



barranco gonzalez architecture



AA# 26001030

January 23, 2026

City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020-4807
Phone: 954.921.3335

RE: POMPAÑO BEACH MARINE CENTER– 701 South Federal Hwy #24-12000020

To Whom It May Concern:

The following comments and responses are provided for your re-review of the revised permit. The drawings have been revised accordingly to assist in your analysis of the responses.

PLANNING REVIEW

Max Wemyss | max.wemyss@copbfl.com

COMMENT 1 : PROPERTY IS ZONED M-1 AND LAND USE IS COMMERCIAL. BOTH OF WHICH PERMIT MARINA RELATED ACTIVITY.

Response 1 :

COMMENT 2 : REVISE THE NARRATIVE TO INCLUDE A COMPLETE DESCRIPTION OF THE INTENDED USE OF THE PROPERTY. IS THE BUILDING USED FOR BOAT STORAGE OR PURELY FOR BOAT SALES? FLOOR PLAN IS LABELED AS SHOWROOM, WHICH SUGGESTS SALES. WILL ANY BOAT STORAGE OCCUR OUTDOORS? HOW IS THE MARINA OPERATED (PRIVATE BOAT STORAGE, SALES, RENTAL, SAME OPERATOR AS SHOWROOM FACILITY)? PLEASE DETAIL ALL OPERATIONS.

Response 2 : **The narrative has been expanded to include descriptions of the intended uses.**

COMMENT 3 : PLAT APPLICATION IN PROCESS: PZ 25-14000012. PROVIDE A BROWARD COUNTY RECORDED COPY OF THE PLAT PRIOR TO BUILDING PERMIT APPROVAL.

Response 3 : **Recorded plat copy to be provided during building permit approval process.**

COMMENT 4 : NO ADDITIONAL DEDICATIONS ARE REQUIRED FOR FEDERAL HWY

Response 4 : **Acknowledged.**

COMMENT 5 : MAINTAIN COMPLIANCE WITH THE CONDITIONS PROVIDED IN FDOT PRE-APP APPROVAL LETTER (VALID UNTIL JULY 10, 2026). PROVIDE DIMENSIONS ON THE SITE PLAN DEMONSTRATING A 25 FOOT DRIVEWAY LENGTH PRIOR TO "THE FIRST CONFLICT POINT".

Response 5 : **Please refer to AS-101 for FDOT compliance per preapp approval and dimensioned 25 foot driveway length.**

COMMENT 6 : THE CITY HAS SUFFICIENT WATER/WASTEWATER TREATMENT CAPACITY TO SUPPORT THE PROPOSAL (EXISTING/IMPROVEMENT).

Response 6 : **Acknowledged.**

ZONING REVIEW

Diego Guevara | diego.guevara@copbfl.com

COMMENT 1 : REVISE THE SCOPE OF WORK IN THE NARRATIVE PROVIDED. THE PROPOSED PROJECT IS A COMPLETELY NEW BUILDING, NOT AN ADDITION OR IMPROVEMENT TO THE EXISTING STRUCTURE.

Response 1 : **Narrative revised to state new building rather than expanded.**

COMMENT 2 : PROVIDE A CIRCULATION PLAN. ILLUSTRATE HOW A FIRE TRUCK, GARBAGE TRUCK, AND ANY OTHER VEHICLE DELIVERING OF BOATS WILL MOVE AND MANEUVER WITHIN THE PROPERTY. SHOW ALSO THE PROPOSED PEDESTRIAN CIRCULATION WITHIN THE PROPERTY.

Response 2 : **Refer to new sheet AS-103 for vehicle circulation plan and AS-101 for pedestrian circulation paths.**

COMMENT 3 : SHOW THE LOCATION OF THE DUMPSTER ON THE SITE PLAN. INCLUDE THE REQUIRED SCREENING AND PROVIDE A DETAIL OF THE AREA.

Response 3 : **Dumpsters will be located within the building and wheeled out for collection. No permanent enclosure of screening required on the site. Refer to locations on AS-101 and A-101.**

COMMENT 4 : SEC. 155.5101.G.9 REQUIRES TO PROVIDE AND ILLUSTRATE ON THE SITE PLAN THE REQUIRED SIGHT TRIANGLES AT EACH CORNER OF THE INTERSECTION WITH FEDERAL HWY (STATE ROAD).

Response 4 : **Site triangles provided at the egress intersection along federal. Refer to the updated architectural, civil, and landscape site plans.**

COMMENT 5 : PROVIDE A DOUBLE LINE STRIPPING DETAIL OF THE PARKING SPACES TO DEMONSTRATE COMPLIANCE WITH SEC. 155.5102.C.4.

Response 5 : **The city standard detail has been added to the plans. Please refer to the Pavement Marking and Signage Details, sheet C-5.1.**

COMMENT 6 : ALL PARKING AND LOADING AREAS SHALL COMPLY WITH THE STANDARDS OF SEC. 155.5203.D VEHICULAR USE AREA LANDSCAPING. PROVIDE THE VUA AREA CALCULATION.

Response 6 : **Please refer to the landscape Calculations Chart under the Interior Landscape Standards (VUA) section on sheet L-210.**

COMMENT 7 : SEC. 155.5602.6.A. FAÇADE MATERIALS. THE USE OF ALUMINUM SIDING, VINYL SIDING, CORRUGATED METAL SIDING OR OTHER METAL CLADDING IS PROHIBITED ON ANY FAÇADE VISIBLE FROM THE RIGHT OF WAY.

Response 7 : **Metal siding removed from design, please refer to updated elevation page A-201 and A-202 for updates.**

COMMENT 8 : SEC. 155.5602.7.A. FENESTRATION/TRANSPARENCY. AT LEAST 30% OF THE STREET FACING FAÇADE AREA OF THE GROUND-LEVEL FLOOR OF BUILDINGS SHALL BE OCCUPIED BY WINDOWS OR DOORWAYS. PROVIDE A DRAWING AND CALCULATION DEMONSTRATING COMPLIANCE WITH THIS PROVISION OF THE CODE.

Response 8 : **Refer to added notes and calculation on sheet A-101.**

COMMENT 9 : SEC. 155.5602.7.C. FENESTRATION/TRANSPARENCY. STREET-FACING FACADES OF THE GROUND LEVEL FLOOR FOR USES INVOLVING REPAIR, SERVICING AND/OR MAINTENANCE SHALL NOT INCLUDE SERVICE BAY ENTRANCES, OVERHEAD DOORS, SLIDING GLASS DOORS, REMOVABLE PANELS, OR SIMILAR TYPE OF DOORS. REVISE AND COMPLY.

Response 9 : **Refer to added notes and calculation on sheet A-101.**

COMMENT 10 : SEC. 155.5203.D.4 INTERIOR LANDSCAPING STANDARDS REQUIRES AT LEAST 15% OF THE TOTAL AREA OF VEHICULAR USE AREA SHALL BE PROVIDE AND MAINTAINED WITHIN THE INTERIOR OF A VEHICULAR USE AREA. ILLUSTRATE WHERE THE ADDITIONAL 15% OF LANDSCAPING AREA REQUIRED BY THIS PROVISION OF THE CODE IS LOCATED, AND PROVIDE THE CALCULATION NEEDED TO DEMONSTRATE COMPLIANCE.

Response 10 : **See sheet L-210 Landscape Plan for Calculations and callouts on the plan. Dashed lines represent the interior landscape.**

COMMENT 11 : SEC. 155.5802 SUSTAINABLE DEVELOPMENTS, REQUIRES TO INCORPORATE ACTIONS OR FEATURES TO THE PROJECT TO ACHIEVE AT LEAST 12 POINTS FROM TABLE 155.8202 SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS. PROVIDE A NARRATIVE OF HOW THE PROJECT IS GOING TO REACH THE POINTS REQUIRED.

