
**Response: The site data table has been revised to reflect a unified site including the NHAC and the BPHI parcel.**
12. Explain the 10,000 SF ROW dedication listed on the site plan. According to the city ROW maps, the property is already 50' from the centerline of Blount Road which requires an 80-foot ROW per Chapter 100 in the city's code and no additional ROW appears to be required.  
**Response: The 10,000 SF ROW dedication has been removed from the site data table.**
13. As part of the project's CPTED Plan, please consider linking all security cameras to the Real Time Crime Center that BSO operates in Pompano.  
**Response: The applicant will consider linking security cameras to the Real Time Crime Center. Further evaluation and approval from ownership are required at this stage.**
14. Provide an update to the County's plans to add Transit routes on Blount Road and identify the location of any planned bus stop to serve the project. Add to the narrative how the Applicant plans to provide transportation for both adults and school-age children per the city's Declaration of Restrictive Covenants signed on January 9, 2023. Show the circulation, and pickup/drop off locations planned for these transportation services on the site plan.  
**Response: The design team has been in coordination with Broward County Transit has been completed to designate the existing bus pad as an official transit stop and has been coordinating with Broward**

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**County Public Schools to establish a dedicated school bus stop in this area.**

15. Provide details and location for an outdoor recreational area with facilities and amenities that meets the needs of the building's residents per the city's Declaration of Restrictive Covenants signed on January 9, 2023. Add a description of the outdoor recreation area to the project narrative as well as the site plan.

**Response: The outdoor recreational area will provide a playground, shaded seating areas and an outdoor kitchen. These amenities meet the needs of the future tenants of the building as required per the Declaration of Restrictive Covenants. Please see sheet SP-101.**

16. Site Data Table has several inconsistencies including the wrong land use category; incorrect water/sewer utility service provider; incorrect proposed building height; incorrect lot coverage based on first floor footprints shown on the plan; unknown location of 10,000 SF ROW dedication; wrong total acreage in Site Area Calculations (double counted pervious area); wrong number of studio units in parking calculations compared to Unit Breakdown; and inadequate parking provided for 1BD units and guest parking spaces compared to required. As previously noted, all tabular data must be redone in accordance with Declaration of Unity of Control dated January 4, 2023.

**Response: The site data table has been revised to be consistent with the proposed site plan.**

17. Provide the permit documents for the proposed off-site drainage system to be built by the County. The system must be in place prior to the issuance of any building permit for the site and/or the project including the filling of the existing retention pond.

**Response: Permit for offsite work is pending.**

18. The demolition plan notes apply to building demolition but the hatched area is predominantly an area for site clearing and filling per the County's Site Development Agreement. A detailed tree disposition plan will be required for both this site and the site for the new retention pond on the property to the south. The retention pond on this property cannot be filled until the replacement drainage system is built and functioning.

**Response: As a part of the off-site drainage project, trees will be removed within the impacted areas prior to site work for this proposed development. Trees removed as a part of the off-site drainage project will be mitigated for on site.**

**ENGINEERING DEPARTMENT**

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status: Review Complete- Pending Development Order

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.

**Response: Permit will be applied for during building permitting.**

2. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.

**Response: Permit will be applied for during building permitting.**

3. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities

**Response: Permit will be applied for during building permitting.**

4. Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or



exemption for the proposed utility work.

**Response: Permit will be applied for during building permitting.**

5. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

**Response: Permit will be applied for during building permitting.**

6. Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

**Response: Permit will be applied for during building permitting.**

7. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.

**Response: Permit will be applied for during building permitting.**

8. Submit/upload the 2025 City Engineering standard details for the proposed off-site (Blount Road city ROW) road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format. <https://www.pompanobeachfl.gov/government/engineering/standard-details>

**Response: Please see additional sheet including the City Engineering details.**

9. The City Utilities Division must approve these plans before the Citys Engineering Division can.

**Response: Comment Acknowledged.**

10. The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can.

**Response: Comment Acknowledged.**

## FIRE DEPARTMENT

Jim Galloway | [Jim.Galloway@copbfl.com](mailto:Jim.Galloway@copbfl.com)

Status: Review Complete – Pending Development Order

1. 300-SP-101 SITE PLAN.pdf - Changemark

Fire Access Only

Provide greater detail for what would be proposed.

