



Engineering  
Surveying  
Planning

3410 N. Andrews Ave. Ext  
Pompano Beach, FL 33064  
PH: (954) 943-9433  
FAX: (954) 783-4754

October 5th, 2023

Lauren Gratzer  
Planner  
City of Pompano Beach Planning & Zoning  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**Re: Response to Development Review Committee Second Round Comments Dated 8-2-23  
U-Haul Self Storage  
PZ23-12000014  
SDA Project #1121A.00**

Dear Ms. Gratzer,

Please find below responses to the Development Review comments issued for this project.

### **Planning**

1. A portion of the property is unplatted (the western property), but the eastern parcels were a part of the Fairview subdivision. An application for a new plat has been submitted for review (P&Z: 21-14000016). Provide a copy of the recorded plat, after approved by the City & County Commission, prior to building permit approval. **Acknowledged.**
2. The property fronts onto SW 8 Street & South Andrews Avenue (AKA: SW 12 Avenue). SW 12th Avenue is identified on the Broward County Trafficways Plan. The Trafficways Plan requires a minimum of 106 feet for this roadway. The survey illustrates the minimum 53.5 feet to the centerline of the road, and thus no additional dedications are required. SW 8 Street is not specifically listed in Chapter 100.01, but property within a non-residential zoning district requires a minimum of 60 feet for the abutting roadway. The survey illustrates the minimum 60 feet for the portion east of SW 10th Avenue, but not west of SW 10th Avenue. The minimum 30 feet to the centerline of the road is required, as illustrated on the site plan. The property must be dedicated, prior to building permit approval. **Acknowledged.**

### **Engineering**

1. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities. **An NPDES General Permit will be obtained and submitted during engineering permitting.**

**P&Z**

PZ23-12000014

11/15/2023

2. 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. **An NPDES NOI to use a General Permit will be obtained and submitted during engineering permitting.**
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. **Acknowledged.**
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans. Please address all Utility Div. mark ups on PGD plan. **Acknowledged. No markups were provided on the PGD plans.**
5. Submit / upload 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. **A Broward County Surface Water Management License will be obtained and submitted during engineering permitting.**
6. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans. **A Broward County Permit will be obtained and submitted during engineering permitting.**
7. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans. **An FDEP Permit will be obtained and submitted during engineering permitting.**
8. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water service line connections shown on the civil engineering drawing. **An FDEP Permit will be obtained and submitted during engineering permitting.**
9. Submit / upload a copy of the Broward County Traffic Engineering Division permit or written exemption for any proposed off-site pavement marking and traffic signage on Andrews Ave. **Broward County Traffic Engineering Division approval will be obtained and submitted during engineering permitting.**
10. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or written exemption for any proposed off-site street roadway improvements on Andrews Ave. **Broward County Highway Construction and Engineering Division approval will be obtained and submitted during engineering permitting.**
11. ROW abandonment/dedication comments will be submitted during Plat review. **Acknowledged.**
12. Show the clearance of the existing sign from the bottom of the sign to the finish grade of the road on the site plan. **This information is included on the site plan, sheet CE2,**

**as well as the Paving, Grading, and Drainage Plan, sheet CE3. The clearance from the bottom of the billboard sign to the proposed roadway grade is approximately 49.2'.**

13. The proposed 12' easement is partially proposed on the neighboring property. This easement will have to be approved by this property owner. Provide this proposed easement with the neighbors consent. **A signed letter of consent from the neighboring property has been uploaded.**
14. Please note on Utility plan Water & Sewer Connection, 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. **This note has been included on sheet CE4. Notes regarding how to retire old laterals have been included on sheet CE12.**

### **Building Division**

1. 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.**
2. 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.**
3. 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. Contractor will provide temporary screened fence during construction.**
4. 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, contractor will provide signage as necessary.**
5. 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). **Acknowledged.**

**P&Z**

PZ23-12000014

11/15/2023

6. 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.**
7. 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.**
8. 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.**
9. 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.**
10. 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.**
11. 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. **Acknowledged.**
12. 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.**
13. 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.**
14. 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.**

15. 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.**
16. 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.**
17. 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.**
18. 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.**
19. 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.**
20. 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.**
21. 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.**
22. 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. **Acknowledged.**
23. 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.**