Response 11 : **Sustainable developments narrative provided in the submission package.**

COMMENT 12 : THE USE OF WHEEL STOPPERS IS NOT PERMITTED. REMOVE THEM FROM THE ELECTRICAL CHARGER SPACES.

Response 12 : **Wheel stops have been removed from the design. Refer to updated site plan sheets.**

URBAN FORESTRY REVIEW

Wade Collum | wade.collum@copbfl.com

COMMENT 1 : A COMMENTS RESPONSE SHEET WAS NOT PROVIDED PER PREVIOUS COMMENTS.

Response 1 : **Acknowledged, all responses shall be submitted with these comments.**

COMMENT 2 : QV CALLOUT COVERED BY LANDSCAPE CALCULATIONS TABLE. SHIFT CALLOUT TO MAKE IT VISIBLE.

Response 2 : **Chart has been moved down on sheet L-210 to ensure the chart isn't blocking any of the plan.**

COMMENT 3 : WHEEL STOPS HAVE BEEN REMOVED FROM THE DESIGN. REFER TO UPDATED SITE PLAN SHEETS.

Response 3 : **Notes have been updated on sheet L-210 and L-220 to reflect the accurate sheet number**

COMMENT 4 : PROPERTY LINE APPEARS TO BE WELL INSIDE OF THE SEAWALL ON THE NW CORNER, CLARIFY, CORRECT.

Response 4 : **Yes, this is the property line for the site**

COMMENT 5 : PROVIDE EVIDENCE AND NOTE ON PLANS AND IN NARRATIVE THAT ALL OVERHEAD UTILITIES WILL BE BURIED FOR THIS PROJECT AS PER 155.5509.

Response 5 : **At this time the overhead utilities are to remain.**

COMMENT 6 : 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 6 : **Acknowledged, tree survey is provided for this project.**

COMMENT 7 : TREE ASSESSMENT AND APPRAISAL TABLE IS INCOMPLETE. PROVIDE VALUES FOR ALL PALMS, REMOVE ALL OFFSITE TREES/PALMS FROM THE LIST OR LABEL THEM AS OFFSITE, CONDITIONS ON SABAL PALMS APPEAR LOW, AND IT DOES NOT APPEAR THAT THE APPRAISALS WE DONE BASED ON FS RULE 14-40.030.

Response 7 : **All off-site trees have been removed from the Tree Disposition plan and condition rating on the Sabal have been adjusted. Tree within the ROW are no longer being counted towards mitigation**

COMMENT 8 : 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 8 : **Tree disposition has been updated to show the "TREES" offsite. No Arborist report is required for the palms that are shown on site.**

COMMENT 9 : PROVIDE MINIMUM DEVELOPMENT SITE LANDSCAPING IN ACCORDANCE WITH THE REFERENCED CODE SECTIONS. IN ADDITION, CLARIFY WHERE THIS IS BEING MET AND PROVIDE THIS INFORMATION IN A DATA TABLE FORMAT ON THE LANDSCAPE PLAN. LOT AREA CALCULATION FOR MINIMUM REQUIRED TREES IS INCORRECT, PLAN INDICATES 16,010 SQ. FT AND THE PROPERTY IS 74,605 SQ. FT. MINIMUM REQUIRED NUMBER OF TREES IS 25, MINIMUM REQUIRED SHRUBS ARE 124; IMPERVIOUS CALCULATION IS INCORRECT; MINIMUM NUMBER OF REQUIRED LANDSCAPE PARKING LOT ISLANDS IS INCORRECT; LINEAR FEET OF EAST FRONTAGE IS APPROX. 254 WITH 8 TREES REQUIRED; 6 STREET TREES REQUIRED BASED ON TOTAL LINEAR FEET OF FRONTAGE; CORRECT DATA TABLE AND APPLY CORRECTIONS TO THE PLAN.

Response 9 : **Landscape Calculation chart has been updated on sheet L-210. Breakdown of Min Landscape Calculation is provided.**

COMMENT 10 : PROVIDE STREET TREES AT 1:40' AS PER 155.5203.G.2.C.

Response 10 : **See sheet L-210 given overhead powerlines Silver Buttonwood (CES) have been provided in replace of Larger Trees**

COMMENT 11 : PROVIDE VUA REQUIREMENTS AS PER 155.5203.D ALONG ALL SIDES.

Response 11 : **Acknowledge, see sheet L-210 for VUA Calculations broken down for all sides.**

COMMENT 12 : AS PER 155.5203.PROVIDE UNDERSTORY TREES SPACED A MAXIMUM AVERAGE OF 20 FEET ON CENTER MAY BE SUBSTITUTED FOR CANOPY TREES IN AREAS BENEATH OVERHEAD UTILITY LINES.

Response 12 : **Acknowledged, understory trees are now shown on the plan in replace of Canopy Trees. See sheet L-210**

COMMENT 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 13 : **Acknowledged, adjusted BS, CE and QV trees to be 16' Height and all palms to be 22' OA**

COMMENT 14 : PROVIDE 10' PERIMETER LANDSCAPING STRIP REQUIREMENTS AROUND ENTIRE PROPERTY AS PER 155.5203.D. THIS IS TO BE A CLEAR MEASUREMENT NOT TO INCLUDE VEHICULAR OVERHANG.

Response 14 : **Acknowledged 10' Landscape Strip is provided around entire site.**

COMMENT 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: *FRONT AND BACK.

- 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.

Response 15 : **Acknowledged, we are meeting standard VUA requirements, no need to opt into this modification.**

COMMENT 16 : LIGHT POLE LOCATIONS CANNOT BE WITHIN 15' OF REQUIRED TREE LOCATIONS. CLEARLY LABEL ALL LIGHT FIXTURES ON PLANS WITH RADII; WHERE CONFLICTS EXIST, MOVE THE LIGHT FIXTURES. COORDINATE LIGHT POLE LOCATIONS ON PHOTOMETRIC PLAN TO MATCH LANDSCAPE PLAN

Response 16 : **Acknowledged, all trees are shown outside the 15' radius of light poles.**

COMMENT 17 : 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., PERIMETER LANDSCAPING STRIPS, LANDSCAPED ISLANDS IN PARKING BAYS,

LANDSCAPED AREAS BETWEEN PARKING BAYS, AND LANDSCAPING BETWEEN VEHICULAR USE AREAS AND BUILDINGS).

Response 17 : **Acknowledged.**

COMMENT 18 : PROVIDE INTERIOR LANDSCAPE REQUIREMENTS EQUAL TO 15% OF THE TOTAL VEHICULAR USE AREA, THIS SHALL BE PROVIDED AND MAINTAINED WITHIN THE INTERIOR OF A VEHICULAR USE AREA AS PER 155.5203.D.4., PROVIDE THIS INFORMATION IN A DATA TABLE FORMAT ON THE LANDSCAPE PLANS.

Response 18 : **See sheet L-210 for Landscape Calculations titled "Interior Landscape Standard (VUA)" this is also called out on the plan.**

COMMENT 19 : AS PER 155.5203.D.4., A LANDSCAPED ISLAND SHALL BE PROVIDED AT EACH END OF EVERY ROW OF PARKING SPACES AND PER EVERY 10 SPACES. LANDSCAPE PARKING ISLANDS ARE TO BE A MINIMUM 8' WIDE AND CONTAIN TREES, SOD AND IRRIGATION, FRONT AND BACK, PALMS DO NOT QUALIFY.