Will this be an electric gate with click2enter? or manual locks?

Proper signs will be required for keeping area free/clear.

Provide proper turn-for all vehicles. Minimum 100ft diameter turn-around.

How will general delivery trucks and garbage trucks turn around and exit property.

**Response: Entrance gate will be a stop and go gate. Visitors and residents will stop at the gate so that CCTV can record license plate and to allow time for the gate to open. Proper signage will be implemented to ensure area is clear. General delivery trucks and garbage trucks will turn into loading area to turn around and go out the same way that they came in.**

2. 300-SP-101 SITE PLAN.pdf - Changemark

Entry Gate

( ) Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates.

Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with

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a readily accessible manual releasing device. (City of Pompano Ordinance 95.08)

All New & Existing automatic entry gates installed in either commercial or multi-family communities shall be provided with a Universal Access System as per the Florida Fire Prevention Code Broward County Amendments in section F- 108.9.3.

Important Things to Know about Click 2 Enter (C2E)

Operates by using radio frequency technology.

Provides public safety agencies with a quick, safe, secure, and reliable means to activate gates, bollards, doors, or any security access control mechanism.

Compatible with Analog or Digital Radio Transmitters

Enhanced user-programmable latch open feature allows departments to specify gate open periods from one minute on.

Uses regulated 12V to 24V DC @ 500ma Power Supplies

The C2E Transmitter is enclosed in a Nema 4 Box with a Reflective Logo for Identification. The Technical Assistance & Customer Support Number for C2E is 877.939.3800

**Response: Knox lock will be provided for manual gates and Knox switch will be provided for electric gates. Gates will be designed with readily accessible manual releasing device. Universal access system will be provided at gates.**

3. 410-CU-101 WATER AND SEWER PLAN.pdf - Changemark

FDC Location

Locate proposed FDCs for each building either on the ends or corners. (as shown with arrows on plan) allows for access to FDC and fire hydrant. FDC will not be blocked by parking spaces.

**Response: FDC has been relocated to the southeast corner of the building.**

4. ( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated color heat map showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

**Response: We foresee the need for a BDA system at Aspire 1650. Required protocols will be followed to determine the need and address accordingly. We understand the building cannot receive a certificate of occupancy until a working BDA system is in place, if it is required.**

5. ( ) 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.

**Response: Please see the uploaded fire flow calculations.**

6. ( ) 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.

**DRC**





The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

**Response: Please see the uploaded hydrant flow results obtained by BCWWS.**

7. ( ) Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards:  
NFPA 13 Standards of Installation of Fire Sprinklers,  
NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.  
**Response: Will be provided at time of construction.**

8. Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK)  
Broward Fire Code Amendments  
F-121 Automatic External Defibrillator (AED) and Bleeding Control Kit (BCK)  
F-121.1.1 All new and existing buildings needing to comply with the following sections, shall be provided a maximum of eighteen (18) months from the date approved by BORA to comply.  
F-121.2 AED(s) and BCK(s) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.  
F-121.2.1 Assembly Occupancy.  
Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.  
Any assembly occupancy with a capacity of one hundred (100) or greater.  
Places of worship with a capacity of one hundred (100) or greater.  
F-121.2.1.1 Assemblies exceeding 30,000 square feet and multi-story assemblies shall require additional devices where the travel distance exceeds five hundred (500) feet between AEDs.  
F-121.2.7 Residential occupancy:  
All hotels and motels.  
Multi-story residential buildings with five (5) floors or more.  
Residential elevators supplying services to an independent dwelling unit only shall be exempt from this requirement.  
F-121.2.7.1 Multi-story residential occupancies listed above shall place an AED and BCK at every building entrance lobby no further than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 requirements based on the footprint of the residential building.  
F-121.3 Installation and Operation.  
F-121.3.1 The AHJ shall verify all AED devices and BCKs for operation prior to being placed in service or available for use and on an annual basis.  
F-121.3.2 AED(s) devices and Bleeding Control Kit BCK(s) shall be:  
Conspicuously located in plain view of the primary public entrance or by the elevator lobby with unobstructed access.  
Readily accessible and immediately available when needed for on-site employees and the general public, including disabled persons.  
**Response: AED's and SBK's will be implemented at Aspire 1650 to comply with fire requirements, as noted above.**

