



PZ23-12000049 REVIEW COMMENTS		
Landscape Review		
Number	Comment	Response
1	Thank you for the tree preservation efforts!!!	Acknowledged
2	Please remove all colors from submitted plans as ePlan has a difficult time navigating those layers.	All drawings in the submission are in black and white.
3	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 is included in the submittal.
4	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 Non specimen 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.	The arborist report is included in the submittal.
5	Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.	Refer to the Tree Appraisal in Arborist Report included in the submittal.
6	As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.	Mitigation calculation is including everything provided above and beyond required.
7	Correct the data table showing how the site is meeting the requirements of 155.5203. Minimum Site Development Landscaping. Provided 49 trees does not seem to add up.	The total provided trees includes existing trees/palms to remain.
8	Provide VUA requirements as per 155.5203.D along the north side to be 10' wide with canopy trees at 1:30', with a bump out for the end parking stalls. Remove reference to any stabilized grass.	10' wide VUA landscape strip is provided along the north side with canopy trees at 1 tree every 30', with a bump out for the end parking stalls. stabilized grass has been removed.
9	As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines;	All overhead utility lines around the site are to be buried underground. Refer to the site plan.
10	Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.	10' perimeter landscaping strip has been provided around entire property except for south side where existing building is to remain with no landscape area available. This is a clear measurement outside of vehicular overhang.
11	As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. The Royal Palm does not qualify. Show a tree in the end islands by the dumpster.	One landscaped island is provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are minimum 8' wide clear and contain trees, groundcover, sod and irrigation.
12	As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. Islands are shown as 8' outside curb dimensions.	Landscape island are minimum 8' clear from inside of the curbs.
13	Provide a photometric plan.	Refer to sheet PH-101.
14	No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings). Provide a tree in the SE end island and relocate proposed light pole.	All light fixtures have been located outside of required landscape areas. Tree has been provided at every landscape island.
15	Why is there stippling in the ROW area that appears to match the stabilized grass call out on the site plan, change this to show the same as sod and street trees.	Stabilized grass area has been removed.
16	Sight triangles are to only be shown in the ROW outside of the property line.	FDOT requires 20' site triangle along Federal Hwy.
17	Please provide the plant list on the landscape plan.	The plant list has been moved to the landscape plan.

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18	Label existing tree proposed to remain on the landscape plan with corresponding numbers to match the tree dispo and table.	All existing trees/palms to remain are labeled with corresponding numbers on the tree disposition plan.
19	Change out the Dahoons, Bridal Veils, and Royals to be understory trees due to OHW on the North and East sides. Silvers and Crape minims along Federal please.	All overhead utility lines around the site are to be buried underground. Refer to the site plan.
20	Provide evidence of availability for the Kruguidendron's at 14' or provide a more readily available species.	It is currently available at DisTREEbutors Farm, Inc., Mix'd Greens Environmental, Inc., and Ramos and Sons Nursery Inc. We will check the market when we file for building permit to reconfirm the availability. There could be more by then or less, we will adjust accordingly then.
21	As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.	Curbing is being provided at all VUA area.
22	Provide a mechanical equipment screening detail, i.e. AC units.	Refer to sheet A-102 for the rooftop unit locations servicing the tenant spaces. The parapet is intended to screen the units.
23	As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.	A scaled Irrigation Plan is included in the submittal. It illustrates a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap.
24	Bubblers will be provided for all new and relocated trees and palms.	Bubblers are provided for all new trees and palms. There is no relocated trees or palms.
25	Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.	Only sisal material is being used to attached to trunk of tree, as shown on all planting details.
26	Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.	All root flare are to be above or equal to surround grade, with no mulch against the trunks, as shown on all planting details.
27	Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.	Planting details reflect the planting hole be 2 ½ – 3 times the size of the root ball.
28	If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.	Notes have been added to all details.
29	Please remove gallon size from shrubs and groundcovers.	Gallon size removed from shrubs and groundcovers on plant list.
30	Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.	This has been noted on plant list specifications and notes on L 2.01.
31	Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.	All designed and noted as shown on the plan. All trees specified are taller than 14', even outside of VUA perimeter.
32	Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.	This has been noted on sheet L 1.01.
33	As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.	There is no underground utility lines going through tree protection areas. Notes have been added on sheet L 1.01.
34	As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.	This has been noted on sheet L 1.01.
35	Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.	This note including the penalty terms are noted on Sheet L 1.01.