Response 19 : **Sheet L-210 has been updated to show trees within these islands**

COMMENT 20 : AS PER 155.5203.B.2.G.II. A MINIMUM AREA FOR PLANTING A TREE SHALL BE 120 SQUARE FEET, WITH A MINIMUM DIMENSION OF EIGHT FEET.

Response 20 : **All planting maintenance a min. of 8 feet or 120 square feet where trees are provided.**

COMMENT 21 : SHOW ON THE PLANS AND PROVIDE A DUMPSTER DETAIL INCLUDING HEDGES IN ACCORDANCE WITH 155.5301.C.

Response 21 : **There is no dumpster enclosure proposed on this site. The dumpster will be housed within the building.**

COMMENT 22 : PLEASE PROVIDE A STAGGERED GROUPING OF PALMS AT THE STREET FACING CORNERS TO SOFTEN THE BUILDING AND CREATE SENSE OF SCALE AS IT PERTAINS TO THE PUBLIC REALM.

Response 22 : **Staggered groups of palms are provided along the north side of the building facing the street.**

COMMENT 23 : PROVIDE A NOTE ON THE PLANS SPECIFYING THAT ALL SHRUBS ABUTTING CITY RIGHTS OF WAY ARE MAINTAINED AT A HEIGHT NO GREATER THAN 24". IT IS STAFF'S RECOMMENDATION THAT ALL VUA PERIMETER TREES BE 14' OA TO CREATE A CPTD CLEAR LINE OF SIGHT FROM THE ROADWAY.

Response 23 : **Notes has been added to sheet L-220.**

COMMENT 24 : 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 24 : **Note has been added to sheet L-220.**

COMMENT 25 : 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 25 : **Note has been added to sheet L-220.**

COMMENT 26 : 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 26 : **Note has been added to sheet L-220.**

COMMENT 27 : PROVIDE SOIL SPECIFICATIONS IN PERCENTAGE FORM, I.E. 70/30.

Response 27 : **Acknowledged, See sheet L-220.**

COMMENT 28 : ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.

Response 28 : **Acknowledged**

COMMENT 29 : PLEASE PROVIDE A DETAILED COMMENT RESPONSE SHEET AS TO SPECIFICALLY HOW COMMENTS HAVE BEEN ADDRESSED AT TIME OF RESUBMITTAL.

Response 29 : **Detailed responses have been provide based of the comments received.**

COMMENT 30 : ADDITIONAL COMMENTS MAY BE RENDERED A TIME OF RESUBMITTAL.

Response 30 : **Understood**

FIRE DEPARTMENT REVIEW

Jim Galloway | jim.galloway@copbfl.com

COMMENT 1 : ALL EXIT DISCHARGES FROM PROPOSED FACILITY MUST HAVE DISCHARGE AND ACCESS THAT LEADS TO THE PUBLIC RIGHT OF WAY. ACCESS PATH MUST MEET ALL REQUIREMENTS OF NFPA 101 LIFE SAFETY CHAPTER 7 EGRESS - BOTH FOR SURFACE AND LIGHTING OF EGRESS WAY.

Response 1 : **Refer to sheet AS-101 for all exit discharge locations and access to R.O.W. delineated by the dashed line provide. Every exit door to have exterior lighting immediately next to the door.**

COMMENT 2 : FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150FT FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. IF THE BUILDING IS PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM PERMITTED TO BE INCREASED TO 450 FT. (NFPA 1 20121ED CHAPTER 18 SECTIONS 18.2.3.2.2 AND 18.2.2.2.1)

Response 2 : **Refer to A1 on sheet AS-103 for fire department access road distances.**

COMMENT 3 : PLEASE INCLUDE ON ALL LANDSCAPING PAGES: VISIBILITY AND UNOBSTRUCTED WORKING SPACE MUST BE MAINTAINED FROM FIRE APPARATUS ACCESS ROUTES TO FIRE PROTECTION AND LIFE SAFETY APPLIANCES/EQUIPMENT. THE ONLY LANDSCAPING SHOULD BE GRASS OR MULCH NO PLANTS OR SHRUBS. THESE INCLUDE BUT NOT LIMITED TO: FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC), POST INDICATING VALVES (PIV), FIRE SPRINKLER RISERS, FIRE ALARM CONTROL PANELS AND ELECTRICAL ROOM LOCATIONS REQUIRE A MINIMUM 36 -INCH CLEARANCE PATH TO AND ON ALL SIDES. FIRE HYDRANTS REQUIRE 36-INCH CLEAR SPACE EACH SIDE AND REAR WITH A 60-INCH WIDE CLEAR ACCESS FROM THE FIRE APPARATUS ACCESS TO FIRE HYDRANT. (NFPA 1-2021 CH. 18 SEC. 18.5.7)

Response 3 : **See sheet L-210 and L-220 for notes on Planting Plan**

COMMENT 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 4 : **We will be providing the base infrastructure for a BDA system including fire rated closet during construction documents. BDA system will be designed by qualified subcontractor and submitted for permit.**

COMMENT 5 : 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. ALL CONTROL VALVES ON BACKFLOW AND METER ASSEMBLIES, TOTAL OF FOUR (4), FOR FIRE PROTECTION SYSTEMS MUST HAVE FIRE ALARM SUPERVISION (TAMPER SWITCHES).

Response 5 : **Acknowledged, documentation to be provided and design to comply with the above stated requirements.**

ENGINEERING DEPARTMENT REVIEW

David McGirr | david.mcgirr@copbfl.com

COMMENT 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 1 : **The Broward County EPD Surface Water Management License will be provided once it has been received.**

COMMENT 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 2 : **The FDEP NPDES Permit will be provided once it has been received.**

COMMENT 3 : SUBMIT/UPLOAD A COPY OF THE (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION DRIVEWAY DRAINAGE CONNECTION PERMIT OR EXEMPTION FOR THE PROPOSED DRIVEWAY, ROADWAY CURB GUTTER, AND SIDEWALK TO BE CONSTRUCTED WITHIN THE ROAD RIGHT-OF-WAY OF S. FED. HY.

Response 3 : **The FDOT Drainage Connection Permit or exemption will be provided once it has been received.**

COMMENT 4 : SUBMIT/UPLOAD A COPY OF THE (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION UTILITY CONSTRUCTION PERMIT OR EXEMPTION FOR THE PROPOSED OFF-SITE POTABLE WATER, RECLAIMED WATER, AND SEWER MAIN OR LINES TO BE CONSTRUCTED WITHIN THE ROAD RIGHT-OF-WAY OF S. FED. HY.

Response 4 : **The FDOT Utility Connection Permit or exemption will be provided once it has been received.**

COMMENT 5 : SUBMIT/UPLOAD A COPY OF THE (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION UTILITY CONSTRUCTION PERMIT OR EXEMPTION FOR THE PROPOSED OFF-SITE POTABLE WATER, RECLAIMED WATER, AND SEWER MAIN OR LINES TO BE CONSTRUCTED WITHIN THE ROAD RIGHT-OF-WAY OF S. FED. HY.