24. 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. **Acknowledged.**
25. 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.**
26. 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. **Acknowledged.**
27. 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.**
28. 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. Stormwater runoff will be directed away from the buildings.**
29. 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.**
30. 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.**

**P&Z**

PZ23-12000014

11/15/2023

31. 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**

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. **Affidavit was submitted with the DRC application.**

Initials \_\_ **MG** \_\_

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. **No Trespass signage will be installed at all entrances and all sides of the property. See sheet CE5 for proposed signage locations.**

Initials \_\_ **MG** \_\_

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. **This has been noted under CPTED Principle #3 on the CPTED narrative.**

Initials \_\_ **MG** \_\_

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. **U-Haul will post signage as necessary. Suggested signage locations are shown on sheet CE5.**

Initials \_\_ **MG** \_\_

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. **U-Haul will post way-finding signage as necessary to guide users to appropriate areas of the site. A note has been added to CPTED principle #2 of the CPTED narrative.**

Initials \_\_ **MG** \_\_

2. CPTED Lighting Standards

a. 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

obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who

**P&Z**

may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

**Notes have been included on sheet CE5 for motion-sensor security lights over exterior doors. A Note was also added under CPTED principle #1 on the CPTED narrative.**

Initials \_\_ **MG** \_\_

b. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance. **The landscaping and lighting designs have been completed to avoid conflicts. Site lighting locations and tree locations have been shown on sheet CE5. 15' separation is provided between light poles and trees.**

Initials \_\_ **MG** \_\_

c. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. **The landscaping and lighting designs have been completed to avoid conflicts. Site lighting locations and tree locations have been shown on sheet CE5. 15' separation is provided between light poles and trees. Proposed camera locations can be found on sheet CE5. Camera locations may be field adjusted by the contractor to avoid any conflicts with landscaping, if present. Notes have been added to CPTED principle #1 on the CPTED narrative.**

Initials \_\_ **MG** \_\_

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. **The site is primarily lit via pole lighting, which is located away from the buildings and should not concentrate light directly onto the security cameras. If a conflict exists, the contractor may adjust the exact camera locations. A note has been added to CPTED principle #1 on the CPTED narrative.**

Initials \_\_ **MG** \_\_

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

a. For COMMERCIAL & INDUSTRIAL: All solid exterior doors must have either a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc. 180 DEGREE PEEPHOLES ARE NOT APPLICABLE FOR THESE EXTERIOR DOORS. 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. **A note regarding this has been included under CPTED principle #1 on the CPTED narrative.**

Initials \_\_ **MG** \_\_

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. **Proposed fencing will be see-through, except for where the Zoning Department requires opaque fencing for screening on the east side of the loading dock, as shown on sheet CE5.**

Initials \_\_ **MG** \_\_

**P&Z**

c. Fences 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. **A note has been added to CPTED principle #2 on the CPTED narrative.**

Initials \_\_\_ **MG** \_\_\_

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. **A note has been added to CPTED principle #2 of the CPTED narrative. Notes have also been added to sheet CE5.**

Initials \_\_\_ **MG** \_\_\_

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. **A note has been added to CPTED principle #1 on the CPTED narrative.**

Initials \_\_\_ **MG** \_\_\_

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

a. For COMMERCIAL AND INDUSTRIAL: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. **A note has been added to CPTED principle #5 of the CPTED narrative.**

Initials \_\_\_ **MG** \_\_\_

b. For Commercial & Industrial: Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard 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. **A note has been added to CPTED principle #5 of the CPTED narrative.**

Initials \_\_\_ **MG** \_\_\_

#### 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: **The proposed dumpster enclosure does not feature a separate pedestrian access entry.**

Initials \_\_\_ **MG** \_\_\_

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. **A note has been added to sheet CE5 and CPTED principle #1 of the CPTED narrative.**

**P&Z**

Initials \_\_ **MG** \_\_

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. **A note has been added to sheet CE5 and CPTED principle #1 of the CPTED narrative. A note is also included on the dumpster enclosure detail on sheet CE11 .**

Initials \_\_ **MG** \_\_

d. 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. **The proposed dumpster enclosure does not feature a separate pedestrian access entry.**

