



January 28th, 2025

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: PZ# 24-12000027 MAJOR SITE PLAN - VERA / 1600 FEDERAL LLC (1600 S Federal Highway)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the January 7th, 2025 Pre-Application Meeting. We would like to take the opportunity to respond to those comments issued from at this time. If you believe the comments have been satisfied and the project can move forward, please indicate so.

Thank you and I look forward to your response.

BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Info Only

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.

RESPONSE: Plans for permit will comply with requirements.

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.

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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) .

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.

BUILDING DIVISION, Todd Stricker, Unresolved

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 [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.

3. 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.

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4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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).
11. 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.
12. 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.

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13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

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

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.

RESPONSE: Plans for permit will comply with requirements.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Condition

The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting ENGINEERING DEPARTMENT, David McGirr, Condition Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

1. Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.

RESPONSE: An Erosion and Sediment Control Plan, Sheet ESC, has been included in the resubmittal.

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

RESPONSE: Approval will be provided for permitting.

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

RESPONSE: Approval will be provided for permitting.

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

RESPONSE: Approval will be provided for permitting.

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5. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.
RESPONSE: Approval will be provided for permitting.
6. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.
RESPONSE: Understood, thank you.
7. Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.
RESPONSE: Understood, thank you.
8. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way.
RESPONSE: Approval or exemption will be provided for permitting.
9. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of S. Fed. Hy.
RESPONSE: Approval or exemption will be provided for permitting.
10. Submit/upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of S. Fed.
RESPONSE: Approval or exemption will be provided for permitting
11. Submit/upload the 2025 City Engineering standard details for the proposed off-site water and sewer connections. These detailed drawings may be obtained from the City's website in pdf format. <https://www.pompanobeachfl.gov/government/engineering/standard-details>
RESPONSE: The Engineering standard details for the proposed off-site water and on-site sewer connections have been added to the plan set. Refer to Sheets C5-C6.
12. On plan sheet 036 C3, show a meter before the 6" DDCV as per the city detail
RESPONSE: A meter has been added prior to the 6" DDCV. Refer to the updated Water and Sewer Plan, Sheet C3.
13. On plan sheet 036 C3, the proposed 2" water meter is required to be set just inside the property line.
RESPONSE: The 2" water meter has been relocated to be just inside the property line. Refer to the updated Water and Sewer Plan, Sheet C3.
14. On plan sheet 036 C3, the existing manhole must be SEWPER-coated and the bench reworked since you work inside the manhole.

All sanitary sewer manholes owned and maintained by the city of Pompano Beach are required to be Sewper Coated. Also, any work being performed inside the City of Pompano's sanitary sewer manholes. They are required to be brought up to current city standards. Also, the type of work performed inside the manhole will depend on whether any bench work must be completed simultaneously. Only Sewpercoat & Refratta HAC 100

are the two approved products allowed in our system. Below is a list of some examples. An approved SEWPER Coat applicator must install this work. A list of approved applicators will be provided at the time of permit.

- a. Core drilling for new main or lateral installation
- b. Plugging old abandoned main or lateral
- c. Installation of force main dumping into a manhole
- d. Raising or lowering the manhole for elevation changes

RESPONSE: A note has been added for the existing manhole to be SEWPER-coated and the bench reworked. Refer to the updated Water and Sewer Plan, Sheet C3.

15. Please note on the civil plan sheet 036 C3 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards.

How to retire old laterals

- If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral)
- If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)
- If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

RESPONSE: The above comment has been added as Note # 20 on the updated Water and Sewer Plan, Sheet C3.

16. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

RESPONSE: The existing water and sewer mains adjacent to the property have been shown on the civil plans per the information received from Tracy Wynn.

17. An existing AT&T duct bank might run parallel on the east side of the existing 6" water main. This could affect the two proposed taps on the east side of Federal Hy.

RESPONSE: This comment has been taken under advisement and a reverse tap has been shown for the water service off the 6" water main. Refer to the updated Water and Sewer Plan, Sheet C3.

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18. PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.
RESPONSE: Response is provided herein.