Response 5 : **BTE Response: The FDOT Utility Connection Permit or exemption will be provided once it has been received.**

COMMENT 6 : PLACE NOTE ON LANDSCAPE PLANS AS PER CITY ORDINANCE(S) §50.02(A) (3) AND §100.35(G), THAT LANDSCAPING MATERIALS OTHER THAN SOD ARE NOT ALLOWED WITHIN (5') FIVE FEET OF ANY PORTION OF CITY-OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT-OF-WAY INCLUDING METERS, HYDRANTS, SERVICE LINES, ETC. ALSO, PLEASE NOTE THAT NO TREES, SHRUBBERY, OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY-OWNED SEWER LATERAL CLEANOUT OR WATER &/OR REUSE METER. SHOW THE LOCATION OF ALL EXISTING CITY-OWNED AND MAINTAINED POTABLE WATER MAINS AND SERVICES, SANITARY SEWER MAINS OR LATERALS, AND STORM DRAINAGE LINES ON THE PROPOSED LANDSCAPE PLANS. CONTACT TRACY WYNN, GIS COORDINATOR ENGINEERING DIV., FOR UTILITY INFORMATION. 954-545-7007 TRACY.WYNN@COPBFL.COM ENGINEERING STANDARD STREET TREE DETAIL 316-1 AND 315-1.

Response 6 : **See sheet L-210 for note.**

COMMENT 7 : 7. SUBMIT/UPLOAD THE 2022 CITY ENGINEERING STANDARD DETAILS FOR THE PROPOSED OFF-SITE WATER, SEWER CONNECTIONS, ROAD RESTORATION, PAVING, CURBING, AND SIDEWALKS. THESE

DETAILED DRAWINGS MAY BE OBTAINED FROM THE CITY'S WEBSITE IN PDF FORMAT.
<[HTTPS://WWW.POMPANOBACHFL.GOV/GOVERNMENT/ENGINEERING/STANDARD-DETAILS](https://www.pompanobeachfl.gov/government/engineering/standard-details)>.

Response 7 : **The current City Engineering Standard Details are included within the civil set of plans that have been provided with this submittal.**

COMMENT 8 : ON PLAN SHEET 015, C-2 NEEDS TO SHOW A FIRE-ONLY METER BEFORE THE DDCV PER CITY ENG. DETAIL.

Response 8 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. A fire only meter is proposed.**

COMMENT 9 : ON PLAN SHEET 015, C-2 NEEDS TO SHOW A 6" SEWER CLEANOUT AT THE PROPERTY LINE PER CITY ENG. DETAIL.

Response 9 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. A 6" sewer cleanout is proposed at the property line.**

COMMENT 10 : SUBMIT/UPLOAD THE 2025 CITY ENGINEERING STANDARD DETAILS FOR THE PROPOSED OFF-SITE WATER, SEWER CONNECTIONS, ROAD RESTORATION, PAVING, CURBING, AND SIDEWALKS. THESE DETAILED DRAWINGS MAY BE OBTAINED FROM THE CITY'S WEBSITE IN PDF FORMAT.

[HTTPS://WWW.POMPANOBACHFL.GOV/GOVERNMENT/ENGINEERING/STANDARD-DETAILS](https://www.pompanobeachfl.gov/government/engineering/standard-details)

Response 10 : **The current City Engineering Standard Details are included within the civil set of plans that have been provided with this submittal.**

COMMENT 11 : PLACE NOTE ON LANDSCAPE PLANS AS PER CITY ORDINANCE(S) §50.02(A) (3) AND §100.35(G), THAT LANDSCAPING MATERIALS OTHER THAN SOD ARE NOT ALLOWED WITHIN (5') FIVE FEET OF ANY PORTION OF CITY-OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT-OF-WAY INCLUDING METERS, HYDRANTS, SERVICE LINES, ETC. ALSO, PLEASE NOTE THAT NO TREES, SHRUBBERY, OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY-OWNED SEWER LATERAL CLEANOUT OR WATER &/OR REUSE METER. SHOW THE LOCATION OF ALL EXISTING CITY-OWNED AND MAINTAINED POTABLE WATER MAINS AND SERVICES, SANITARY SEWER MAINS OR LATERALS, AND STORM DRAINAGE LINES ON THE PROPOSED LANDSCAPE PLANS. CONTACT TRACY WYNN, GIS COORDINATOR ENGINEERING DIV., FOR UTILITY INFORMATION. 954-545-7007 TRACY.WYNN@COPBFL.COM ENGINEERING STANDARD STREET TREE DETAIL 316-1 AND 315-1.

Response 11 : **See sheet L-210 for note.**

COMMENT 12 : PLEASE NOTE ON THE CIVIL PLAN SHEET 015 C-2 THAT ANY EXISTING WATER AND/OR SEWER CONNECTION TO THE SUBJECT LOTS NOT UTILIZED MUST BE CUT AND CAPPED AT THE WATER MAIN IF A WATER SERVICE AND CUT OUT AND SLEEVED IF A SEWER LATERAL. SEWER LATERALS THAT ARE CUT AND CAPPED MUST BE AS-BUILT PER OUR ENGINEERING AS-BUILT STANDARDS. HOW TO RETIRE OLD LATERALS. IF THE EXISTING MAIN IS CLAY PIPE AND A CIPP LINER IS INSTALLED. (INSTALL A SECTIONAL LINER IN THE MAIN OVER THE OLD LATERAL, THUS ELIMINATING THE LATERAL). IF THE EXISTING MAIN IS A CLAY PIPE. (DIG DOWN CUT OLD CLAY PIPE, SLEEVE BACK IN WITH PVC AND CITY-APPROVED COUPLINGS). IF THE EXISTING MAIN IS CLAY PIPE, YOU MUST RETIRE MULTIPLE LATERALS FOR A PROJECT. (IT MAY BE CHEAPER FOR THE CONTRACTOR TO INSTALL A CITY-APPROVED CIPP LINER FROM MANHOLE TO MANHOLE AND NOT CUT OUT THE LATERALS THAT THEY ARE RETIRING). IF THE EXISTING MAIN IS PVC PIPE. (REMOVE THE LATERAL PIPE FROM THE PVC WYE FITTING AND INSTALL A PLUG INTO THE WYE. INSTALL A GREEN LOCATING MARKING BALL AT THE LATERAL LOCATING, NO DEEPER THAN 4 FT. BELOW GRADE)

Response 12 : **Notes have been added. Please refer to the Water and Sanitary Sewer Plan, sheet C-4.**

UTILITIES DEPARTMENT REVIEW

Nathaniel Watson | nathaniel.watson@copbfl.com

COMMENT 1 : ADDITIONAL COMMENTS MAY BE FORTHCOMING CONTINGENT UPON FUTURE SUBMITTALS TO THE PAM AND/OR DRC REVIEW PROCESS.

Response 1 : **Acknowledged.**

COMMENT 2 : PLEASE PROCURE AN APPROVED BROWARD COUNTY EPD SURFACE WATER MANAGEMENT PERMIT OR EXEMPTION FOR THE PROPOSED SITE AND OFF-SITE WORK. REQUIRED DURING OFFICIAL BLDG. E-PLAN SUBMITTAL.

Response 2 : **The Broward County EPD Surface Water Management License will be provided once it has been received.**

COMMENT 3 : PLEASE NOTE THAT ANY PROPOSED METERED SERVICE 3 OR LARGER IS NOT A STOCK ITEM. THESE METERS ARE SUBJECT TO AN ORDER LEAD TIME OF 6 TO 8 MONTHS. PLEASE ORDER THESE ITEMS PROMPTLY TO ENSURE THE SERVICES ARE AVAILABLE FOR INSTALLATION.

Response 3 : **Acknowledged.**

COMMENT 4 : CIVIL PLAN 015 C-2 WATER & SEWER A SEWER LATERAL. PLEASE SHOW A CITY-ACCESSIBLE SEWER CLEANOUT BOX AT GRADE, JUST BEHIND THE RECORDED PROPERTY LINE. PLEASE CORRECT.