Initials \_\_ **MG** \_\_

e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. **A note has been added to sheet CE5 and CPTED principle #1 of the CPTED narrative. A note is also included on the dumpster enclosure detail on sheet CE11 .**

Initials \_\_ **MG** \_\_

f. Dumpster areas must be secured with Access Control and video surveillance. **A note has been added to sheet CE5 and CPTED principle #1 of the CPTED narrative.**

Initials \_\_ **MG** \_\_

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

a. Describe access key control security system - general description only, avoid specific location of key storage safe. **A note has been added to CPTED principle #5 of the CPTED narrative.**

Initials \_\_ **MG** \_\_

b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system. **A note has been added to CPTED principle #5 of the CPTED narrative.**

Initials \_\_ **MG** \_\_

c. A surveillance camera must monitor the office key storage area. **A note has been added to CPTED principle #5 of the CPTED narrative.**

Initials \_\_ **MG** \_\_

d. Management office door must have a security viewer (peephole) or reinforced security window. **A note has been added to CPTED principle #5 of the CPTED narrative.**

Initials \_\_ **MG** \_\_

8. Parking 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 \_\_ **MG** \_\_

b. For COMMERCIAL AND INDUSTRIAL: Explain how this development will securely operate the parking lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal

**P&Z**

cars, commit robberies, sexual assaults & batteries, etc. Explain if the parking/ vehicle storage areas will be secured by locked gates afterhours, and how any authorized afterhours or emergency access will be accomplished. **No access control systems proposed for parking areas under the existing building. Security cameras are proposed for these areas as well as BSO “No Trespass” signage, as shown on sheet CE5. The project includes office area as well as a storage warehouse which are typically used during normal business hours. There is no public access to the storage warehouse.**

Initials \_\_ **MG** \_\_

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). **A note has been added to CPTED principle #1 of the CPTED narrative to state that no gaps in coverage shall exist.**

Initials \_\_ **MG** \_\_

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. **A note has been added to CPTED principle #1 of the CPTED narrative to state that no gaps in coverage shall exist.**

Initials \_\_ **MG** \_\_

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”. **A note has been added to CPTED principle #1 of the CPTED narrative to state that no gaps in coverage shall exist.**

Initials \_\_ **MG** \_\_

h. Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. **A note has been added to CPTED principle #3 of the CPTED narrative.**

Initials \_\_ **MG** \_\_

i. Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot. **A note has been added to CPTED principle #3 of the CPTED narrative.**

Initials \_\_ **MG** \_\_

j. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. **A note has been added to CPTED principle #3 of the CPTED narrative.**

Initials \_\_ **MG** \_\_

#### 10. Graffiti Maintenance – CPTED

a. Commercial and Industrial exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. 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. **A note has been added to CPTED principle #4 of the CPTED narrative.**

Initials \_\_ **MG** \_\_



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 AND FINAL APPROVAL. **Sheet CE5 depicts the proposed locations of security cameras. The contractor shall coordinate with BSO as required to finalize and install the security camera system. A note has been added to this affect under CPTED principle #1 on the CPTED narrative.****

Initials    **MG**   

a. Install video surveillance. **This is included under CPTED principle #1 of the CPTED narrative. Proposed camera locations are also shown on sheet CE5.**

Initials    **MG**   

b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc. **A note has been added regarding monitor locations under CPTED principle #1 on the CPTED narrative.**

Initials    **MG**   

c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. **Tree locations have been shown on sheet CE5. Proposed camera locations can be found on sheet CE5. Camera locations may be field adjusted by the contractor to avoid any conflicts with landscaping, if present. Notes have been added to CPTED principle #1 on the CPTED narrative.**

Initials    **MG**   

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. **The site is primarily lit via pole lighting, which is located away from the buildings and should not concentrate light directly onto the security cameras. If a conflict exists, the contractor may adjust the exact camera locations. A note has been added to CPTED principle #1 on the CPTED narrative.**

Initials    **MG**   

e. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters. **A note has been added to CPTED principle #1 on the CPTED narrative. Proposed camera locations are also shown on sheet CE5.**