## ZONING DEPARTMENT

Diego Guevara | [Diego.Guevara@copbfl.com](mailto:Diego.Guevara@copbfl.com)

Status: Review Complete- Pending Development Order

1. According to the Declaration of Unity, the proposed project is part of a larger parcel, which requires "all structures, uses, and parking areas on the subject property are and will be part of a single, unified, planned development, regardless of ownership. The overall subject property shall be considered an individual parcel



for zoning purposes." Based on the cited document above, the applicant must revise the Site Data Table to incorporate the existing developed area of the parcel. All drawings must incorporate the existing structures. The site data table must include such structures as well.

**Response: The site data table has been revised to include the existing development and the drawings show the existing structures.**

2. The four existing cargo containers shall be removed from the site. The shed located at the south parking area must be removed as well. It was constructed with no permits.

**Response: The existing cargo containers will be removed from the site.**

3. Sec. 155.3304.C. Intensity and Dimensional Standards Chart. Revise the site data table provided. The lot coverage and pervious values provided do not match the area of the buildings and the pervious area illustrated in the site plan.

**Response: The site data table has been revised, the lot coverage and pervious values match the building areas. Please see sheet SP-100.**

4. According to the Flex Resolution (Res. No. 2023-21) and the Voluntary Declaration of Restrictions on file, the number of units is limited to 138 units. Revise and comply with the number established. This site plan application will only be for Phase 1, which will include 90 residential units. Provide the dimensions of the utility easements between the existing structures (west section) and the proposed development (east section).

**Response: The 16' dimension for the multi-purpose utility easement has been added to the site plan.**

5. Provide information regarding the proposed relocation and construction of the retaining pond. The drainage issue and relocation of the pond to the abutting property at the southeast corner of the property must be in place before any building permit approval may be issued.

**Response: Permit for offsite work is pending.**

6. According to the Declaration of Unity, the proposed project is part of a larger parcel, which requires "all structures, uses, and parking areas on the subject property are and will be part of a single, unified, planned development, regardless of ownership. The overall subject property shall be considered an individual parcel for zoning purposes." Based on the declaration of unity,] statement, revise the Site Data Table to incorporate the existing structures on the west side of the parcel. All drawings must incorporate the existing structures.

**Response: The site data table has been revised to include the existing development, and the drawings show the existing structures.**

7. The Declaration of Restriction dated January 9, 2023 establishes that the operator of the apartment building must provide transportation services to the elementary school-age to and from school. The same operator of the facility, must provide for the apartment building residents for specific times of the day (morning and evenings) transportation to area transit hubs. The site plan for the apartment building shall include onsite outdoor recreational amenities, appropriate to the target population of the project. The site plan does not include any recreational amenity.

**Response: The site currently features an existing bus stop along Blount Road, directly in front of the NHAC building. To better serve elementary school students commuting to and from school, the design team is actively collaborating with Broward County to establish a dedicated school bus stop in this area. In addition, coordination with Broward County Transit has been completed to designate the existing bus pad as an official transit stop. This location is also serviced by the City's Red Line bus, enhancing overall accessibility for the community. The proposed site plan features an outdoor amenity space located along the west side of the project, designed in full compliance with the requirements outlined in the Declaration of Restriction. For further details on transportation**

**DRC**





**considerations, please refer to the project narrative.**

8. Sec. 155.5101.G.2. Required Vehicular Access and Circulation, This provision of the Code requires the development to be served by a system of vehicular accessways (including driveways, that permits safe, convenient, efficient, and orderly movement of firefighting and other emergency vehicles, public transit and school buses, garbage trucks, delivery vehicles, service vehicles. The subject project has two connections to the existing parking areas of the abutting property to the west. The proposed layout has the potential to create a loop circulation. However, the continuity is limited by a gate located at the north driveway. It is accessible for emergency vehicles only.