Response 4 : **Please refer to the Water and Sanitary Sewer Details, sheet C-4.**

COMMENT 5 : PLEASE INDICATE ON 015 C-2 WATER & SEWER THAT ANY EXISTING WATER OR SEWER SERVICE CONNECTIONS ARE AVAILABLE TO THE LOT THAT WILL NOT BE UTILIZED MUST BE RETIRED AT THE MAIN ASS PER CITY SPECIFICATION.

Response 5 : **Notes have been added. Please refer to the Water and Sanitary Sewer Plan, sheet C-4.**

COMMENT 6 : 015 C-2 WATER & SEWER PROPOSES A FIRE SERVICE WITHOUT A REQUIRED DEDICATED FIRE METER AS PER CITY ORDINANCE § 50.02 WATER DISTRIBUTION; GENERAL. (B)(7) ALL NEW DEDICATED FIRE LINE CONNECTIONS TO PRIVATE PROPERTY SHALL BE PROVIDED WITH AN APPROVED TYPE FIRE LINE METER THAT HAS BEEN TESTED IN ACCORDANCE WITH AWWA STANDARDS. THE METER SHALL BE CAPABLE OF ACCURATELY RECORDING FLOW. THE CUSTOMER SHALL PAY ALL COSTS INVOLVED IN THE INSTALLATION OF THE FIRE LINE AND METER. THE METER SHALL BE INSTALLED BY THE CITY. PLEASE CORRECT.

Response 6 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. A fire only meter is proposed and notes have been added.**

COMMENT 7 : PLEASE INDICATE ON 015 C-2 WATER & SEWER THE ESTIMATED TOTAL WATER CONSUMPTION IN (GPD) GALLONS PER DAY FOR THE SUBJECT SITE.

Response 7 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. Water and sewer demand calculations are shown.**

COMMENT 8 : PLEASE INDICATE ON CIVIL PLAN 015 C-2 WATER & SEWER THE ESTIMATED TOTAL WASTEWATER DISCHARGE IN (GPD) GALLONS PER DAY FOR THE SUBJECT SITE.

Response 8 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. Water and sewer demand calculations are shown.**

COMMENT 9 : PLEASE NOTE ON 017 L-210 LANDSCAPE PLAN THAT, AS PER CITY ORDINANCE(S) §50.02(A) (4) AND §100.35(G), 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 9 : **Notes have been added to landscape plans see sheet L-210 notes number 9 and 10**

COMMENT 10 : PLEASE ATTACH THE FOLLOWING CITY ENGINEERING DETAILS AS THEY APPLY: 102-1 VALVE BOX SETTINGS, 103-1 GATE OR VALVE PLUG SETTINGS, 106-1 BACKFLOW PREVENTER, 106-3 FIRE METER AND BACKFLOW DEVICE, 106-4 METER INSTALL DIMENSIONS LIST, 107-2 TYPICAL 2" WATER SERVICE, 115-1 UNDERGROUND VALVE IDENTIFICATION MARKER, 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 10 : **Please refer to the civil plans provided with this submittal. Current City Engineering standard details are included.**

BSO DEPARTMENT REVIEW

Anthony Russo | anthony_russo@sheriff.org

COMMENT 1 : ****CONFIDENTIALITY STATEMENT**** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" INFORMATION CONTAINED IN CPTED & SECURITY STRENGTHENING NARRATIVE DOCUMENTS & DIAGRAM DRAWINGS ARE CONSIDERED CONFIDENTIAL PURSUANT TO FLORIDA STATE STATUTES 119.071 (3); 119.15 (6B1); 281.301 & 286.011. DISSEMINATION OF SECURITY PLANS SHOULD BE LIMITED TO AUTHORIZED PERSONNEL ONLY. ALL CPTED & SECURITY STRENGTHENING PLANS SUBMITTED TO THE CITY OF POMPANO BEACH MUST BE CONSPICUOUSLY STAMPED CONFIDENTIAL IN RED TO ENSURE RESTRICTED ACCESS.

Response 1 : **Noted, we have added the confidential marking on the PS-101 sheet.**

COMMENT 2 : *****IMPORTANT PLEASE READ***** THE CPTED NARRATIVE & THE CPTED DRAWING DIAGRAM SHOULD BE SYNONYMOUS. PLEASE INCORPORATE ALL THE BELOW STATED CPTED & SECURITY STRENGTHENING MEASURES ONTO YOUR EXISTING CPTED DRAWING DIAGRAM & CPTED NARRATIVE DOCUMENT WHEN RE-SUBMITTING INTO THE POMPANO E-PLAN.

Response 2 : **Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 3 : NATURAL SURVEILLANCE (LANDSCAPING)

- MAINTAIN 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER.
- MAINTAIN AN 8'- FEET CLEAR TREE TRUNK FOR CANOPY TREES AND TALL PLANTS WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN BELOW 8' FEET THAT WOULD IN THE PRESENT OR FUTURE OBSTRUCT NATURAL &/ OR ELECTRONIC SURVEILLANCE. (NOTE THAT YOUNG IMMATURE TREES WITH 6" INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION ONLY WHILE MATURING PER CODE.)

Response 3 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 4 : A1. NATURAL SURVEILLANCE (LIGHTING)

- LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA "IESNA" G-1- 2022 "GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE."
- SECURITY LIGHTING SHOULD BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS.
- LIGHTING (& CAMERAS) MUST BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.

Response 4 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 5 : A2. NATURAL SURVEILLANCE SECURITY STRENGTHENING

- FOR COMMERCIAL & INDUSTRIAL, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE/ VIDEO INTERCOM PAGER SYSTEM INCLUDING SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC.
- 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 RATHER THAN SOLID OPAQUE WALLS.
- EXTERIOR STAIRWELL RISERS (IF ANY) SHOULD BE OF A SEE-THROUGH DESIGN.

Response 5 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document. With exception of exterior stairwell which is not applicable to this project.**

COMMENT 6 : A3. ELECTRONIC SURVEILLANCE SECURITY STRENGTHENING

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

- ELECTRONIC SURVEILLANCE CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION.
- SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION.
- ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
- ENSURE VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES. INCLUDE AN AUDIBLE/ VIDEO INTERCOM AND CALL SYSTEM FOR EXAMPLE AT THE MAIN ENTRANCE.
- DESIGNATED VEHICLE PARKING AREAS HAVE ONE OF THE HIGHEST CRIME RATES THEREFORE SECURITY VIDEO SURVEILLANCE COVERAGE MUST BE COMPREHENSIVE WITH OVERLAPPING SIGHT CONES & ENSURING THERE WILL BE NO GAPS IN COVERAGE.
- ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING. SUCH AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO: MEETING ROOMS, WORKOUT / EXERCISE ROOMS, EMPLOYEE BREAKROOMS, CUSTOMER WAITING ROOMS, INTERIOR & EXTERIOR COMMON AREAS, ETC.

Response 6 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 7 : ACCESS CONTROL - SECURITY STRENGTHENING

- 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.
- 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.
- FOR COMMERCIAL AND INDUSTRIAL: INSTALL HARD-WIRED BURGLAR / INTRUDER SECURITY ALARMS. ALARMS MUST BE MONITORED AND ACTIVATED WHENEVER BUSINESSES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES.
- 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.
- ANY EXISTING OR FUTURE FENCING ANYWHERE ON THE SITE SHOULD BE CPTED ORIENTED SUCH AS METAL RAIL BARS WITH 'SEE- THROUGH' SPACING TO MAINTAIN CRITICAL NATURAL SURVEILLANCE. NOTE THAT HOLLOW ALUMINUM IS WEAK & IS EASILY BENT/ PRIED TO FACILITATE CLIMBING THROUGH SO STEEL IS MUCH PREFERRED. HORIZONTAL BARS ARE NOT PREFERRED AS THEY CAN USED TO FACILITATE EASY CLIMBING INTO RESTRICTED AREAS.