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

RESPONSE: Understood, thank you.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Condition

1. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.
RESPONSE: An on-site fire hydrant loop with max spacing of 300' has been added to the plans. Refer to the updated Water and Sewer Plan, Sheet C3.
2. Plans show water supply for proposed high rise building supplied with a 6 inch main/backflow and meter. Provide supporting calculations that this would be sufficient with water supply for area. High Rise buildings in Pompano have a minimum 8 inch supply.
RESPONSE: The plans have been revised to show an 8 inch fire supply. Refer to the updated Water and Sewer Plan, Sheet C3.
3. High-rise buildings shall have at least two remotely located fire department connections for each zone. NFPA 14 2019 Edition ch 7 sec 7.12.2
RESPONSE: A second FDC has been added for coordination purposes and locations shall be finalized by the Fire Designer at Building Permit. Refer to the updated Water and Sewer Plan, Sheet C3
4. Additional fire hydrants required for proposed building, refer to NFPA 1 2021ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants.
RESPONSE: An on-site fire hydrant loop with max spacing of 300' has been added to the plans. Refer to the updated Water and Sewer Plan, Sheet C3.
5. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. 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. Document located in the E-files folders of e-Plan.

RESPONSE: A second FDC has been added for coordination purposes and locations shall be finalized by the Fire Designer at Building Permit. Refer to the updated Water and Sewer Plan, Sheet C3.

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

RESPONSE: A flow test has been requested for the site by the owner and will be coordinated with the fire department when it takes place.

7. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

Installation of assembly as per backflow/meter specifications and following standards:

- NFPA 13 Standards of Installation of Fire Sprinklers,
- NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

RESPONSE: The project shall comply with the backflow and meter assembly requirement and submit applicable documentation to the City prior to construction.

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

RESPONSE: The project shall comply with the Indoor Radio Propagation Signal Strength Model and submit applicable documentation as necessary at building permit.

9. Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK)
Broward Fire Code Amendments
F-121 Automatic External Defibrillator (AED) and Bleeding Control Kit (BCK)
F-121.1.1 All new and existing buildings needing to comply with the following sections, shall be provided a maximum of eighteen (18) months from the date approved by BORA to comply.
F-121.2 AED(s) and BCK(s) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

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F-121.2.1 Assembly Occupancy.

Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.

Any assembly occupancy with a capacity of one hundred (100) or greater.

F-121.2.7 Residential occupancy:

All hotels and motels.

Multi-story residential buildings with five (5) floors or more.

Residential elevators supplying services to an independent dwelling unit only shall be exempt from this requirement.

F-121.2.7.1 Multi-story residential occupancies listed above shall place an AED and BCK at every building entrance lobby no further than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 requirements based on the footprint of the residential building.

F-121.3 Installation and Operation.

F-121.3.1 The AHJ shall verify all AED devices and BCKs for operation prior to being placed in service or available for use and on an annual basis.

RESPONSE: The project shall comply with the above requirements and submit applicable documentation as necessary at building permit.

10. Turn Radius, 034 C1 PMS PLAN.pdf. 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.

RESPONSE: Refer to the updated Pavement Marking and Signage Plan, Sheet C1, for on-site turning radius plan for fire access.

11. Fire Access Road width, 034 C1 PMS PLAN.pdf Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m). NFPA 1 ch 18 sec 18.2.3.5.1.1

RESPONSE: Refer to the updated Pavement Marking and Signage Plan, Sheet C1, showing minimum road widths of 20'.

12. Post No Parking Signs, 034 C1 PMS PLAN.pdf Post: "No Parking Fire Lane by Order of Fire and Police". Signs max 60ft apart. (NFPA 1 2018ed chapter 18 section 18.2.3.6.3)

RESPONSE: Refer to the updated Pavement Marking and Signage Plan, Sheet C1, showing added No Parking Signs.

13. Dead End Turn Around, 034 C1 PMS PLAN.pdf Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2021ed Chapter 18)

RESPONSE: All spaces are accessible using 100 feet of hose from the main drive circulation. We can't provide a turnaround area or a driveway because the city didn't want a curb cut next to the entrance to the site to not create queuing and traffic.

