



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-60

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Development Review Committee  
Meeting Date: January 6, 2021

### **400 EAST ATLANTIC BOULEVARD**

**Request:** Major Site Plan & Major Building Design  
**P&Z#** 20-12000027  
**Owner:** Atlantic Estates, LLC  
**Project Location:** 400 E Atlantic Blvd  
**Folio Number:** 494201010010, 494201000311  
**Land Use Designation:** DPTOC  
**Zoning District:** TO/EOD  
**Commission District:** 3  
**Agent:** Matthew Scott (954-405-3350)  
**Project Planner:** Jae Eun Kim (954-545-7778) / JaeEun.Kim@copbfl.com

### **Summary:**

The applicant is requesting MAJOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to construct a new mixed-use development of a 3,000 sq.ft. commercial use and 234 units. This proposed development will require a total demolition of the property.

**Staff Conditions:**

**PLANNING**

Plan Reviewer: Daniel Keester (daniel.keester@copbfl.com)

Status: Review Complete Pending Development Order

1. Land use for this parcel is ETOC. An application requesting to construct 240 multifamily residential units, 2,800 square feet of street facing retail/commercial, and 3,800 square feet of amenity space. The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit. Please review the definition of Affordable Units (154.61) and identify how the Applicant intends to comply with this regulation.
2. Based on a platting determination letter, written by Broward County Planning Council, dated April 1, 2020 replatting is not required.
3. Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
4. The city has sufficient resource capacity to accommodate the proposal.

**ENGINEERING DEPARTMENT**

Plan Reviewer: David McGirr (david.mcgirr@copbfl.com)

Status: Review Complete Pending Development Order

400 E. Atl. Blvd.

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.
2. 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. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.
3. At time of permitting submit an Engineering permit application for the proposed off-site water and sewer, onsite and offsite paving and curbing.
4. At time of permitting submit a copy of a signed agreed upon contract or a schedule of values for the proposed

off-site water and sewer onsite/offsite paving. Please include sub-base, lime rock, prime and asphalt or concrete. Per page two of the Engineering Application: In order to determine permit fees, please provide an executed contract between the registered property owner and the contractor performing the proposed work.

5. Please provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

6. Utility plan sheet add note that the proposed sewer manhole will be SEWPER coated. Also Please refer to Engineering standard detail 107-2 for the proposed two inch water service and tap. NO 2 " corporation stops. The east 6" meter cannot go inside a vault and must be above ground per city Engineering standard detail 106-2 Unless approved by Utilities.

7. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

8. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

10. The proposed dock will require a COPB Engineering permit. It will need to be constructed per COPB CO 151.01 Beaches and waterways.

[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach\\_fl/0-0-0-86141#JD\\_Ch.151](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-86141#JD_Ch.151)

11. Note on Engineering plan that any existing water and/or sewer connection to the subject lots not utilized are to be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

How to retire old laterals

If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)

If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)

If the existing main is clay pipe and you are required to retire multiple laterals for a project.(It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project.\*\*\*\*

## **FIRE DEPARTMENT**

Plan Reviewer: Jim Galloway ([jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com))

Status: Review Complete Resubmittal Required

12/14/2020

( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

( ) Provide detailed plan, how would fire apparatus respond to building stage out of traffic on Atlantic Blvd. and then exit the property back to public right of way.

Page 002 SP-1 where is the proposed Emergency Vehicle Staging area?

( ) Provide fire lane for emergency apparatus to stage and not block public right of way for each of the buildings during a minor emergency event. Staging area must have direct access to main entrance/lobby, command center and elevators for rescue. Minimum 50-foot length; can be used as a loading zone as long as driver remains with vehicle. Page CIRC-1 showings the entire 3-point turn completed under the proposed structure. Meetings reference turn around allowed for part of T-turn under building not the entire truck.

( ) What is the height of the vehicle access under building on East side? Minimum height clearance for fire apparatus is 13ft 6in. (NFPA 1 2015ed chapter 18 section 18.2.3.4.1.2)

( ) Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2015ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

( ) Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2015ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

( ) Proposed Fire Hydrant and FDC Location: Locate Proposed Fire Hydrant and FDC for Building and Boat docks at entrance to access road. Northeast corner of property and building.