**Response: The north driveway has been revised to be a gated egress only. Please see sheet SP-101.**

9. Sec. 155.5101.G.7.c. Dead-end Driveway Length. Although the proposed layout has the potential to create a loop circulation, the continuity is limited by a gate located at the north driveway. It is accessible for emergency vehicles only. Therefore, it is considered a dead-end driveway. The Code limits the length of a dead-end driveway to 150 feet. Revise and comply with this provision of the Code.

**Response: The north driveway has been revised to be a gated egress only. Please see sheet SP-101.**

10. Add the Sight triangles required by Sec. 155.5101.G.9.b. Please see sheet SP-101 with the sight triangles.

Show the required bicycle racks required by Sec. 155.5101.H.1.a..i

**Response: Please see sheet SP-101 with the proposed bike racks.**

11. Sec. 155.5101.I .1.a. Requires the provision of a pedestrian circulation system network. Illustrate the required network and add dimensions showing the width of the proposed sidewalks.

**Response: Sidewalk dimensions have been added to the site plan sheet, see SP-101. A proposed 5-foot-wide sidewalk will run along the perimeter of the building, extending along the southern edge of the property to provide pedestrian access to Blount Road.**

12. Sec. 155.5101.I.3.a.i. General walkway Standard. The Code requires the sidewalks in commercial areas to be 7 feet wide. Revise and comply.

**Response: The sidewalk has been added to the south of the parcel. Since the proposed development is residential, a 5' sidewalk is being provided.**

13. Sec. 155.5101.I.3.b.i. Pedestrian Walkway. All parking lots and parking structures containing more than 50 parking spaces shall provide a clearly identified pedestrian route between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a pedestrian walkway providing direct access to the primary building entrance(s). Show compliance with this provision of the Code

**Response: The proposed project is providing a 5' sidewalk along the perimeter of the building offering direct access to the main entrance. Additionally, a 5' sidewalk will be provided along the southern side of the site to establish a pedestrian connection to Blount Road.**

14. Sec. 155.5102C.7. Exterior Lighting. Provide a lighting plan for the parking area as required.

**Response: Refer to sheet LL-101 for photometrics.**

15. Sec. 155.5102.D.12 Minimum Number of Off-street parking Spaces. The Code requires 1 parking space per efficiency unit (24) and 1.5 parking space per DU with 1 or 2 Bedrooms (204). This means the applicant must provide 228 parking spaces. The site plan provided includes 177 parking spaces only.

**Response: This site plan application is being submitted under Live Local, in accordance with Section 155.4202 – Residential Household Living. Per code requirements, parking is provided at a 1:1 ratio, with one additional space for every five units. The project will include a total of 161 parking spaces.**

**DRC**



16. Demonstrate compliance with the Minimum Development Site Landscaping required by table 155.5203.C.  
**Response: Refer to sheet LP-101 and chart on sheet LP-002 for requirements.**
17. Provide the calculations to establish the required VUA required by Sec. 155.5203.D. Vehicular Use Area Landscaping (VUA)  
**Response: Refer to chart on sheet LP-002 for calculations.**
18. Sec. 155.5203.D.4. Interior Landscaping. This provision of the Code 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: Refer to plans on sheet LP-101 for compliance.**
19. Sec. 155.5203.D.4.b.i. Landscape Island in parking bays. Add dimensions to the site and landscaping plans as required showing compliance with this provision of the Code.  
**Response: All site plan and landscaping sheets have been revised to show dimensions of landscape islands.**
20. Sec. 155.5203.F.2.b. Perimeter Buffers. Revise the proposed perimeter buffer. Identify clearly what is the buffer type and option to provide. The Code requires at least 10 feet wide perimeter buffers and the buffer provided is only 6 feet wide.  
**Response: Please see sheet SP-100, the perimeter buffers have been revised to provide at least 10' wide buffers on all sides.**
21. Sec. 155.5301.A Mechanical Equipment. No information regarding the mechanical equipment included in the project was provided. All mechanical equipment located at the roof or at the ground must be screened as required by the Code.  
**Response: All mechanical equipment provided at the roof and parapet work as a screen.**
22. Sec. 155.5301.C. Location and Screening of Commercial Containers. Provide the location, dimensions and characteristics of the commercial containers. The containers must be screened as required by the Code.  
**Response: The proposed project does not include commercial containers.**
23. Provide a Photometric Plan as required by Sec. 155.5401.B.3. Lighting Plan.  
**Response: Refer to sheet LL-101 for photometrics.**
24. Sec. 155.5401.E Illumination Levels. Demonstrate compliance with the illumination levels for the Multifamily Residential development as required.  
**Response: Refer to sheet LL-101 for photometrics.**
25. Sec. 155.5601.C.3. Building Facades: Note 5 of the Intensity and Dimensional standards chart requires the portions of the building extending above 50 feet shall be set back an additional 1 foot for each 4 foot (or major fraction thereof). The proposed buildings reach the 50 feet height limit at the fifth floor, the other three floors above must comply with the setback requirement on Note 5.  
**Response: The mandates a setback, not a step-back, unless the building encroaches into the setback zone. The step-back concept is more relevant to EOD requirements, not standard B-3 zoning. The design team has reached out to City staff to further clarify this comment.**
26. Se. 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

