

November 14, 2023

**Request:** Minor Site Plan

**P&Z#:** 23-12000011

**Owner:** CDH Planning LLC

**Project Location:** NW 8<sup>TH</sup> AVE

**Folio Number:** 484235000470

**Land Use Designation:** M-Medium 10-16 DU-AC

**Zoning District:** RM-20 (Multiple-Family Residence 20)

Dear City of Pompano Beach,

Please see below comment responses below:

### PLANNING

1. **Comment:** Land use for this parcel is Residential (M- Medium Residential 10- 16 DU/AC). The size of this property is approximately .54 net acres (23,783 square feet) plus the abutting right-of-way (4,150 square feet) = .64 gross acres (27,933 square feet), resulting in approximately 10 units (permitted by the land use: gross acreage), the zoning district (RM-20) also limits the total number of units to 10 based on the net acreage.  
**Response:** Acknowledged. Changed to 8 units. See updated calculations on sheet A-1.1.
2. **Comment:** The property is un-platted. Provide a platting determination letter from Broward County Planning Council confirming whether or not platting is required for the proposed development.  
**Response:** Provided by owner.
3. **Comment:** Provide a Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to the issuance of a development order (Note: a "final" SCAD letter will be required, prior to building permit approval).  
**Response:** Provided by owner.
4. **Comment:** The property abuts NW 8 Avenue. The survey indicates that there is an existing 25 feet of right-of-way for NW 8 Avenue measured to the centerline. No additional dedications are required for this roadway. Chapter 100.01 requires a minimum of 50 feet for these roads.  
**Response:** Acknowledged.
5. **Comment:** The property does not front on any road identified on the Broward County Trafficways Plan.  
**Response:** Acknowledged.
6. **Comment:** The city has sufficient capacity to accommodate the proposal.  
**Response:** Acknowledged.

### ZONING

1. **Comment:** Provide Unity of Title Agreement, as required by Sec. 155.2401.C.  
**Response:** Provided by owner.
2. **Comment:** Copy the Intensity and Dimensional Standards Table for the Multiple-Family Residence 20 (RM-20). Include all the standards listed. Provide the required values of the Code and those reflecting the proposed building design (Required and Proposed).  
**Response:** Provided on Site plan A-1.1

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3. **Comment:** Setback calculations must be expressed as a number, not a range. Use the shortest distance. Revise and comply.  
**Response:** Setbacks adjusted and revised on Site plan A-1.1
4. **Comment:** Building height must be expressed in feet. It is measured from the average finished grade. Revise and comply.  
**Response:** Building height provided in feet on Site plan A-1.1 and Elevations A-6.1 and A-6.2
5. **Comment:** Table 155.6102.D.I. list the Minimum Number of Off-Street Parking Spaces. Dwelling units with 3 or more bedrooms require to provide minimum 2 parking spaces per dwelling unit. Revise and comply.  
**Response:** 2 parking spaces provided for each dwelling unit as well as 2 visitors parking spots in the back of the site. No street parking is provided. Shown on Site plan A-1.1
6. **Comment:** Sec. 155.5101.H requires the provision of bicycle parking racks. Show location and number of the racks in the site plan.  
**Response:** One bike rack for seven bikes provided at front of site. Shown on Site plan A-1.1. Bike detail on A-1.2.
7. **Comment:** Describe the material to use in the access driveway area. Add callouts to the site plan including such information as required by Sec. 155.5102.C.2  
**Response:** Note added to Site Plan A-1.1. Material for driveway area specified on Civil sheet C-2 Paving, grading, drainage plan.
8. **Comment:** Illustrate the location of exterior lighting of the townhouses. As required on Sec. 155.5102.C.7. Exterior Lighting. Coordinate location and specs with the landscaping plan and the photometric plan as required. No wall packs are acceptable.  
**Response:** See sheet E-2.1.
9. **Comment:** Provide continuous curbing as required as per Sec. 155.5102.C.9.  
**Response:** Continuous curbing shown on Site plan A-1.1. Refer to Civil sheet C-2.
10. **Comment:** Remove wheel stoppers from visitors parking. Provide 2.5 feet wide maximum overhang area. It shall not be credited toward any required sidewalk or landscape area required, as per Sec. 155.5102.C.9. Show the line and width dimension of the overhang area on the site plan.  
**Response:** Wheel stoppers removed and 2.5' overhang provided on sheet A-1.1.
11. **Comment:** All off-street parking and loading areas shall comply with the Standards of Sec. 155.5203.D Vehicular Use Area Landscaping.  
**Response:** Refer to Landscape sheet L-3 & Code Compliance Chart for demonstration as to how this site is providing VUA Landscaping in accordance with Sec. 155.5203.D.
12. **Comment:** Provide the VUA area calculation as needed to provide at least 15% of the total VUA area for interior landscaping. See table 155.5203.C. Minimum Development Site Landscaping.  
**Response:** Refer to Landscape sheet L-3 & Code Compliance Chart for demonstration as to how this site is providing VUA Landscaping in accordance with Sec. 155.5203.C.
13. **Comment:** As per Sec. 155.5203.D.3 Perimeter landscaping Strips shall be provided. Illustrate and label them in the site plan/landscaping plan.  
**Response:** Perimeter Landscape Strips are now provided & labeled on the Site & Landscape Plans. Note that Perimeter Landscape Strips are not required where "screening is provided by an intervening on-site building or other