( ) Fire Department Connections and fire hose stations will be required for boat dock protection.

( ) Provide location of all required life safety systems and access from the EXTERIOR of the building. This could include: fire pumps, emergency stand by generators, command centers (access from main lobby/entrance).

( ) Exit discharge and exit termination must to be a public right of way free of obstructions. Exterior pathways from rear exit doors must also meet same egress requirements for proper width, slope surface, lighting and obstructions.

( ) Four (4) of the buildings Five (5) exits discharge to the South side of proposed building. Provide detailed

Exit discharge plan showing proposed exterior exit discharge is sufficient for occupant load from exits, exit discharge to public right of way. Public right of way would be back to Atlantic Blvd. Proposed 8ft exterior access to boats, is this sufficient, does it meet all requirements of a safe and protected egress? Is it sufficient for egress capacity and fire department fire apparatus access and firefighter access into building at the same time?

( ) 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)

## **BUILDING DIVISION**

Plan Reviewer: James DeMars (james.demars@copbfl.com)

Status: Review Complete Pending Development Order

### **Advisory Comments**

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

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

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

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

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

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

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B). Highest crown of road is 14.97' NAVD, residential finish floor elevation is required to be a minimum of 16.47' NAVD to comply with local ordinance.

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

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 2017 FBC Accessibility.

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.

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.

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 2017 FBC.

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.
3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.
6. 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.
7. FBC 1017.2 Limitations. Exit access travel distance shall not exceed the values given in Table 1017.2.
8. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.
9. 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.

10. 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.

11. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, window walls, railings, 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.

12. 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).

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

## **BSO**

Plan Reviewer: Patrick Noble (Patrick\_Noble@sheriff.org)

Status: Review Complete Resubmittal Required

Subject: CPTED and Security Strengthening Report: P&Z # 20-12000027

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick\_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

### **\*\*\* ATTENTION IMPORTANT \*\*\***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

#### **Disclaimer:**

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses.

Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.

### **\*\*\* ATTENTION IMPORTANT \*\*\***

**DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:**

1. CPTED/ Security Strengthening Narrative Plan. Initials \_\_\_\_\_
2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:
  - a. Landscaping type, placement & dimensions, Initials \_\_\_\_\_

- b. Lighting types such as pole, motion-sensor, etc., Initials \_\_\_\_\_
  - c. Fencing type, placements & dimensions, Initials \_\_\_\_\_
  - d. Signage type & placement, Initials \_\_\_\_\_
  - e. Camera type, location & scope of cameras, Initials \_\_\_\_\_
  - f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials \_\_\_\_\_
  - g. Pedestrian & vehicle circulation patterns, Initials \_\_\_\_\_
  - h. Dumpster/ enclosure type & design, Initials \_\_\_\_\_
  - i. Alarm types, locations, etc. Initials \_\_\_\_\_
  - j. Parking garage & lot types - include all security features & measures, Initials \_\_\_\_\_
  - k. Any other special considerations relevant to the specific type of development, etc. Initials \_\_\_\_\_
3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials \_\_\_\_\_
4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials \_\_\_\_\_

**Attention:**

Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Many of the recommendations are also only procedural that can be achieved at little or no cost.

Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/ or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/ building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment.

A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding.

A safe and secure development is a priceless and essential benefit to all members and guests of the community.  
CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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.

Initials \_\_\_\_\_

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas. Initials \_\_\_\_\_

2. CPTED Landscaping Standards

2A: Natural Surveillance

Initials \_\_\_\_\_

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

Initials \_\_\_\_\_

b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees

and tall plants that obstruct Natural &/ or Electronic Surveillance.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

## 2B: Territorial Reinforcement

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

## 3. CPTED Lighting Standards

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

b. Lighting must comply with the Illuminating Engineering Society of North America “IESNA” G-1-2016 “Guide for Security Lighting for People, Property, and Critical Infrastructure.”

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

d. 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 any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc.