Initials    **MG**   

f. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. **Electronic surveillance is proposed in these areas, as shown on sheet CE5.**

Initials    **MG**   

**P&Z**

g. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance. **A note is included under CPTED principle #1 on the CPTED narrative.**

Initials \_\_\_ **MG** \_\_\_

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, auto-theft, robbery, sexual assault & battery, etc. **A note is included under CPTED principle #1 on the CPTED narrative to reflect this. Proposed camera locations are also shown on sheet CE5.**

Initials \_\_\_ **MG** \_\_\_

i. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/vehicle traffic that would otherwise act as a Natural Surveillance deterrent. **There is no rooftop access to the buildings.**

Initials \_\_\_ **MG** \_\_\_

#### 12. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby 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. **A note has been added to CPTED principle #3 on the CPTED narrative.**

Initials \_\_\_ **MG** \_\_\_

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. **A note has been added to CPTED principle #3 on the CPTED narrative.**

Initials \_\_\_ **MG** \_\_\_

c. Any blind areas not covered by security cameras must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities. **As noted under CPTED principle #1 in the CPTED narrative, the site will be covered by electronic surveillance and there shall be no gaps in coverage.**

Initials \_\_\_ **MG** \_\_\_

d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft. **A note has been added to CPTED principle #4 of the CPTED narrative.**

Initials \_\_\_ **MG** \_\_\_

e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. **Bicycle storage racks are located in**

**P&Z**

**front of the existing office building main entrance, adjacent to the right-of-way. The location has been called out on sheet CE5.**

Initials \_\_ **MG** \_\_

f. 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. **The existing curb cuts and parking along Andrews Ave will be removed as part of this project. The area will be replaced with a swale and landscaping, including a row of street trees as well as on-site trees in front of the building. Planters are also existing adjacent to the existing building. Along the warehouse building on SW 8<sup>th</sup> Street, two rows of trees are proposed, along with a dry retention area up against the building. The tree locations are shown on sheet CE5.**

Initials \_\_ **MG** \_\_

g. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi. **A note has been added under CPTED principle #3 on the CPTED narrative.**

Initials \_\_ **MG** \_\_

h. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms. **No exterior storage tanks are proposed as part of this project, however a note was added under CPTED principle #4 on the CPTED narrative to reflect these requirements.**

Initials \_\_ **MG** \_\_

### Utilities

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process. **Acknowledged.**
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official Bldg. permit submittal. **A Broward County Surface Water Management License will be obtained and submitted during engineering permitting.**
3. Please exercise best management practices with regard to sedimentation and erosion control of any off-site storm systems. **Acknowledged. Sheet CE7, Erosion Control Plan, reflects this.**
4. Please submit an approved FDEP notice of intent permit for the propose water main installation. Required during official e-plan submittal. **An FDEP Permit will be obtained and submitted during engineering permitting.**
5. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal. **An FDEP and Broward County Permit will be obtained and submitted during engineering permitting.**
6. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to a day order lead time. Please order these items in a timely manner ensure that the services are available for installation. **Acknowledged.**

**P&Z**

PZ23-12000014

11/15/2023

7. The proposed wastewater discharge for the development may adversely impact the City's area pump station servicing the project. A contribution in Aid Agreement may be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project. **Acknowledged.**

### **Landscaping**

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. **As directed by FPL in the letter previously submitted with the original DRC application, the overhead FPL utilities will need to remain overhead and can't be placed underground.**
2. 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. **The tree heights are 16' minimum. There are no longer any palms in the landscape design.**
3. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. **3 additional VUA landscape areas are now on the plans (see the areas in the revision 1 clouding).**
4. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the required elements. **See below.**
  - i. Palms must be provided in multiples (doubles or triples);  
**Palms aren't being included as part of this comment/requirement.**
  - ii. If palms and trees are combined, one row of shrubs can be provided;  
**Palms aren't being included as part of this comment/requirement.**
  - iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;  
**Palms aren't being included as part of this comment/requirement. Trees are being provided. 3 tiers of shrubs are being provided.**
  - iv. If trees are provided, design must include a minimum of 2 species;  
**2 types of trees are being provided.**
  - v. Trees or palms must be a minimum of 14 feet in height;  
**The trees are being specified at 16' in height.**



- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;

**3 tiers of shrubs are being provided.**

- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

**Suspended pavement systems are not a part of this project.**

5. 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). **The lighting locations have been adjusted to avoid these new VUA landscape areas.**
6. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas. Please show a tree in the open space on the detail so that staff can verify active planting space. **The detail on sheet L-1 has been updated to include a tree in the open space to verify active planning space.**
7. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. **Responses to comments have been provided.**
8. Additional comments may be rendered a time of resubmittal. **Acknowledged.**

## Zoning

1. This project is being reviewed at a Major Site Plan with Building Design. **Acknowledged.**
2. There are sidewalks proposed on the site plan that are not shown on the landscape plan, specifically on the west side of the new warehouse around the utility rooms. Revise so all plans are consistent. **Plans have been revised to match the site plan.**
3. The “existing building first floor plan” was revised with this last submittal to show there is more office space on this floor than previously identified. However, the square footage for the office space vs the storage area space was not updated or provided. Update the square footage numbers on both sheets for the existing building floor plans. **A corrected existing building first floor plan has been provided. The uses have not changed.**
4. Sheet “024 A400 Building Elevations” has the wrong directional labeling. Revise this labeling prior to the AAC submittal. **The building elevations have been corrected accordingly.**
5. Provide a detail of the proposed barn door facing Andrews Ave to determine compliance with Code Section 155.5603 Industrial Design Standards. **A detail for this door will be provided at time of building permit. As discussed with staff, we will modify the color of the door so that it stands out as a primary building entrance and complies**

**P&Z**

**with code section 155.5603.**

6. Provide the required VUA landscaping between the east side of the building and the proposed loading dock. **As discussed with staff, VUA landscaping will instead be provided on the east side of the loading dock so that provides more room for the landscaping to grow, helps screen the loading dock and can be visible from the adjacent right-of-way.**
7. On the site plan, provide the setback from the eastern drive aisle to the start of the proposed 6' chain link fence along the south property line to the left of the drive aisle (bottom right hand corner of the plan). **This setback distance is 10' and has been provided on the site plan.**
8. Provide the width of the onsite pedestrian sidewalks on the site plan. **The width of the sidewalks has been shown on the site plan and is minimum 5'.**
9. Provide the number of bike racks provided vs required on the site plan data table. **A bicycle parking calculation has been added to the "Parking Calculation" table on the site plan.**
10. Clarify where the mechanical equipment will be located. **There is no proposed mechanical equipment for the warehouse building.**
11. The following shall be completed prior to building permit approval.
  - a. Per Section 155.2401.C, a Unity of Title for the subject properties will be required prior to zoning compliance permit approval. **Acknowledged.**
  - b. Provide a recorded Plat in accordance with Section 155.2410. **Acknowledged.**
  - c. Per the recorded Developer's Agreement, the property owner shall obtain an ingress/egress access easement for the proposed north/south drive aisle along the eastern side of the property and shall subsequently obtain the ROW abandonment from the City for SW 10<sup>th</sup> Ave prior to building permit approval. Note that this agreement references approval of the previous site plan. The agreement may need to be updated if significant changes occur to the proposed roadway or the City Attorney's office believes it is necessary. **We have contacted the City Attorney's office regarding this and are currently waiting for direction.**
  - d. The applicant shall provide the documents for the 5' dedication along the north property line of the western parcel, prior to building permit approval. **Acknowledged.**
  - e. The points used for the sustainability narrative shall provide evidence of compliance at time of building permit. The applicant is choosing to use tankless water heaters. Identify the location of them on the plans on the next DRC submittal. Likewise, evidence shall be provided at time of building permit that the building will be constructed to meet 150 MPH wind loads. Alternatively, the sustainability narrative can be changed prior to site plan approval. **Acknowledged. The proposed locations of the tankless water heaters are now shown on the site plan.**



Revised plans and supporting documents have been uploaded to Electronic Plan Review as part of this DRC submittal, for your review.

Sincerely,

**SDA Engineering**

*MATTHEW GIANI*

Matthew Giani, P.E.  
Florida Reg. #84229  
Project Manager

**P&Z**

PZ23-12000014  
11/15/2023