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structure and on land crossed by an accessway or utility easement.”

14. **Comment:** Provide landscaping as requested by Sec. 155.5203.D.5 Landscaping Between Vehicular Use Area and Buildings. Include foundation planting, calculation, and dimension showing compliance with this provision.  
**Response:** Refer to Landscape sheet L-3 & Code Compliance Chart for demonstration as to how this site is providing Landscaping between the VUA & Buildings in accordance with Sec. 155.5203.D.5. Per Sec. 155.5203.D.5.c., at least 50% of the required width is allowed if provided.
15. **Comment:** The proposed planters are under the second floor. Please specify what plants will be planted and what measures will be taken to warrant the survival of them.  
**Response:** Planters have been removed. Shown on site plan A-1.1 and first floor plan A-2.1 and A-2.3.
16. **Comment:** Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges in accordance with Sec. 155.5203.B.2.f.  
**Response:** See detail at bottom center of sheet L-4.
17. **Comment:** Relocate the dumpster. Commercial containers shall be screened from view from adjacent street and properties, as required by Sec. 155.5301. Revise and comply.  
**Response:** Dumpster has been relocated to the rear of site. Shown on site plan sheet A-1.1
18. **Comment:** Are you installing any privacy or security fence? If you are, provide information, details, and the height of the proposed fence. Review Sec. 155.5302.D.  
**Response:** Privacy fence detail provided on detail 01 sheet A-1.2
19. **Comment:** Revise lighting plan. The illumination levels abutting the street are high. See Sec. 155.5401 General Exterior Lighting Standards, and table 155. 5401.E Minimum and Maximum Illumination Levels and comply with all the requirements.  
**Response:** Acknowledged. Refer to updated photometric plan on sheet E-2.1.
20. **Comment:** The project includes two separate buildings. Provide all four elevations for each building.  
**Response:** Elevations provided on sheet A-6.1 and A-6.2
21. **Comment:** Review Section 155.5601.C. Multifamily Residential Design Standards - Provide a narrative explaining how the project meets the requirements of this provision.  
**Response:** Street façade meets the multifamily residential design standards by including integrated planters with landscaping, an eave projecting 2' from the façade plane, and a covered porch. See sheet A-6.1 and A-6.2 East elevation. Refer to code Section 155.5601.C.3a/b/c.
22. **Comment:** The project includes two separate buildings. Provide all four elevations for each building.  
**Response:** Elevations provided on sheet A-6.1 and A-6.2
23. **Comment:** The east-end units on each building shall be oriented to the street. It shall include architectural features described in the Code. The entry door provided is just a service doorway to the garage. Review Sec. 155.5601.C.3.  
**Response:** East end unit facades have been modified to meet the multifamily residential design standards. The door leading to garage has been moved to lead into house and act as front entrance. Shown on sheet A-6.1 and A-6.2.
24. **Comment:** The same Code section requires to incorporate wall offsets as projections or recesses in the facade plane. Revise and comply.  
**Response:** Acknowledged. Meets code Section 155.5601.C.3a/b/c