Initials \_\_\_\_\_

e. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows. Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

g. Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended. Initials \_\_\_\_\_

h. Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical lighting and surveillance. Initials \_\_\_\_\_

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

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

4. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control Initials \_\_\_\_\_

a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also 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. Initials \_\_\_\_\_

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing 'see-through' to maintain critical Natural Surveillance. Initials \_\_\_\_\_

c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds. Initials \_\_\_\_\_

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

e. All exterior doors must have non-removable door hinge pins, and have the capacity for electronic door position switches in order to signal the security system that a door, which should not have been opened, has been opened and breached. Security will then investigate and/ or address any emergency accordingly.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

5. Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

Initials \_\_\_\_\_

- a. Burglar/ Security Alarms/ Safes must be installed at any property commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

- 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 of the following on both the swing and pedestrian gates: Initials \_\_\_\_\_
- b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock. Initials \_\_\_\_\_
- c. Bottom gate clearances must be 8" above the ground for viewing underneath.

Initials \_\_\_\_\_

- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, realtors, car dealerships, etc.)

Initials \_\_\_\_\_

- a. Describe access key control security system - general description only, avoid specific location of key

storage safe.

Initials \_\_\_\_\_

b. Key security office/ room closet door must have an alarm and robust mechanical locking system.

Initials \_\_\_\_\_

c. A surveillance camera must monitor the office key storage area.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

b. Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

f. An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials \_\_\_\_\_

g. In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

Initials \_\_\_\_\_

h. (Multi-residential or commercial only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.



Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

- j. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning non-resident/ non-authorized guests and abandoned vehicles.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

9. Parking Garage Emergency Blue Light Call System - Security Strengthening Initials \_\_\_\_\_

- a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases.

Initials \_\_\_\_\_

- b. Blue Light and surrounding area must be under video surveillance. Initials \_\_\_\_\_

10. Graffiti Maintenance - CPTED

Initials \_\_\_\_\_

- a. Exterior wall surfaces along the building perimeter, including the garage wall exteriors, must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet.

Initials \_\_\_\_\_

11. Electronic Surveillance - Security Strengthening

Initials \_\_\_\_\_

- a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

installation of future landscaping.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

g. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.

Initials \_\_\_\_\_

h. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

Initials \_\_\_\_\_

i. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials \_\_\_\_\_

j. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.

Initials \_\_\_\_\_

k. Install video surveillance of any rooftop areas, etc.

Initials \_\_\_\_\_

## 12. Miscellaneous: CPTED & Security Strengthening

Initials \_\_\_\_\_

a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may trespass and loiter to charge their mobile phones, etc.

Initials \_\_\_\_\_

b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

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

e. Place bike storage racks close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. Initials \_\_\_\_\_

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along front pedestrian entranceway area to prevent serious vehicle intrusion accidents/ incidents.

Initials \_\_\_\_\_

g. Address NFPA (National Fire Protection Agency) 72 - Emergency Radio Signal BDA (Bi-Directional Amplifier System) Ordinance adopted by the City of Pompano Beach to ensure Law Enforcement as well as Fire Rescue can operate unimpeded within the structure to respond to life-threatening serious emergencies.

Initials \_\_\_\_\_

h. Address requirements and plans for mass notification systems related to any serious or life-threatening emergencies such as fire, environmental, or criminal such as an active killer, etc.

Initials \_\_\_\_\_

i. Provide an Emergency Access Method/ System to Law Enforcement, as we do not have access to a Fire Rescue Knox Box in the event of a serious emergency law enforcement/ criminal incident inside the facility. To ensure unimpeded emergency access to a Sheriff's Office Emergency Response, the entry access system must be able to dial 911 for emergency alert and access. Install a telephone/ video intercom paging safety and security access control system at the normal entry/ exit doors/ or security gate. Include an emergency alert/ alarm in the event of any emergency for example a forced entry intruder/ robber/ or a walk or drive up medical emergency event just outside the door.

Initials \_\_\_\_\_

j. If the building 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.

Initials \_\_\_\_\_

END OF REVIEW

## **CRA**

Plan Reviewer: Nguyen Tran | [nguyen.tran@copbfl.com](mailto:nguyen.tran@copbfl.com)

Review Complete

No comments. Note: this project is not within a CRA District.