Response 7 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 8 : B1. ACCESS CONTROL - SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURES / TRASH ROOMS

- 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:
- 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.
- 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.
- 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.
- DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.
- DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.
- 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 8 : **Not applicable as there is no dumpster enclosure proposed on site. Dumpsters will be maintained within the building.**

COMMENT 9 : B2. ACCESS CONTROL - SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES

- ANY KEYS, KEY FOBS, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS MUST BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.
- KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
- A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.
- MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

Response 9 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 10 : TERRITORIAL REINFORCEMENTS - SECURITY STRENGTHENING

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

- SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT SIMULTANEOUSLY WITH THE APPLICATION.
- POST SUFFICIENT "BROWARD SHERIFF'S OFFICE NO TRESPASS" SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL ENTRANCES AND ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST, AND WEST. PLEASE NOTE ADDITIONAL SIGNAGE MAY BE NECESSARY DEPENDING ON THE SIZE & LAYOUT OF YOUR DEVELOPMENT.

- POST BSO NO TRESPASS SIGNS PROMINENTLY WITH BOTTOM EDGE OF SIGN AT APPROXIMATELY A MINIMUM OF 6' TO 7' FEET IN HEIGHT FROM GROUND LEVEL FOR CLEAR UNOBSTRUCTED VIEWING THROUGHOUT PROPERTY AND FROM THE SITE PERIMETER LINES. SECURE ROBUSTLY USING STURDY FASTENERS AT ALL CORNERS TO HELP PREVENT VANDALISM.

Response 10 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 11 : C1. SECURITY STRENGTHENING - PARKING LOTS / PARKING GARAGES / COVERED PARKING

- POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.
- 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.
- 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 11 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 12 : MAINTENANCE & MANAGEMENT - SECURITY STRENGTHENING

- 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.
- ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCKABLE METAL COVER AND EASILY ACCESSIBLE SECURE INTERNAL CUTOFF SWITCH.
- ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLET SPIGOTS HAVE A NEARBY EASILY ACCESSIBLE SECURE LOCKING CAP.
- COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE FIRMLY SECURED IN PLACE TO DETER THEFT. OPTIONS TO CONSIDER ARE METAL STRAP TIE DOWNS, SECURED ENCLOSURES &/OR SENSOR EQUIPMENT, ETC. SERIAL NUMBERS & PHOTOS OF SUCH EQUIPMENT MUST BE STORED & READILY AVAILABLE FOR POSSIBLE CRIMINAL OR PROPERTY DAMAGE REPORTS.
- 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 12 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document. There will be no exterior ground mounted equipment including HVAC systems, all equipment to be proposed indoors or on the roof.**

COMMENT 13 : ACTIVITY SUPPORT - SECURITY STRENGTHENING

- PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- IF THE BUILDING/ DEVELOPMENT HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED AND PASSWORD PROTECTED. IF WI-FI IS OFFERED AS A COMPLIMENTARY SERVICE BY A BUSINESS, THEN IT SHOULD BE DISABLED WHEN THE BUSINESS IS CLOSED TO THE PUBLIC. PURPOSE: AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.
- EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE CPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN. PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC THEREBY DEPRIVING LEGITIMATE USERS TO ABILITY TO UTILIZE THE DESIGNATED SEATING.
- PUBLIC, 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.
- SINGLE USE PUBLIC RESTROOMS MUST HAVE ACCESS DOOR LOCKING HARDWARE THAT WILL DISPLAY TO A POTENTIAL USER IF THE RESTROOM IS VACANT OR IN USE. ***NOTE***

Response 13 : **Will comply, Notes for WIFI have been added to the ps-101 CPTED plans and narratives document. With exception of bike storage, exterior seating, and public restrooms which are not applicable to this project.**

COMMENT 14 : FOR DRC COMMENT RESPONSES LETTERS, PLEASE ISSUE RESPONSES IN THE AFFIRMATIVE SUCH AS “WILL COMPLY” OR “WILL BE DONE”. COMMENT RESPONSES SUCH AS “ACKNOWLEDGED”, “UNDERSTOOD” OR “NOTED” ARE AMBIGUOUS & DO NOT CLARIFY COMPLIANCE.

Response 14 : **Agreed, notes have been added throughout and responses to comply with this comment.**

COMMENT 15 : ***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 POMPAÑO EPLAN.

Response 15 : **Notes have been added to the ps-101 CPTED plans and narratives document.**

BUILDING DEPARTMENT REVIEW

Todd Stricker | tod.stricker@copbfl.com

COMMENT 1 : 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.

Response 1 : **Acknowledged.**

COMMENT 2 : BUILDINGS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES IN EFFECT AT TIME OF APPLICATION, INCLUDING FEMA FLOODPLAIN, NPDES AND HVHZ REGULATIONS.

Response 2 : **Acknowledged. Proposed building shall comply with all local, state, and federal codes in affect.**

COMMENT 3 : FBC_BCA 105.2.3 PUBLIC SERVICE AGENCIES/OTHER APPROVALS. THE BUILDING OFFICIAL SHALL REQUIRE THAT THE LAWS, RULES AND REGULATIONS OF ANY OTHER REGULATORY AHJ, AND WHERE SUCH LAWS, RULES AND REGULATIONS ARE APPLICABLE AND ARE KNOWN TO THE BUILDING OFFICIAL, SHALL BE SATISFIED BEFORE A PERMIT SHALL BE ISSUED. THE BUILDING OFFICIAL SHALL REQUIRE SUCH EVIDENCE, AS IN HIS OR HER OPINION IS REASONABLE, TO SHOW SUCH OTHER APPROVALS.

Response 3 : **Acknowledged. Public service agencies and other applicable approvals to be satisfied prior to permit issuance.**

COMMENT 4 : CITY ORDINANCE 53.16(A)(1) CONSTRUCTION SITES AND CONSTRUCTION ACTIVITIES. CONSTRUCTION SITES AND OPERATIONS SHALL BE REQUIRED TO MAINTAIN DURING AND AFTER ALL CONSTRUCTION, DEVELOPMENT EXCAVATION OR ALTERATION OPERATIONS, STRUCTURAL AND NON-STRUCTURAL BEST MANAGEMENT PRACTICES WITH THE INTENT TO REDUCE POLLUTANTS AND SEDIMENT IN STORMWATER RUNOFF.

Response 4 : **Acknowledged, project to provide best management practices to reduce pollutants and sediment in storm runoff.**

COMMENT 5 : CITY ORDINANCE 152.06(A): IF APPLICABLE, CONTRACTOR SHALL PROVIDE TEMPORARY SCREENED FENCE COMPLYING WITH CITY ORDINANCE 152.06(B) THROUGH 152.06(G).

Response 5 : **Acknowledged, GC to provide temporary screened fencing. Temporary fencing permits to be applied for prior to the start of construction.**

COMMENT 6 : FBC 3306.1 PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

Response 6 : **Acknowledged, GC to provide signs to direct pedestrian traffic during construction.**

COMMENT 7 : CITY ORDINANCE 152.25(A) SITE PLANS AND CONSTRUCTION DOCUMENTS, INFORMATION FOR DEVELOPMENT IN AREAS WITH BASE FLOOD ELEVATIONS. THE SITE PLAN OR CONSTRUCTION DOCUMENTS FOR ANY DEVELOPMENT SUBJECT TO THE REQUIREMENTS OF THE FLOODPLAIN REGULATIONS SHALL BE DRAWN TO SCALE AND SHALL INCLUDE, AS APPLICABLE TO THE PROPOSED DEVELOPMENT ALL SECTIONS FROM: CITY ORDINANCE 152.25 (A)(1) THRU CITY ORDINANCE 152.25 (A)(7). DELINEATION OF FLOOD HAZARD AREAS, FLOODWAY BOUNDARIES AND FLOOD ZONE(S), BASE FLOOD ELEVATION(S), AND GROUND ELEVATIONS IF NECESSARY FOR REVIEW OF THE PROPOSED DEVELOPMENT, ETC. NONRESIDENTIAL BUILDINGS SHALL COMPLY WITH CITY ORDINANCE 152.29(C)(1)(B).