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25. **Comment:** The required architectural design features are not incorporated. Revise Sections 155.5601.C.3.a/b/c Building Facades and comply. Provide a narrative explaining what the combined architectural elements used, and how they were incorporated into the design. A combination of a minimum of three elements is required by this provision.  
**Response:** Street façade meets the multifamily residential design standards by including integrated planters with landscaping, an eave projecting 2' from the façade plane, and a covered porch. See sheets A-6.1 and A-6.2 East elevation.
26. **Comment:** Revise Sec. 155.5601.C.4 Architectural Variability and comply.  
**Response:** Acknowledged.
27. **Comment:** Provide a detail illustrating compliance with Sec. 155.5601.C.5. Roofs.  
**Response:** Roof detail provided on sheet A-2.7
28. **Comment:** Parapet walls shall incorporate cornice treatments. See Sec. 155.5601.C.5.b Roofs.  
**Response:** Parapet walls are designed with modern-like cornice element. Shown on sheets A-6.1 and A-6.2.
29. **Comment:** Revise Sec. 155.5601.C.6. Materials and provide a narrative describing how the project meets these requirements.  
**Response:** Building will use smooth stucco, perforated steel mesh, glazing, and light colors. Location of materials are specified on sheets A-6.1 and A-6.2.
30. **Comment:** Revise Sec. 155.5601.C.7. Location of Off-Street Parking and comply.  
**Response:** Off-street parking is located towards the back of the site. Shown on sheet A-1.1.
31. **Comment:** Revise Sec. 155.5604.A. Residential Compatibility Standards, Purpose. The proposed building design does not provide any connection to the street or the neighborhood. The east-end units have the potential of having a direct link to the road, providing a more active area, enhancing the pedestrian connectivity of the building and the neighborhood, and creating a safer community. Revise and provide direct access from the street to the ground floor units.  
**Response:** Street façade meets the multifamily residential design standards by providing a pedestrian and bike path directly to the street. Shown on site plan sheet A-1.1. Details shown on sheet A-1.2.

## LANDSCAPE

1. **Comment:** There seems to be a conflict between the survey and the tree dispo, please clarify. 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:** A tree survey matching the tree Disposition Plan is now provided with this resubmittal.
2. **Comment:** Some trees proposed to be relocated may not meet the minimum standards and may not be worthwhile candidates for relocation to meet site minimums. Consider their removal and replacement. Revise plant list and dispo accordingly.  
**Response:** Plant list & Disposition Chart on sheet L-1 Disposition Plan has been updated accordingly. Trees that are not worthwhile candidates for relocation to meet site minimums are now shown to be removed. See revised mitigation calculations at the bottom of the Disposition Chart on sheet L-1 & at the bottom of the Code Compliance Chart on sheet L-3 Landscape Plan.

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3. **Comment:** Clarify the note Reference Replace offsite existing 5' Cocoplum.... For all intents and purposes, all work shall be contained within the site.

**Response:** Civil sheet C-2 proposes new Interlockable PVC sheet piling to be installed along the Southern, Western, & Northern perimeters to negotiate the grade change from the proposed development to adjacent properties at the property lines. The grade differential at these property lines varies from 4.5 ft to 4 ft. The note on sheet L-1 Disposition Plan has been modified to state "OFFSITE EXISTING 5' HT COCOPULM HEDGE TO REMAIN UNDISTURBED BY ANY

CONSTRUCTION ACTIVITIES." Existing Offsite & Adjacent Live Oak trees along the Southern perimeter are noted to be root-pruned for the new sheet piling installation & are now proposed to be preserved in situ.

4. **Comment:** Also, what are relocated Oaks being shown on the south property?? For all intents and purposes, all work shall be contained within the site.

**Response:** Civil sheet C-2 proposes new Interlockable PVC sheet piling to be installed along the Southern, Western, & Northern perimeters to negotiate the grade change from the proposed development to adjacent properties at the property lines. The grade differential at these property lines varies from 4.5 ft to 4 ft. Existing Offsite & Adjacent Live Oak trees along the Southern perimeter are noted to be root-pruned for the new sheet piling installation & are now proposed to be preserved in situ.