**DRC**



Multifamily development, which requires at least 10 points.

**Response: Please see file “100-Narrative-Sustainability” that outlines how the development will achieve 10 points.**

## LANDSCAPE DEPARTMENT

Wade Collum | [Wade.Collum@copbfl.com](mailto:Wade.Collum@copbfl.com)

Status: Review Complete – Pending Development Order

1. Provide a signed and sealed landscape plan prepared by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.

**Response: Comment acknowledged.**

2. 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.

**Response: Refer to sheet LD-101 for requested plans.**

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.

**Response: Refer to sheet LD-101 for requested plans.**

4. 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.

**Response: Refer to sheet LD-101 for requested plans.**

5. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

**Response: Comment acknowledged. As a part of the off-site drainage project, trees will be removed within the impacted areas prior to site work for this proposed development. Trees removed as a part of the off-site drainage project will be mitigated for on site.**

6. Please provide the original approved landscape plan of record for the existing West parcel. All missing requirements for this part will have to be brought into compliance with that plan.

**Response: Original approved plan for the HAC is provided as a part of this submittal and trees proposed under that plan as a part of this property are in compliance.**

7. Please provide dimensions, minimally on the site plan.

**Response: Requested dimensions are now on the site plan.**

8. Provide approvals from Broward County Surface Water Management for filling in / relocating the pond / retention area. Please also provide time lines and thresholds.

**Response: Approval is pending per the county.**

9. Staff recommends the use of root barriers where utilities are involved.

**Response: Comment acknowledged.**

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10. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

**Response: The site is meeting the requirements, refer to the chart on sheet LP-002.**

11. Please provide call outs so that an accurate review can be performed.

**Response: Call outs are now provided.**

12. Provide VUA requirements as per 155.5203.D along all sides. If existing trees are being utilized provide tree #'s on the landscape plan.

**Response: VUA requirements are shown on the chart on sheet LP-002 and existing tree numbers are now shown on the planting plan.**

13. 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.

**Response: Refer to the chart on sheet LP-002, proposed and existing trees and palms have been adjusted to meet the requirement.**

14. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building.

**Response: Comment acknowledged.**

15. 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: Comment acknowledged. Proposed plantings have been thoughtfully design to meet the requirements of the superior planting design.**

16. Show all suspended pavement on the Civil / PGD Plans if needed.

**Response: Soil cells are not needed for this project and design.**

17. 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.

**Response: Refer to the architectural drawings for requested cross section detail.**

18. Provide a Photometric plan. Show light poles on the landscape with radii.

**Response: Refer to sheet LL-101 for photometrics.**

19. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g.,

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perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

**Response: Refer to sheet LL-101, light fixtures are not shown in conflict with planting.**

20. Civil plan shows utility conflicts. Remove all proposed utility and fire hydrants from required landscape areas.

**Response: Civil conflicts and fire hydrants have been removed from landscape areas.**

21. It appears sidewalks are being proposed in required landscape islands, correct and relocate, remove.

**Response: Sidewalks have been adjusted to not encroach into landscape islands.**

22. Please provide a landscape notes and details sheet.

**Response: Requested notes and details sheets are now included, refer to sheets LP-001 and LP-501.**

23. 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.