## **UTILITIES**

Plan Reviewer: Nathaniel Watson ([nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com))

Status: Review Complete Resubmittal Required

12-14-2020

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan proposes an underground vault for a large 6" domestic water meter. All proposed large meters 3" and larger shall be above ground and not within a vault. Please correct.
3. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan proposes a 1½" domestic water service that is not to City Engineering Standard Detail #107-2 Typical 2" Water Service. The service shall be proposed w/ a 2" resilient wedge gate valve and not a 2" corporation stop. Please correct.
4. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan must show all proposed water services with the service meter just behind the recorded property line or public sidewalk. Please correct.
5. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.
6. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan must indicate that the proposed 8" dedicated fire service must have a required 8" dedicated fire meter. Please correct.
7. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan must propose a public manhole and lateral along Atlantic Blvd. Please show a private accessible sanitary manhole on-site of the property just behind the recorded property line. Eliminate the 6" lateral and tie the lateral into the private on-site manhole. Please correct.
8. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
9. As noted prior, please submit a sedimentation and erosion control plan.
10. As noted prior, please attach the following 2019 City Engineering Standard Details as they apply: #103-1 Gate or Valve Plug Settings, #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, #122-1 Utility Crossing,

#200-1 Service Laterals with Risers, #201-1 Gravity Sewer Laterals, #201-2 WYE Gravity Sewer Saddle, #202-1 Adjustable Repair Coupling Notes, #202-1 Adjustable Repair Coupling Notes, #316-1 Required Tree Locations.

11. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 75 day delivery lead time once the meter(s) has been paid. Please order according to your construction schedule to ensure timely delivery and installation.

## **WASTE MANAGEMENT**

Plan Reviewer: Beth Dubow (beth.dubow@copbfl.com)

Status: Review Complete Resubmittal Required

### **Solid Waste and Recycling Comments**

Project Name: 400 E. Atlantic

Address: 400 E. Atlantic Blvd.

P&Z#: 20-12000027

Date Reviewed: 12/14/2020

DRC Meeting: 01/06/2021

### **REVIEW COMPLETE; RESUBMITTAL REQUIRED**

1. Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.
  - a. Toting garbage dumpsters through the garage to the front of the building is not recommended.
  - b. Height clearance requirements for collection vehicles are 15 feet for driving and 21 feet for servicing dumpsters. Even with the toting of the dumpsters to the front of the building via gator tractor, there does not appear to be enough clearance in the garage for a garbage truck to make the 3-point turn in order to leave. Note the clearance at the entrance to the garage where the ramp (up) is located.
2. The trash room is not adequate in size to accommodate 240 rental units plus 2800 square feet of commercial use. Separate garbage and recycling for the commercial and office uses are needed.
3. Please note the location of the trash chutes on the site plan and garbage collection plan.
4. 2-yard containers are not recommended for this large number of unit and the amount of commercial use. It will take far too long (while blocking the single entrance to this site) to service the number of containers that will be needed for this site.
5. Show location and accessibility of trash and recycling (if needed) collection area for the commercial/office uses planned for this site.

NOTE: Applicant is urged to meet with City of Pompano Beach Solid Waste Services Department staff prior to submitting plans for DRC as relocation and addition of trash collection areas will impact the design of the site.

NOTE: Recycling collection is not required, but it is encouraged. Commercial recycling collection service may

be obtained from a recovered materials hauler.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

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

## **LANDSCAPE REVIEW**

Plan Reviewer: Wade Collum ([wade.collum@copbfl.com](mailto:wade.collum@copbfl.com))

Status: Review Complete Resubmittal Required

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. The position that this will not happen is not approvable and needs to be re-addressed.
2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Tree survey and tree disposition do not match, correct.
3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees AND palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5. Correct note on the tree dispo to reflect the above and correct as needed.
4. Correct disposition table to include palm DBH and correct disposition of trees located off site to be shown as preserved, NOT, removed on the tree disposition / tree survey.
5. Review appraised values for trees numbered 32-35, 40, 43, 44, 64, & 78 as the values and DBH's appear to be off, Staff was not completely clear on the tree management plan for canopies and root systems that appear in conflict with proposed building footprint and development. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.
6. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced. Correct the mitigation table.
7. Pervious are diagram does not appear accurate, and does not captures front planters within the ROW.