5. **Comment:** Plant list references Ficus citrifolia but staff could not locate this particular Ficus species on the dispo.

**Response:** See Tree #4 on the Disposition Chart on sheet L-1 Disposition Plan. The existing Ficus citrifolia is a cluster of (7) tree trunks growing closely together from the ground & presumably sharing the same root system as part of a single, multi-trunk tree. Because F. citrifolia is commonly observed as a multi-trunk tree species, the average DBH of 5 inches is now listed on the Disposition Chart (instead of the cumulative 30 inches DBH measured by combining all DBH's of each separate trunk), as is standard industry practice for documenting multi-trunked tree species. This tree is now proposed for removal. Mitigation calculations have been revised accordingly.

6. **Comment:** Please remove all colors from all plans and convert to a 'dumb pdf' for uploading purposes as they are currently difficult to manage for review purposes in ePlan.

**Response:** Landscape Plans are now provided in grayscale as requested.

7. **Comment:** Provide evidence of Florida Grade #1 availability for Cinnecord, Spiny Fiddlewood, Soldier wood at required sizes. Only 50% of proposed plant material needs to be native.

**Response:** Plant list has been revised per the updated site layout and landscape plans.

All plant materials as specified are available as of 11/11/2023.

See below hyperlinks to PlantAnt.com for Cinnecord & Simpson's Stoppers at the specified sizes:

Cinnecord ( 45 Gal / 3" Cal. / 14' ht):

<https://www.plantant.com/find-plants#!name=cinnecord&plant=1000169>

Acacia choriophylla Cinnecord						
	Dist	Nursery	Container	Description / Features / Specs	Price	
	52mi	AllGreen Nursery Princeton, FL	45G / 28"	Single Leader, 14-15ft HT	\$375.00 each	
	52mi	Farm Life Nursery Miami, FL	Grow Bags	13-14ft HT, 24" grow bag	\$350.00 each	

Simpson's Stopper ( 65 Gal / 3" Cal. / 14' ht):

Myrcianthes fragrans Simpson's Stopper						
	Dist	Nursery	Container	Description / Features / Specs	Price	
	51mi	Caribbean Tree Farms Miami, FL	65G / 32"	Standard, 2-3in Cal, 10-14ft HT, SPECIMEN	Call	
	8	SGB PLANT SALES INC. Coral Springs, FL	65G / 32"	Standard, Tree, 13-14ft HT	\$775.00 each	

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8. **Comment:** Remove gallon sizes from all material in the plant list.

**Response:** Gallon sizes are removed from the shrub & ground cover materials on the Plant List. Tree gallon sizes are indicated on the Plant List to ensure that the minimum rootball sizes for the tree sizes as specified are acquired to meet FL #1 quality.

9. **Comment:** Remove all utilities from required landscape areas in the drive aisle.

**Response:** Sanitary sewer utility lines are now shown at the edge of the required Foundation Landscape areas where they will be protected with root-barriers from proposed trees. This location allows for a direct run to the sanitary sewer connections at the building, without traveling through the structure at the garages.

10. **Comment:** Remove any reference to 3:1 as the code does not support this approach and recalculate.

**Response:** All references to Palms being counted at 3:1 are no longer shown on the Landscape Plans. See sheet L-3 Landscape Plan & Plant Schedule.

11. **Comment:** What are numbers on the north side of the landscape plan.

**Response:** Numbers on the north side of the landscape plan are no longer shown. They indicate existing tree numbers of trees to be removed & are now only shown on the Disposition Plans.

12. **Comment:** Change Bahia sod to St. Augustine. Bahia is only permitted on the bottom of proposed wet retention area.

**Response:** St. Augustine is now provided for all turf areas. See Landscape Plans.

13. **Comment:** Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

**Response:** See Code Chart on sheet L-3 Landscape Plan for what is required vs. what is to be proposed as to a superior landscape design. Only applicable standards 5.c.iii to 5.c.vii are identified on the Code Chart, with the word "Complies" listed in the 'Provided' column.