14. Vehicle Staging, 034 C1 PMS PLAN.pdf Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if driver's remain with vehicle.

RESPONSE: Sheet C1 has been updated to include 5 staging areas for reference which are 40'x20' areas and located near proposed fire hydrants.

LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

Unresolved

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See separate comment response in Documents folder.

ZONING

Lauren Gratzner | lauren.gratzner@copbfl.com

Unresolved

1. Update the project narrative to ensure that the information solely reflects the initial proposal. (e.g., the aerial image on the last page is incorrect). Clarify whether the commercial retail square footage is either 82,384 sq. ft. or 85,000 sq. ft.
RESPONSE: Narrative has been updated. The proposed retail space is 82,384 sq. ft. and the plat note will state 85,000 sq. ft.
2. On the site data table, provide a breakdown on how you achieved the amount mentioned of the additional units with a bonus. Clarify how many moderate-income units you're providing.
RESPONSE: Please see Density Count table on sheet A-080.
3. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a qualified road shall provide off and/or commercial uses.
*RESPONSE:
Please see site plan on sheet A-080. 100% of the ground floor facing Federal Highway is designated for retail space.*
4. Per Section 155.4202.A.2., "All developments greater than 35' in height must result in an effective transition of heights from abutting low-density residential (20 units per acre or less) development to the tallest portion of the development. The effective transition of heights is intended to demonstrate compatibility of heights with abutting low-density residential development and to demonstrate that the tallest portions of the development are appropriately located including a gradual and incremental increase in height that is proportionally tiered and reasonably distributed."
RESPONSE: Please see diagram 03 for the proposed building setbacks on sheet A-004.
5. On sheet A-502, ensure the spelling is correct. (e.g., 'Parking Garage Screening Ventilated Metal Meash').
RESPONSE: The spelling has been corrected.
6. Provide an approved Transportation Demand Management (TDM) and narrative requesting the parking reduction. Per Sec 155.5102.K.1, the development services director may authorize up to a 15 percent reduction in the minimum number of off-street parking spaces. Ensure it complies with the regulations of Section 155.5102.K.
RESPONSE: See sheet A-005 for parking analysis.
7. Update sheet A-004 and A-005. The parking spaces required is incorrect. Efficiency DUs requires 1 parking space per Dwelling unit. 1- or 2-bedroom dwelling unit require 1.5 parking spaces per Dwelling unit. Ensure parking count are corrected to comply with Section 155.5102.D.1. (ID what spaces will be shared and which will not, need a parking study—office space).

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RESPONSE: According to Section 155.4202.A.2.H.V.(A) Multi-family dwellings with two bedrooms or less shall provide a minimum of one off-street parking space per 1,000 square feet of gross floor area, with a minimum of one off-street parking space per unit and one guest space per five units. Multi-family dwelling units with three or more bedrooms will provide the parking required in Table 155.5102.D.1. We are proposing 1 parking space for every 1- or 2-bedroom dwelling unit and 2 parking space for every 3-bedroom dwelling unit. All shared parking spaces are labeled on site plan. Please see sheet A-080.

8. There is an 10' FPL easement that contradicts your proposed development, An abandonment may be needed to correct this or provide documentation that from FPL that your proposal will not interfere with their easement.

RESPONSE:

9. Please note that there is also a 10' Utility Easement on the NE portion of the lot. An easement abandonment may be needed. Refer to Section 155.2431 for the city's regulations.

RESPONSE:

10. Provide Photometrics plan and ensure that it complies with Section 155.5401. General Exterior Lighting Standards.

RESPONSE: Please see sheet P-001, sheet P-002 & sheet P-003 for all Photometrics Plans.

11. Provide vehicle circulation plan confirming the route trucks/waste collection will take. Explain how the trash will be picked up. If there is a staging area, show on plan. If garbage truck will enter to pick up the trash ensure you demonstrate that there is enough headspace for the truck to operate.

RESPONSE: Please see sheet A-083 for garbage collection & on-site circulation. The clear height of the loading area is 14'-4".