8. Provide evidence of availability for Black Ironwoods
9. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping as the quantities appear off. Is there a table that captures all tree and palms and heights including the rooftop planters?
10. 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.
11. Separate street tree count from site tree count.
12. As per 155.2709.F.2, provide street trees at 1 per 25' at the required height and species.
13. As per 155.3501.K.5.a.i. Provide Oak trees along Atlantic Blvd. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan.
14. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.
15. As per 155.3501.J. provide 5' foundation planting and 5' VUA perimeter planting along the east side with shrubs, trees at 1:30 and sod.
16. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas between a vehicular use area and an abutting building. Lagerstroemias should be swapped out for large upright canopy trees to provide an overall sense of scale for the building.
17. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.
18. Provide a separate sheet for this.
19. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.
20. 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
21. Provide Root Barrier specifications on the plan if applicable. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.
22. Provide Maintenance agreement for the ongoing upkeep of proposed tree grates on site.
23. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas.
24. Please provide rooftop planter detail on how trees and palms are to be staked and or guyed in the planter.
25. All tree work will require permitting by a registered Broward County Tree Trimmer.
26. Provide a comment response sheet sans opinions as to specifically how comments have been addressed at time of resubmittal.

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

## **ZONING**

Plan Reviewer: Jae Eun Kim (jaeeun.kim@copbfl.com)

Status: Review Complete Resubmittal Required

TO-EOD/Sub Areas: Core Sub-Area

MM-090 Mixed-Use: max 90 unit per AC, non-residential use on the first floor abutting Atlantic

Max 80 ft for mixed use and residential use.

A Park Impact Fee will be applied at permitting.

1. Revise all diagrams on sheet 017 A-15 to be based on post dedication. Please the proposed development including applicable calculations shall be provided accordingly.
2. Correct Zoning Data.
  - a. Correct UNIT MATRIX. 240 units are not permitted.
  - b. Add a note on sheet 003 A-1 "TABLE 155.3709.E.3: Density Bonus Options" wherever applicable.
  - c. 240 units are noted under BUILDING AREA DATA. Clarify it.
  - d. Are you proposing 234 or 235 units? 235 is noted under PARKING, LOADING AND BICYCLES. Zoning data for the project shall be provided consistently.
  - e. What is 36 noted under PARKING, LOADING AND BICYCLES?
3. Provide total residential areas for parking calculations. Staff must verify which calculation is greater. Per Section 155.3709.I. 6, Additional EOD Standards, Multifamily dwellings shall provide a minimum of one off-street parking space per unit or one off-street parking space per 1,000 square feet of gross floor area or fraction thereof, whichever is greater.
4. Provide a separate diagram illustrating 28 sustainable points to be granted for a density bonus. All points claimed for sustainability must be in accordance with TABLE 155.5802: Sustainable Development Options and Points. Note that this diagram shall be verified when in for a permit.
5. Revise the building height to be 80 ft. The proposed development must be limited to 80 ft ht. Building heights shall be measured from the average finished grade to the roof deck (§155.9401. G, Height).
6. A major portion of the building has 9 stories. A buildings higher than 8 stories shall be developed according to the Tower Building Type standards, per Section 155.3709. D. 2.b.
7. Revise the building or demonstrate compliance on the building plans.

BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM, Tower Building Type

  - a. Tower Floorplates Standard: Average 20,000 sqft for a tower and 32,500 sqft maximum permitted for a floorplate.
  - b. Tower Separation: If two or more towers are provided to comply with a tower size limit, the min allowable horizontal distance between two or more towers on the development shall be 60 ft.
  - c. Tower Stepback: The min stepback for the tower, above 5th floor, shall be 10 ft from the podium along interior and rear property lines.
8. Revise the building to comply requirements below, or demonstrate compliance on the plan, sheet 005 A-3.
  - Per Section 155.3501. O. 2. B. i, Building Separation.



Tower buildings or buildings greater than 6 stories built to the maximum building length shall provide a minimum 30-foot separation from the subject building and any adjacent building on the same lot or an adjacent lot.

- Per Section 155.3501. O. 2. C, Building Break.

Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid.