14. **Comment:** 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: (what is being proposed is close the below we just need to put it in a data table and clarify).

- Palms must be provided in multiples (doubles or triples)
- If palms and trees are combined, one row of shrubs can be provided.
- If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers.
- If trees are provided, the design must include a minimum of 2 species.
- Trees or palms must be a minimum of 14 feet in height.
- Layered or height tiered shrubs are provided in variety with a minimum of two (2) species.
- Suspended pavements systems are provided for the adjacent vehicular use area.

**Response:** See comment response to Landscape Comment #13.

15. **Comment:** No exterior lighting fixtures shall be in any landscaped planting areas required in and around vehicular uses in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips,

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

**Response:** Exterior lighting coordination is ongoing & will be provided with the next submittal.

16. **Comment:** No Irrigation notes and /or details were found on the IR sheets. 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:** See sheet IR-2 Irrigation Details & Notes. This sheet was erroneously not uploaded with the previous submittal.

17. **Comment:** Bubblers will be provided for all new and relocated trees and palms.

**Response:** Bubblers are provided for all new and relocated trees and palms. Shown on sheet IR-1.

18. **Comment:** Provide mechanical equipment screening detail.

**Response:** See detail at bottom center of sheet L-4.

19. **Comment:** Provide spreads of proposed shrubs and groundcover material to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.

**Response:** Spacing & spreads of proposed shrubs and groundcover material now align. See Plant Schedule on sheet L-3 Landscape Plan.

20. **Comment:** Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

**Response:** See Note #32 on sheet L-4.

21. **Comment:** 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:** See notes on sheets L-1 Disposition Plan & L-2 Existing Tree Notes & Details stating such.

22. **Comment:** 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:** See Note #12 on sheet L-2.

23. **Comment:** For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be - Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**Response:** See Note #12 on sheet L-2.

24. **Comment:** Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and root ball size for all relocation proposed if any.

**Response:** Specifications & directive by a RCA will be provided at time of Tree Removal Permit application by the company performing the tree relocation operations.

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25. **Comment:** Provide a note stating, all trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.  
**Response:** See revised Note #1 on sheet L-4.
26. **Comment:** Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.  
**Response:** See Note #11 on sheet L-4.
27. **Comment:** 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:** See Note #5 on sheet L-4.
28. **Comment:** All tree work will require permitting by a registered Broward County Tree Trimmer.  
**Response:** See Note #5 on sheet L-2.
29. **Comment:** Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
**Response:** Acknowledged. Narratives have been provided.
30. **Comment:** Additional comments may be rendered at the time of resubmittal.  
**Response:** Acknowledged.

## WASTE MANAGEMENT

1. **Comment:** The trash enclosure must be placed so that a garbage truck will be able to provide service without being in the right-of way or backing out onto NW 8th Avenue. The dumpster must be relocated.  
**Response:** Acknowledged. Dumpster Relocated. Shown on sheet A-1.1
2. **Comment:** Ensure a garbage truck can service the dumpster on site, turn around, and safely exit without backing out onto NW 8<sup>th</sup> Avenue.  
**Response:** Turning radius provided on site plan A-1.1. Garbage truck calculations and studies also provided on same sheet.
3. **Comment:** It is suggested to use bollards inside the trash enclosure to protect the walls from the rolling dumpster.  
**Response:** See dumpster detail 12 on sheet A-1.2.
4. **Comment:** Please specify if this is a condominium or rental property.  
**Response:** This is a rental property.
  - NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the city (condos) or a licensed recovered materials hauler (rentals).
  - NOTE: Owners of this commercial property (rental units are considered commercial use as it pertains to garbage collection) are responsible for securing garbage collection service directly from Coastal Waste & Recycling.
  - NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

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- NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

## UTILITIES

1. **Comment:** The trash enclosure must be placed so that a garbage truck will be able to provide service without being in the right-of way or backing out onto NW 8th Avenue. The dumpster must be relocated.  
**Response:** Garbage disposal moved to rear of site. Shown on Sheet A-1.1.
2. **Comment:** Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.  
**Response:** Acknowledged.
9. **Comment:** Please note on Landscape plans 010 L-3 Overall Landscape plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.  
**Response:** See Note #33 & 34 on sheet L-4.