12. Per Section 155.5802., "All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development." Clarify the design feature chosen for the proposal and tally up the points in a table to comply with the regulations. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points.

RESPONSE: The design features chosen are as follows: Efficient Cooling (2 points), Hurricane Resistant Structures to meet minimum 150 mph load (4 points), Mixed Use Development (4 points) and White Roof (2 points). Total 12 points achieved.

13. Provide the square footage of the area where the mechanical equipment will be located. This ensures that your proposal complies with the regulations outlined in Section 155.9402.B.5.(Cover not more than 25 percent of the roof area of the structure to which they are attached). "Spires, belfries, cupolas, domes, chimneys, elevator shaft enclosures, ventilators, skylights, and similar rooftop structures or structural elements not intended for human occupancy, provided they comply with the standards in section 5. Structures and structural elements must comply with the following: Cover

not more than 25 percent of the roof area of the structure to which they are attached; Comply with applicable screening requirements for mechanical equipment and appurtenances in Section 155.5301, Screening; and Extend above the applicable maximum height limit by no more than 25 percent of the height limit (unless otherwise allowed in this Code)."

RESPONSE: Rooftop mechanical equipment area covers 3,485 sf which is 21.7% of total roof area. Please see roof plan on sheet A-207.

14. Please note that commercial principal uses shall be limited to Eating or drinking establishments (including accessory outdoor seating areas); Professional/medical office; and Retail sales and service uses. Note this on plan and refer to this in the project narrative.

RESPONSE: Narrative has been revised to include this under standard #2. IDEA--plan

15. Please note that you may be subject to additional comments depending on the revisions provided with your next submittal. (Info Only).

RESPONSE: Understood, thank you.

BSO

Deputy Russo

*** ATTENTION *** Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

A. ****CONFIDENTIALITY STATEMENT**** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped "CONFIDENTIAL" to ensure restricted access. Initials __JW__

RESPONSE: CPTED Narrative & Diagram are stamped "CONFIDENTIAL" Please see sheet A-081 & sheet A-082.

B. ****CPTED / SECURITY CONSULTANT**** Although not a requirement, the services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials __JW__

RESPONSE: Understood

C. ****DISCLAIMER**** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials __JW__

RESPONSE: Understood

D. ****CPTED & SECURITY STRENGTHENING**** CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal

agent must initial each individual listed item declaring acknowledgement & compliance. Initials JW

RESPONSE: Understood, please see sheet A-082 for CPTED & SECURITY STRENGTHENING CONDITIONS.

E. ****POMPANO ORDINANCE 155.2407.E.9., SITE PLAN REVIEW STANDARDS**** "... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..." THIS REQUIRES BOTH CPTED & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. Initials JW

RESPONSE: Understood

F. ****PLEASE NOTE**** When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. Initials JW

RESPONSE: Understood

G. **** PRELIMINARY APPLICATION REVIEWS (PAM) **** All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses. Initials JW

RESPONSE: Understood

H. **** ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING **** Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer. Initials JW

RESPONSE: Understood

I. **** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL ****
Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required. Initials JW

RESPONSE: Understood

J. ****SECURITY PERSONNEL**** YES ✓ OR NO If this project includes a dedicated on-site Security Guard(s) &/or Loss Prevention Employees, provide the hours of operation & scope of duties such as active patrol of the interior / exterior, stationary location inside / outside, monitoring security surveillance video, uniformed, plain clothes, etc. Please incorporate this information into your CPTED Narrative & Drawing Diagram. Initials JW

RESPONSE: Please see CPTED Narrative & Drawing Diagram on sheet A-081.

K. **** LATE-NIGHT BUSINESS NOW OR LATER? **** YES OR NO ✓ Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special

PZB

conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties. I. ** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL** Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required. Initials _JW_____

RESPONSE: Late-night business operations are not planned for this property.

L. ** ATTENTION VERY IMPORTANT ** Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder. Initials
RESPONSE: Please see sheet A-082 for CPTED & Security Strengthening Conditions.