Response 7 : **Refer To civil sheet C-2 and AS-101 for added flood elevations.**

COMMENT 8 : FBC A201.1 THIS CODE ESTABLISHES STANDARDS FOR ACCESSIBILITY TO PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH DISABILITIES. ALL NEW OR ALTERED PUBLIC BUILDINGS AND FACILITIES, PRIVATE BUILDINGS AND FACILITIES, PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES SUBJECT TO THIS CODE SHALL COMPLY WITH 2020 FBC ACCESSIBILITY.

Response 8 : **Acknowledged, new building to comply with 2023 FBC Accessibility.**

COMMENT 9 : FBC A221.1.1 FLORIDA VERTICAL ACCESSIBILITY. NOTHING IN THIS CODE RELIEVES THE OWNER OF ANY BUILDING, STRUCTURE, OR FACILITY GOVERNED BY THIS CODE FROM THE DUTY TO PROVIDE VERTICAL ACCESSIBILITY TO ALL LEVELS ABOVE AND BELOW THE OCCUPIABLE GRADE LEVEL, REGARDLESS OF WHETHER THE ADA STANDARDS FOR ACCESSIBLE DESIGN REQUIRE AN ELEVATOR TO BE INSTALLED IN SUCH BUILDING, STRUCTURE OR FACILITY.

Response 9 : **Acknowledged, there is a proposed ADA lift for vertical accessibility to the second level.**

COMMENT 10 : FBC A206.2.1 SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES COMPLYING WITH FBC A502 AND ACCESSIBLE PASSENGER LOADING ZONES COMPLYING WITH FBC A209; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE.

Response 10 : **Acknowledged, as per AS-101 there is an accessible route from the public ROW to the entrance of the building, including access from the accessible parking spaces to the entrance of the building.**

COMMENT 11 : FBC_BCA 107.3.4.0.6 COMPLIANCE WITH THE SPECIFIC MINIMUM REQUIREMENTS OF THIS CODE SHALL NOT BE IN ITSELF DEEMED SUFFICIENT TO ASSURE THAT A BUILDING OR STRUCTURE COMPLIES WITH ALL OF THE REQUIREMENTS OF THIS CODE. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND/OR ENGINEER OF RECORD FOR THE BUILDING, STRUCTURE OR FACILITY TO DETERMINE THROUGH RATIONAL ANALYSIS WHAT DESIGN REQUIREMENTS ARE NECESSARY TO COMPLY WITH 2023 FBC.

Response 11 : **Acknowledged, design will comply with 2023 FBC.**

COMMENT 12 : FBC_BCA 107.1 AS PER THE BUILDING OFFICIAL, SEPARATE BUILDING APPLICATIONS WILL BE REQUIRED FOR EROSION CONTROL, SITE WORK, TEMPORARY FENCES, MONUMENTAL SIGNAGE AND MISCELLANEOUS SITE STRUCTURES.

Response 12 : **Acknowledged, GC to provide all applicable and separate building permit applications for the above-mentioned work.**

COMMENT 13 : FBC [F] 903.2 THE ENFORCING AGENCY WILL REQUIRE THAT ALL PROVISIONS FOR AN APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES BE PROVIDED IN THE LOCATIONS DESCRIBED IN SECTIONS 903.2.1 THROUGH 903.2.12 IF APPLICABLE.

Response 13 : **Acknowledged, building to be designed with automatic sprinkler systems in compliance with all applicable codes. All shop drawings related to be submitted for review and approval prior to order and install.**

COMMENT 14 : FBC 701.1 THE ENFORCING AGENCY WILL REQUIRE THAT THE PROVISIONS OF THIS CHAPTER, GOVERNING THE MATERIALS, SYSTEMS AND ASSEMBLIES USED FOR STRUCTURAL FIRE RESISTANCE AND FIRE-RESISTANCE-RATED CONSTRUCTION SEPARATION OF ADJACENT SPACES TO SAFEGUARD AGAINST THE SPREAD OF FIRE AND SMOKE WITHIN A BUILDING AND THE SPREAD OF FIRE TO OR FROM BUILDINGS, COMPLY WITH THIS SECTION OF THE CODE.

Response 14 : **Acknowledged, design will comply with this section of the code.**

COMMENT 15 : FBC 703.2 FIRE-RESISTANCE RATINGS. WHERE MATERIALS, SYSTEMS OR DEVICES THAT HAVE NOT BEEN TESTED AS PART OF A FIRE- RESISTANCE-RATED ASSEMBLY ARE INCORPORATED INTO THE BUILDING ELEMENT, COMPONENT OR ASSEMBLY, SUFFICIENT DATA SHALL BE MADE AVAILABLE TO THE BUILDING OFFICIAL TO SHOW THAT THE REQUIRED FIRE-RESISTANCE RATING IS NOT REDUCED. MATERIALS AND METHODS OF CONSTRUCTION USED TO PROTECT JOINTS AND PENETRATIONS IN FIRE-RESISTANCE-RATED BUILDING ELEMENTS, COMPONENTS OR ASSEMBLIES SHALL NOT REDUCE THE REQUIRED FIRE-RESISTANCE RATING.

Response 15 : **Acknowledged, if any materials, systems, or devices have not been tested as part of a fire-resistant rated assembly all applicable and sufficient data shall be made available to the building official for review and approval.**

COMMENT 16 : FBC 1003.1 THE ENFORCING AGENCY WILL REQUIRE THAT ALL GENERAL REQUIREMENTS SPECIFIED IN SECTIONS 1003 THROUGH 1013, APPLICABLE TO ALL THREE ELEMENTS OF THE MEANS OF EGRESS SYSTEM, IN ADDITION TO THOSE SPECIFIC REQUIREMENTS FOR THE EXIT ACCESS, THE EXIT AND THE EXIT DISCHARGE, COMPLY WITH THIS SECTION OF THE CODE.

Response 16 : **Acknowledged, building design shall comply with this section of the code.**

COMMENT 17 : FBC_BCA 107.1.1 THE ENFORCING AGENCY WILL REQUIRE A LIFE SAFETY PLAN ILLUSTRATING THE FLOOR AREA WITH PROPOSED ALTERATIONS WITH EACH ROOM LABELED. INDICATE CONSTRUCTION TYPE, FIRE RATED WALLS, OCCUPANCY TYPE: (CURRENT AND PROPOSED), OCCUPANCY LOAD, MEANS OF EGRESS, COMMON PATH/TRAVEL DISTANCE/DEAD END CORRIDOR LIMITS, ACCESSIBILITY ACCOMMODATIONS INCLUDING AREAS OF REFUGE IF APPLICABLE,

EMERGENCY LIGHTING, EXITS/EXIT SIGNAGE, FIRE EXTINGUISHERS, SMOKE ALARMS, FIRE SUPPRESSION SYSTEM AND PULL STATIONS IF APPLICABLE. ALSO PROVIDE TESTED DESIGN FROM ACCEPTED AGENCY FOR RATED WALLS AND PENETRATION DETAILS.