## CRA

1. **Comment:** The CRA is in support of the 10 townhomes project on this parcel. Zoned RM-20 allows for this type of use.  
**Response:** Acknowledged.

## BUILDING DIVISION:

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

Status: Authorized with Conditions

BLDG 5-24-23

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations. **Acknowledged.**

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

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

**Acknowledged.**

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

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

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

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

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

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

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

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

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

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

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

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

**DRC**

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

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

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

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

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

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

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

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

13. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein. **Acknowledged.**

14. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2. **Acknowledged.**

15. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. **Acknowledged.**

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

**DRC**

17. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. **Acknowledged.**

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

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

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

## BSO

Anthony Russo | [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org) <[mailto:Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org)>

Status: Pending Resubmit

Development Review Committee Reviewed: 05/29/23

Subject: CPTED and Security Strengthening Report: PZ#: 23-12000011

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

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

\*\*\*The CPTED & Security Strengthening conditions stated below must be included & described in detail in your narrative & drawing plans. By initialing each individually listed item, the developer &/or legal agent is declaring their acknowledgement & compliance with our CPTED requirements. \*\*\*

1. Territorial Reinforcement and Access Control – Trespass, Wayfinding, Ground Rules & Other Signage

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

Initials \_\_\_\_\_ **No Trespass Program Affidavit to be submitted by owner.**

b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

Initials \_\_\_\_\_ **No Trespass signs are placed at all entrances and on all sides of the property.**

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

Initials \_\_\_\_\_ **All trespass signs to be placed at a minimum of 6' foot height from the ground.**

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- d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

Initials \_\_\_\_\_ Signage language to be clear and placed in appropriate areas.

- e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

Initials \_\_\_\_\_ Way-finding signage to be placed where necessary.

### CPTED Landscaping Standards

#### 2A: Natural Surveillance - Landscaping

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

Initials \_\_\_\_\_ Landscaping and lighting will not conflict. All landscaping is placed to enhance the design and won't obstruct natural surveillance.

- b. Ensure to design existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

Initials \_\_\_\_\_

- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Initials \_\_\_\_\_ All hedges, bushes, low plants, and ground cover will be below 2'6".

- d. 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.

Initials \_\_\_\_\_ All canopy trees the have an 8' clear tee trunk to avoid obstructing natural surveillance.

- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

Initials \_\_\_\_\_ Young trees to mature per code.

#### 2B: Territorial Reinforcement - Landscaping

- a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. 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.

Initials \_\_\_\_\_ Plants or hedges will not obstruct natural surveillance.

### 3. CPTED Lighting Standards

- a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

Initials \_\_\_\_\_ CPTED lighting added to comply with code.

- b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security

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Lighting for People, Property, and Critical Infrastructure.”

Initials \_\_\_\_\_ Lighting to comply with IESNA G-1-2016

c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. 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.

Initials \_\_\_\_\_ Motion sensed security lighting to be added above any exterior unit doors and overhangs.

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

Initials \_\_\_\_\_ Security lighting has been added to to locations such as the main entrance to the property, the guest parking, and dumpster area. Security lighting will not over illuminate or create shadows as can be seen in photometric plan.

e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

Initials \_\_\_\_\_ Soft lights with shielded fixtures to be used to eliminate glare.

f. 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.

Initials \_\_\_\_\_ Acknowledged. Soft lights to be used.

g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Initials \_\_\_\_\_ Landscape and lighting conflicts to be avoided. No future obstructions between natural or mechanical lighting and surveillance.

h. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

Initials \_\_\_\_\_ All lighting to be placed to avoid obstructions with future landscaping.

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

Initials \_\_\_\_\_ Lighting placed to enhance surveillance videos.

4. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

a. For Residential, all solid exterior doors must have a see-through reinforced security window or at the minimum a 180degree wide angle door viewer (peephole). This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Initials \_\_\_\_\_ Peephole to be provided at main entrance door for each unit.

**DRC**

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.