**Response: Irrigation plans are now provided, refer to sheet LI-101.**

24. Bubblers will be provided for all new and relocated trees and palms.

**Response: Refer to notes on planting and irrigation sheets. Bubblers will be provided.**

25. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

**Response: Comment acknowledged. Note added to sheet LD-101.**

26. 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.

**Response: Refer to notes on sheet LP-101 for requested note.**

27. Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

**Response: Relocation of existing trees is not proposed. Many trees are proposed to remain.**

28. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).

**Response: Refer to notes on sheet LP-101 for requested note.**

29. As per 155.5203.B.2.b; Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

**Response: Refer to notes on sheet LP-101 for requested note.**

30. Provide soil specifications in percentage form, i.e. 70/30.

**Response: Refer to sheet LP-001, note M.2 for specification.**

31. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

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**Response: Comment acknowledged.**

32. Additional comments may be rendered a time of resubmittal.

**Response: Comment acknowledged.**

## UTILITIES DEPARTMENT

Tabensky Johnson | [Tabensky.Johnson@copbfl.com](mailto:Tabensky.Johnson@copbfl.com)

Status: Review Complete- Pending Development Order

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

**Response: Comment 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 e-plan submittal

**Response: Permit for offsite work is pending.**

3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems

**Response: Comment Acknowledged.**

4. Broward County Water & Wastewater service area. Please procure a Broward County permit for the proposed off-site utility connections

**Response: Permit will be applied for during building permitting.**

## BROWARD SHERIFF'S OFFICE

David Cappellazo | [david\\_cappellazo@sheriff.org](mailto:david_cappellazo@sheriff.org)

Status: Review Complete- Pending Development Order

1. \*\*\*ATTENTION\*\*\*

Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

**Response: The Affidavit has been completed and submitted for review.**

2. 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.

**Response: Please refer to the CPTED Plan and CPTED Notes Sheet for Landscaping Notes A-F, which outline the specific CPTED landscape principles addressed in this design.**

3. A1. Natural Surveillance (Lighting)

1.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc.

Option to consider: Install ground pedestrian scale lighting near the front entrance gates and along the

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entrance pathway. When the area is darker the concern is keeping pedestrians in this area safe with adequate lighting. As nearby tall canopy trees grow larger, they will diminish ambient & pole lighting due to the widely spreading branches & foliage. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents.

**Response: Please refer to the Photometric Plan uploaded for current proposed lighting layout in which captures the referenced areas.**

2.) Shared use storage rooms designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum have a secured motion sensor lighting system that will provide immediate illumination upon entry.

**Response: There will be no shared storage rooms at Aspire 1650 for residents.**

3.) 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: Please see provided Photometric plans for additional details on lights.**

4. A2. Natural Surveillance – Security Strengthening

1.) All solid metal stairwell access doors must have a see-through reinforced security window.

**Response: All stairwell access doors will have see-through reinforced security window.**

2.) The placement of a window within a door must not facilitate the easy reach of the door's 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.

**Response: Doors with windows will be thoughtfully designed so that door locking mechanisms are out of reach if window is broken.**

3.) Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)

Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design.

**Response: Doors with windows or vision panels will be thoughtfully designed so that door locking mechanisms are out of reach if window is broken.**

4.) 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 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.

**Response: Access ramps and accessible design features will be designed with see through fence railings for improved natural surveillance.**

5. A3. Electronic Surveillance – Security Strengthening

1.) 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.

(For residential single-family homes, townhomes, villas & the like, hard-wired doorbell cameras for front & rear points of entry are also encouraged.)

**Response: Areas that cannot be observed through natural surveillance will be monitored through CCTV systems. Please refer to CPTED Notes sheet Electronic Surveillance Notes.**

2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations/ Secured Rooms dedicated for large parcel deliveries must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

**Response: All common areas, including mail room inside of the building, will be monitored through CCTV systems. Please refer to CPTED Notes sheet Electronic Surveillance Note: V and Z.**

3.) Elevator queuing areas on all floors must be captured by video surveillance.