M. **BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM** Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs. Initials__JW__

RESPONSE: Understood

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE
SIGN FULL NAME: *Jacob Wu*

PRINT FULL NAME: _JACOB WU_____

RESPONSE:

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. ***

RESPONSE: Please see sheet A-082 for CPTED & Security Strengthening Conditions.

A. Natural Surveillance – Security Strengthening

1.) The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.

RESPONSE: Will comply. Windows within entry doors will be impact resistant.

2) Exterior design elements and/ or features, whether elevated or not, such as walkways, stair wells, promenades, ramps, whether ADA compliant or not, must not have solid walls obstructing &/or preventing Natural Surveillance. If an elevated/ raised design element and/ or design feature obstructs Natural Surveillance, it creates unintended vulnerable and potentially dangerous concealment and/ or ambush opportunities for quality-of-life issues/ disturbances and/ or crimes

to occur. Another important concern to the success of a development's sustainability is understanding that areas which attract intruders, loiterers, trespassers, etc., frequently result in profuse littering and persons using the area, especially afterhours, to relieve themselves contrary to the intended use of the development. These unintended consequences also deter owners, operators, tenants, etc., as a result of the chronically increased maintenance expenses. Purpose: Deter unintended loitering, trespass. Avoid creating concealment &/ or ambush opportunities for crime. Reduce avoidable expensive maintenance costs.

RESPONSE: Will comply. All exterior walkways and ramps will not be obstructed by solid walls.

3.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design. Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.

RESPONSE: Not applied. There are no exterior stairwell risers.

A3. 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.

RESPONSE: Will comply. The proposed camera and monitoring locations will be coordinated with a security and access control consultant, as well as the Broward Sheriff's Office CPTED reviewer, prior to permitting.

1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. 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 front desk, lobbies, the managers' office, etc.

RESPONSE: The surveillance monitors will be placed at the front desk in the lobby as well as in the leasing office.

2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.

RESPONSE: Security cameras will be placed in the mail & package room. Please see sheet A-081 for video surveillance coverage on CPTED site plan.

B. Access Control – Security Strengthening

1.) 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.

RESPONSE: Will comply.

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

RESPONSE: Not applied.

3.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

RESPONSE: Not applied

B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

RESPONSE: Will comply. Instead of an exterior dumpster enclosure, a securely enclosed trash room is proposed.

2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

RESPONSE: Not applied. There is no exterior dumpster.

3.) Bottom gate clearances must be 8" above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

RESPONSE: Not applied. There is no exterior dumpster.

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

RESPONSE: Not applied. There is no exterior dumpster.

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

RESPONSE: Not applied. There is no exterior dumpster.

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

RESPONSE: Not applied. There is no exterior dumpster.

7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

RESPONSE: Will comply.

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B2. Access Control – Security Strengthening for Key Control & Management Offices

1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

RESPONSE: Will comply. All keys will be stored securely with access control.

2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.

RESPONSE: Will comply.

3.) A surveillance camera must monitor the office key storage area.

RESPONSE: Will comply.

4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

RESPONSE: Will comply.

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

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

RESPONSE: Will comply.

2.) (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.

RESPONSE: Will comply.

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

RESPONSE: Will comply.

4.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

RESPONSE: Convex mirrors will be installed. Please see convex mirror locations on site plan and all parking floor plans. See sheet A-080, A-201, A-202 and A-203.

5.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

RESPONSE: Will comply. Stop sign will be placed at where the driveway exit onto Federal Highway.

D. Maintenance & Management – Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed

silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

RESPONSE: Will comply.

2.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

RESPONSE: Will comply.

E. Activity Support – Security Strengthening

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

RESPONSE: Will comply. Please see bike room location on site plan, see sheet A-080.

2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

RESPONSE: Will comply.

3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc. thereby depriving legitimate users to ability to utilize the designated seating.

RESPONSE: Will comply.

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

RESPONSE: Will comply.

Note For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as “Will Comply” or “Will Be Done”. Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance.

RESPONSE: Will comply.

Thank you for your consideration. Please do not hesitate to contact me with any questions.

Paola A. West, AICP, ISA-CA
President, Land Planner

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PZ24- 12000027
11/19/2025