Initials \_\_\_\_\_ Provided mesh metal used will allow for natural surveillance and will not facilitate climbing.

c. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Initials \_\_\_\_\_ No horizontal bars provided. Climbing will not be facilitated at any part of the buildings.

d. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Initials \_\_\_\_\_ Natural surveillance will not be blocked by any fences or landscaping. All hedges, bushes, low plants, and ground cover will be below 2'6.

e. 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.

Initials \_\_\_\_\_ Video doorbell camera to be placed as part of security at the door of each unit.

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

Initials \_\_\_\_\_ Anti-pry security bar to be provided at sliding glass doors of each unit.

#### 5. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

a. For Residential only: Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended.

Initials \_\_\_\_\_ Wireless burglar alarm security systems to be provided.

#### 6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

Initials \_\_\_\_\_ Acknowledged.

b. 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.

Initials \_\_\_\_\_ Shielded padlock to be provided at dumpster gate.

c. Bottom gate clearances must be 8" above the ground 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.

Initials \_\_\_\_\_ 8" clearance at the bottom of the dumpster gate will be provided.

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

Initials \_\_\_\_\_ Dumpster enclosure gate will be lockable.

**DRC**

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

Initials \_\_\_\_\_ Dumpster area will have a motion-sensor security light as well motion-sensor video surveillance.

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

Initials \_\_\_\_\_ Dumpster area to be secured by access control through shielded padlock and video surveillance.

8. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

Initials \_\_\_\_\_ Acknowledged.

b. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Initials \_\_\_\_\_ N/A

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials \_\_\_\_\_ Video surveillance provided.

d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist.

Initials \_\_\_\_\_ No gaps in security surveillance camera coverage.

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".

Initials \_\_\_\_\_ Overlapping cones shown. Please see sheet A-1.1A CPTED plan.

f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials \_\_\_\_\_ N/A

g. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Initials \_\_\_\_\_ Parking spaces individually marked by placing unit number right above private garage entrance.

h. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

Initials \_\_\_\_\_ Every parking is designated per unit. The 2 spots designated for guest parking will have clear signage.

i. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Initials \_\_\_\_\_ Towing signs to be placed at entrance of the property as well as the guest parking space.

j. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel

lane.  
Initials \_\_\_\_\_ All parking will be private. All private driveways lead into private garage. Please refer to site plan A-1.1.

DRC

10. Graffiti Maintenance - CPTED

a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

Initials \_\_\_\_\_ Graffiti resistant resin applied up to 8' in height to prevent vandalism.

11. Electronic Surveillance - Security Strengthening

\*\*\* ATTENTION \*\*\* PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

a. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

Initials \_\_\_\_\_ Video surveillance added.

b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

Initials \_\_\_\_\_ Surveillance cameras to be monitored by management company. Sight cones shown on plan. Please see sheet A-1.1A.

c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials \_\_\_\_\_ Cameras will not be obstructed by any future or existing landscaping.

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

Initials \_\_\_\_\_ Lighting will not conflict with camera placement. Lighting will enhance video surveillance cameras.

f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.

Initials \_\_\_\_\_ Video surveillance cameras to cover parking areas, building entrance, as well as pedestrian paths around the building.

g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Initials \_\_\_\_\_ All vulnerable areas are covered by video surveillance cameras.

h. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, vandalism, auto-theft, robbery, sexual assault & battery, etc.

Initials \_\_\_\_\_ All security surveillance cameras will be motion activated security cameras.

12. Miscellaneous CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby

DRC

easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, 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.

Initials \_\_\_\_\_ N/A

b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

Initials \_\_\_\_\_ Irrigation system added. No publicly accessible water outlets.

c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Initials \_\_\_\_\_ N/A

d. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

Initials \_\_\_\_\_ Bike storage rack has been placed at the main entrance of the property. The bike rack will be under direct natural as well as electronic video surveillance.

e. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

Initials \_\_\_\_\_ N/A

If you have any questions or comments, please contact me at 404-444-6185

Sincerely,

Miguel Omar Porras

*Miguel Omar Porras*

Principal

FOR Architecture Co.