**Response: All common areas, including elevator lobby inside of the building, will be monitored through CCTV systems. Please refer to CPTED Notes sheet Electronic Surveillance Note: Z.**

4.) Install video surveillance of any rooftop access.

**Response: All common areas, including rooftop access area, will be monitored through CCTV systems. Please refer to CPTED Notes sheet Electronic Surveillance Note: Z.**

6. 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: A through wayfinding and signage package will be procured and implemented into the building design. Please refer to CPTED Note sheet Territorial Reinforcement Note: F.**

2.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).

**Response: Security bar devices will be included on first and second floor level doors (if any) to prevent unintended entry. Please refer to CPTED Note sheet Access Control Note: U.**

3.) 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: Employee only areas in the building will be designed with doors or visible barriers to deter unauthorized persons from entering. Please refer to CPTED Note sheet Access Control Note: P.**

4.) Balcony railings on the second level or higher should have a vertical bar or other anti-climbing design. Horizontal bars are discouraged as they can easily facilitate climbing & this is of most concern for unattended young children that may suffer from a fall injury.

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**Response: Balcony railings will be vertical only.**

5.) Roof access doors must be equipped with electronic door position switches to provide an alert for any unauthorized usage.

**Response: Roof access doors will be equipped with electronic door switch to provide alerts for any unauthorized usage**

7. 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:

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.

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.

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.

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

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

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: The Community does not include outdoor garbage enclosure. Garbage room will be located within the building, fed by a trash chute and supplemented by a trash compactor. Trash will be brought out daily by property operations team for removal**

8. C. Territorial Reinforcements – Security Strengthening

1.) 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.

**Response: Rule signage will be visibly displayed at a lobby entry point for residents and staff member to be consistently reminded of community standards, policies, and procedures. Please refer to CPTED Notes sheet Territorial Note: I.**

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

1.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka “piggybacking”) by unauthorized users attempting to gain access into a private / restricted area without permission.

(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)

**Response: Given limited turn around space on entry driveway, entry gate will be stop and go. All persons entering will have their license plates recorded by the CCTV system. Please refer to CPTED Notes sheet Territorial Note: M.**

2.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.

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**Response: There will be no assigned parking spaces at Aspire 1650. All spaces will be reserved for residents and visitors of the community. All residents and visitors will have to register their vehicles so property manager can surveil parking effectively. Please refer to CPTED Notes sheet Territorial Note: N.**

3.) Install sufficient sidewalk safety aisles (non-mountable curbs) in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

**Response: Sufficient sidewalks will be designed for safe access to the community from parking spaces. Please refer to Site Plan and Paving and Grading Plan.**

4.) 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: Speed bumps will be implemented per civil engineers' direction. Please refer to CPTED Notes sheet Territorial Note: O.**

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: Appropriate signage, such as stop sign, will be incorporated at turns entering the right-of-way from the Aspire 1650 exit driveway. Please refer to CPTED Notes sheet Territorial Note: P.**

9. D. Maintenance & Management – Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a 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. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

**Response: silent panic duress alarm will be considered once community is operational.**

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

**Response: All exterior electrical outlets will be secured. Please refer to CPTED Notes sheet Maintenance Note: E.**

3.) 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: Address signage will be unobstructed at all times for instant recognition by law enforcement and EMS personnel. Please refer to CPTED Notes sheet Maintenance Note: I.**

10. E. Activity Support – Security Strengthening

1.) For Residential / Homeowner Associations / Property Management Companies, it is strongly encouraged to establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important

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notifications, community concerns & virtual meetings, etc.

**Response: Property website will be established and accessible at the time of first move-ins.**

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

**Response: All common areas will be equipped with adequate lighting to ensure safety for residents and visitors.**

3.) Any Playgrounds / Tot Lots must be captured by security surveillance, have posted signage for rules & hours of operation and be equipped with padded flooring.

(Note: Sand beds are not preferred as they can conceal potentially hazardous items from view such as sharps, needles, broken glass, etc. that may cause injury)

**Response: Our entire outdoor amenity area will be under surveillance of the CCTV system and have rule signage posted.**

11. \*\*\*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.

**Response: Please see the CPTED Narrative for additional information.**

**DRC**