9. Revise a pervious area diagram, required at least 10% of the total site areas. It must comply with the definition. 155.9401. F, Pervious Area: Pervious surfaces are covered by living plant material that allows precipitation to infiltrate directly into the ground.
10. Please have the surveyor review dimensions on the survey and correct them accordingly.
11. Provide dimensions of site features on sheet 005 A-3, and details of street furniture, per Section 155.3501. H. 6. c. iv. All street furniture shall be subject to the approval of the city.
12. Provide a cross section illustrating from the building to the ROW centerline and add call-outs and dimensions on the section and the plan, sheet 005 A-3.
13. Pending for a street improvement plan, per Section 155.3709.F.2 Street Development Regulating Diagram. Staff, City's consultant, and the applicant are in discussion to provide the best solution to comply such requirements. Note for 6' sidewalk. Pursuant to Section 155.3501. H. 6, all primary and secondary streets shall be required in the same general location as shown on the Street Network Connectivity Regulating Plan and may be modified with respect to alignment, provided that the final alignment is in keeping with sound urban design principles.
14. Provide the required common private open space on the plan for record, a min. of 10% of the site, per Section 155.3501. K. 3, Private Open Spaces. The open space between the building and water may work. Pursuant to Section 155.3501.K. 3. C, corridors, walkways, pedestrian passages, lobbies, balconies, parking courts, lakes, golf courses, and parking lot buffers shall NOT count towards the private open space requirement.
15. Install a change of tactile surface texture (or using a similar material of 8' pathway) over the 24ft access easement to continue 8' pathway, pursuant to Section 155.3501. H. 6. C. iv.
16. Provide clear marks to a lobby from sidewalk, at least 5 ft, per Section 155.5101.H  
<[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-38279](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38279)>, Bicycle Access and Circulation, 155.5101.I  
<[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-38279](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38279)>, Pedestrian Access and Circulation, and 155.3501. I. 1, Bicycle and Vehicular Access and Circulation.
17. Provide a bike rack detail and identify its location on the site plan, per Section 155.3501. I. 2. h. Bicycle Parking and 155.5102.L.1 (Bicycle Racks or Lockers Required)
18. Pending for a traffic analysis, per 155.3709. J, Traffic Analysis Requirements. It shall be resolved prior to placement for a PZB meeting.
19. Affordable Housing: the project shall comply with such requirements, as defined in Section 155.3709. K. The applicant may either set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit.
20. Pursuant to Section 155.5509, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable. Provide the response to the requirement on the site plan legibly.
21. Provide heights of building elements proposed on the roof, per Table 155.3501.N.1: Maximum Allowable Height Encroachments of Building Elements. If conflict, revise the building.  
Architectural/Decorative Roof/ 15 feet

Architectural Features/ 15 feet

Covered Structures/ 12 feet

Parapet/ 5 feet

Mechanical Rooms & Equipment/ 15 feet

Swimming Pools and Decks/ 8 feet

22. Please note that any encroachment of structures in the right-of-way may require a revocable license agreement or a similar legal instrument, pursuant to Section 100.35, per Section 155.3501. H. 6. c. iv. e.
23. Revise the building length, per Section 155.3501. O. 2. a. Building Length. The maximum horizontal dimension of a building shall be 300 feet at any level.
24. Revise Frontage Diagram to include a portion of a lobby area facing the street. A min. of 90% of the building frontage shall be designed for active use, Table 155.3709.I.2.b: Minimum Building Frontage (Active Use) Percentage per Street Type. A leasing office should be fronting the street to comply with the requirements.
25. Prior to Zoning Compliance Permit approval, a detail or floor plan of active uses along the building frontage shall be provided as specified in Section 155.3501. O. 2. h, Active Use Standards
26. The proposed development shall obtain approval of 155.2416. Master Sign Program from AAC.
27. Provide details of the proposed exterior lights, per Section 155.3501. M, TO District Exterior Lighting Standards and Part 4 (Exterior Lighting) of Article 5: Development Standards.
  - a. Light poles shall not exceed a height of 17.5 feet above the adjacent finished grade;
  - b. No cobra head lights are permitted;
  - c. lighting shall be weather and vandal resistant (i.e. resistant to graffiti, shattering, etc.); and
  - d. All exterior lighting is encouraged to be solar powered;
28. Prior to Zoning Compliance Permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
29. Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.
30. Note that the proposed retail or commercial uses shall be in accordance with TABLE 155.3709.E.2: Principal Uses Regulating Table and comply with the parking requirements.
31. Additional comments may be rendered upon resubmittal.