Response 17 : **Acknowledged, life safety plans and rated walls and penetration details to be provided during building permit submission.**

COMMENT 18 : FBC_BCA 107.3.5.6 THE ENFORCING AGENCY WILL REQUIRE PRODUCT APPROVALS BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER PRIOR TO SUBMITTAL TO VERIFY THAT SUCH PRODUCTS COMPLY WITH THE DESIGN SPECIFICATIONS. REVIEWED AND APPROVED PRODUCT APPROVALS SHALL THEN BECOME PART OF THE PLANS AND/OR SPECIFICATIONS. PRODUCT APPROVAL SHALL BE FILED WITH THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

Response 18 : **Acknowledged, all product approvals shall be provided for review and approval prior to order and installation.**

COMMENT 19 : 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.

Response 19 : **Acknowledged, all code required shop drawings shall be provided for review and approval prior to order and installation.**

COMMENT 20 : F.S. 481.221(2) THE ENFORCING AGENCY WILL REQUIRE DIGITAL SIGNATURE PANEL TO BE ACTIVE ON ALL DOCUMENTS SUBMITTED FOR REVIEW TO AUTHENTICATE THE SERIAL NUMBER MATCHES THE SUBMITTED ESA. F.A.C. 61G1-16.005 EACH SHEET IS REQUIRED TO BE DIGITALLY OR ELECTRONICALLY SIGNED, AND BEAR THE IMPRESS SEAL OF, AN ARCHITECT OR ENGINEER (FBC_BCA 107.3.4.0.1).

Response 20 : **Acknowledged, all sheets to be digitally or electronically signed and sealed by the designer of record.**

COMMENT 21 : FBC_BCA 107.3.4.0.8 ALL PLANS AND/OR SPECIFICATIONS PREPARED BY AN ARCHITECT OR AN ENGINEER PURSUANT TO THE REQUIREMENTS OF THIS CODE SHALL BE HAND SIGNED, DATED AND SEALED.

Response 21 : **Acknowledged, all plans and/or specifications to be signed, dated, and sealed by the designer of record.**

COMMENT 22 : FBC_BCA 110.10.1 THE ENFORCING AGENCY WILL REQUIRE A SPECIAL INSPECTOR FOR VARIOUS COMPONENTS OF THE BUILDING AS DETERMINED BY THE BUILDING OFFICIAL. BUILDING DEPT. WILL REQUIRE SPECIAL INSPECTOR FORM BE COMPLETED AND SUBMITTED FOR APPROVAL.

Response 22 : **Acknowledged, Special inspector forms to be provided during building permit submission.**

COMMENT 23 : 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.

Response 23 : **Acknowledged, all applicable forms/applications related to threshold buildings, shoring, and formwork to be provided during building permit submission.**

COMMENT 24 : FBC_BCA 110.8.1 THE ENFORCING AGENCY SHALL REQUIRE A SPECIAL INSPECTOR TO PERFORM STRUCTURAL INSPECTIONS ON A THRESHOLD BUILDING PURSUANT TO A

STRUCTURAL INSPECTION PLAN PREPARED BY THE ENGINEER OR ARCHITECT OF RECORD. THE STRUCTURAL INSPECTION PLAN MUST BE SUBMITTED TO THE ENFORCING AGENCY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A THRESHOLD BUILDING.

Response 24 : **Acknowledged, Special inspector scope and forms to be provided during building permit submission.**

COMMENT 25 : 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.

Response 25 : **Acknowledged, the roofing permit shall be applied for and submitted during building permit submission.**

COMMENT 26 : FBC 1512.3.2 THE UNIFORM ROOFING PERMIT SHALL INCLUDE CALCULATIONS IN ACCORDANCE WITH CHAPTER 16 (HIGH-VELOCITY HURRICANE ZONES) OF THIS CODE, UNLESS THE ROOFING ASSEMBLY IS LESS THAN THE HEIGHT/PRESSURE THRESHOLD ALLOWED IN THE APPLICABLE PROTOCOLS HEREIN.

Response 26 : **Acknowledged, the roofing permit shall be applied for and submitted during building permit submission.**

COMMENT 27 : FBC A208.2 MINIMUM NUMBER. PARKING SPACES COMPLYING WITH 502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2 EXCEPT AS REQUIRED BY 208.2.1, 208.2.2, AND 208.2.3. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY.

Response 27 : **2 accessible spaces proposed on site. Table 208.2 26 to 50 spaces require 2 accessible spaces. The site is meeting or exceeding the minimum requirement.**

COMMENT 28 : 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.

Response 28 : **This is not a residential project. Parking is provided on site. Please refer to sheet AS-101 for site plan and parking requirements.**

COMMENT 29 : FBC A502.6 THE ENFORCING AGENCY WILL REQUIRE PARKING SPACE IDENTIFICATION COMPLY WITH THE FOLLOWING CODE: SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH FBC A703.7.2.1. SIGNS IDENTIFYING VAN PARKING SPACES WHEN REQUIRED BY FBC A502.2 SHALL CONTAIN THE DESIGNATION VAN ACCESSIBLE. REFERENCE ENGINEERING STANDARD 300- 5.

Response 29 : **Please refer to civil drawings for all site signage required.**

COMMENT 30 : FBC 3303.5 WATER ACCUMULATION. THE ENFORCING AGENCY WILL REQUIRE PROVISIONS BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR THE ADJOINING PROPERTY.

Response 30 : **Acknowledged, provisions will be made to prevent water accumulation or damage to any foundations on the premises or adjoining properties.**

COMMENT 31 : 1804.4 SITE GRADING. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES

USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

Response 31 : **All site grading and impervious surfaces will be sloped away from the building and foundations.**

COMMENT 32 : FBC_BCA 110.13.2.1 IT SHALL BE THE JOINT RESPONSIBILITY OF ANY OWNER OF REAL PROPERTY UPON WHICH CONSTRUCTION IS OCCURRING, AND ANY CONTRACTOR RESPONSIBLE FOR SAID CONSTRUCTION, TO ENSURE THAT ALL ROAD RIGHTS-OF-WAY REMAIN FREE AT ALL TIMES OF ALL CONSTRUCTION WASTE AND TRASH RESULTING FROM SUCH CONSTRUCTION, AND THAT ALL WASTE AND TRASH RESULTING FROM THE CONSTRUCTION ARE CONTAINED ON THE REAL PROPERTY UPON WHICH THE CONSTRUCTION OCCURS.

Response 32 : **Owner and Contractor acknowledge that all road right-of-ways are to remain free at all times of all construction waste and trash, and that said waste and trash will be contained within the real property.**

COMMENT 33 : FBC_BCA 109.3 BUILDING PERMIT VALUATIONS. THE APPLICANT FOR A PERMIT SHALL PROVIDE AN ESTIMATED PERMIT VALUE AT A TIME OF APPLICATION. PERMIT VALUATIONS, SHALL INCLUDE TOTAL VALUE OF WORK, INCLUDING MATERIALS AND LABOR, FOR WHICH THE PERMIT IS BEING ISSUED, SUCH AS ELECTRICAL, GAS, MECHANICAL, PLUMBING EQUIPMENT AND PERMANENT SYSTEMS.

Response 33 : **Permit valuations will be provided at the time of application.**

COMMENT 34 : FBC_BCA 110.8.5.4 ALL PLANS FOR THE BUILDING WHICH ARE REQUIRED TO BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER OF RECORD CONTAIN A STATEMENT THAT, TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

Response 34 : **Refer to G-001 for added statement.**

Thank you for your prompt review and attention. Please do not hesitate to contact me if you have any other concerns or questions.

Thank you,

John Barranco

For the Firm of
Barranco Gonzalez Architecture