**DRC**

PZ23-12000011

12/20/2023



11/13/2023

City of Pompano Beach  
Nathaniel Watson nathaniel.watson@copbfl.com  
David McGirr david.mcgirr@copbfl.com

Re: Minor Site Plan  
**P&Z#:** 23-12000011  
**Owner:** CDH Planning LLC  
**Project Location:** NW 8<sup>TH</sup> AVE  
**Folio Number:** 484235000470  
**Land Use Designation:** M-Medium 10-16  
DU-AC  
**Zoning District:** RM-20 (Multiple-Family  
Residence 20)

Dear City of Pompano Beach,  
Please see below comment responses below:

#### ENGINEERING DEPARTMENT

1. **Comment:** Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detail drawings may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.  
*Response: Requested details have been added to sheet C-7.*
2. **Comment:** Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.  
*Response: Acknowledged. Contractor will submit once obtained.*
3. **Comment:** Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.  
*Response: Acknowledged. Contractor will submit once obtained.*
4. **Comment:** 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: Acknowledged. Will submit once obtained.*

# DRC

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5. **Comment:** Prior to the approval of the City Engineering Division, the City's Planning and Zoning Division must approve these plans.  
*Response: Acknowledged.*
6. **Comment:** Prior to the approval of the City Engineering Division, the City's Utilities Division must approve these plans.  
*Response: Acknowledged.*
7. **Comment:** Place a note on the PGD plan sheet 003 C-2 that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.  
*Response: Requested information has been added as note 17 to revised sheet C-2.*
8. **Comment:** Please note on civil plan sheet 004 C-3, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.  
How to retire old laterals  
If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)  
If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings) If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring) If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)  
*Response: Requested information has been added as note 17 to revised sheet C-3.*
9. **Comment:** On plan sheet 003 C-3 please use Eng. standard detail 113-1 for the meter bank.  
*Response: Proposed water meter bank connection has been revised per City detail. Please see revised sheet C-3.*
10. **Comment:** On plan sheet 003 C-3 please set the sewer cleanout just inside the property line.  
*Response: Proposed cleanout location has been revised accordingly. Please see revised sheet C-3.*

## **FIRE DEPARTMENT**

1. **Comment:** 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.  
*Response: Please see sheet C-3*

# **DRC**

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- 2. Comment:** 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 (i.e., water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

*Response: Owner to provide once completed.*

- 3. Comment:** 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 may be required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

*Response: Acknowledged. Please see sheet C-3.*

- 4. Comment:** City of Pompano requires a minimum of 2 fire hydrants. The maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

*Response: Acknowledged. Please see sheet C-3. Existing fire hydrant is approximately 375 ft north from the proposed hydrant.*

## UTILITIES

- 3. Comment:** 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: Acknowledged. Will submit once obtained.*

- 4. Comment:** Civil plan 004 C-3 proposes a city sewer accessible cleanout within a public sidewalk. As per City Engineering standard details, please show the cleanout just behind the recorded property line. Please correct.

*Response: Response: Proposed cleanout location has been revised accordingly. Please see revised sheet C-3.*

- 5. Comment:** Civil plan 004 C-3 proposes a meter bank connection that is not to City specification as per City Engineering standard detail 113-1 Meter Bank Typical. Please correct.

*Response: Proposed water meter bank connection has been revised per City detail. Please see revised sheet C-3.*

- 6. Comment:** Please indicate on civil plan 004 C-3 the total site water consumption in (GPD) gallons per day.

*Response: Requested information has been added to revised sheet C-3.*

# DRC

**7. Comment:** Please indicate on civil plan 004 C-3 the total wastewater discharge from the site in (GPD) gallons per day.

*Response: Requested information has been added to revised sheet C-3.*

**8. Comment:** Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1, Gate or Valve Plug Settings, 106-1 Backflow Preventer, 107-2 Typical 2" Water Service, 113-1 Meter Bank Typical, 115-1, Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

*Response: Requested details have been added to sheet C-7.*

Please do not hesitate to reach out should you have any questions or concerns.

Sincerely,  
Conserve Consulting, LLC.

By Soraya Conserve, PE  
Principle

**DRC**

PZ23-12000011

12/20/2023