36	For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.	This note including the penalty terms are noted on Sheet L 1.01.
37	Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.	This has been noted on sheet L 1.01.
38	As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.	There is no underground utility lines going through tree protection areas. Notes have been added on sheet L 1.01.
39	Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.	This has been noted on sheet L 2.02. All plant materials to be Florida #1 or better.
40	Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.	This has been noted on sheet L 2.01
41	Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.	This has been noted on sheet L 2.02.
42	All tree work will require permitting by a registered Broward County Tree Trimmer.	This has been noted on sheet L 2.02.
43	Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Refer to comment responses.
44	Additional comments may be rendered a time of resubmittal.	Acknowledged.
Engineering Review		
Number	Comment	Response
45	Submit / upload a sediment and erosion control plan for the subject project.	Pollution and Erosion Control Plan will be provided at time of permit.
46	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.	BC permit will be obtained prior to building permit.
47	Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.	Acknowledged. The project is seeking the City's Planning and Zoning Division's approval.
48	Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.	Acknowledged. The Broward County Water and Waste Water Service Utility Permit will be obtained.
49	Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed, Hy.	FDOT permit will be obtained prior to building permit.
50	Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.	FDOT permit will be obtained prior to building permit.
51	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 N. Fed. Hy.	FDOT permit will be obtained prior to building permit.
52	Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities	FDEP Notice of Intent will be submitted 30 days prior to commencement of construction.
53	Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities	FDEP Notice of Intent will be submitted 30 days prior to commencement of construction.
54	Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.	Detectable warnings have been added to the PGD plan C-1.

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55	<p>Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements NE 48 St. Right-of-way.</p> <p>PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.</p> <p>**** 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. ****</p>	BCHCED plan approval will be obtained prior to permit.
Fire Department Review		
Number	Comment	Response
56	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.	Fire apparatus will not need to circulate on site. The building is accessible from Federal Highway and 48th Street.
57	Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2)	Fire apparatus will not need to circulate on site. The building is accessible from Federal Highway and 48th Street.
58	Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2018ed Chapter 18)	The project site doesn't have dead end access road in excess of 150ft.
59	All new sites within the City of Pompano shall be designed where fire apparatus access and egress from property does not require backing of the apparatus to exit the property. City of Pompano Beach Fire has a Driver Safety and Backing Procedure Policy in place that states: Backing of apparatus shall be avoided when possible.	Fire apparatus will not need to circulate on site. The building is accessible from Federal Highway and 48th Street. Backing of apparatus is not necessary.
60	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.	Refer to revised sheet C-2.
61	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 2018ed 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.	Fire Flow data will be provided at the time of Building Permit.
62	Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e.. water wheel) for a minimum twenty-four(24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.	A Hydrant Flow Test will be provided at the time of Building Permit.
63	<p>Advisory Comments</p> <p>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.</p>	This development will comply with local, state and deferral codes.
64	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.	This development will comply with FBC BCA 105.2.3.
65	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.	The general contractor will comply with City Ordinance 53.16(A)(1) as required at the time of construction.

66	City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).	The general contractor will provide temporary screened fences complying with City Ordinance 152.06(b) through 152.06(G) as required and determined at the time of construction.
67	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.	The general contractor will provide temporary signage complying with FBC Section 3306.1 as required and determined at the time of construction.
68	City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).	Acknowledged, property lies in flood zone X.
69	FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.	This development complies with accessibility codes and regulations.
70	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.	This development complies with accessibility codes and regulations. This is a one story structure, therefore no elevator required.
71	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.	The Site has accessible routes per FBC A502 and A209.
72	FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.	The project will comply with applicable Building Codes sections.
Building Department Review		
Number	Comment	Response
73	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.	This development will seek separate building applications at the time of permit.
74	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.	This development will prepare an asbestos notification statement and seek the Broward County Asbestos Program Certificate with the statement of Responsibility.
75	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.	The proposed building will be equipped with an automatic sprinkler system as described in sections 903.2.1 through 903.2.12.
76	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.	The proposed building will comply with the provisions for fire resistance and fire resistance rated construction separation to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.
77	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.	The proposed building will comply with provisions of fire resistance ratings as specified in FBC Chapter 7.

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78	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.	The proposed building will comply with provisions of means of egress ratings as specified in FBC Chapter 10.
79	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.	This development does not include any residential scope.
80	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.	Life safety drawings in compliance with FBC Chapter 10 Means of Egress will be submitted at the time of permit.
81	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.	Reviewed and approved product approvals will be integrated into the plans. Product approval will be filed with the building official for review and approval prior to installation.
82	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.	The development will comply with FBC BCA 107.3.5.2. All shop drawings will be approved by a professional engineer prior to being submitted to building officials.
83	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).	Each sheet for submissions will have a sealed digital signature of the architect and engineers.
84	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.	All documentation for this development will be hand signed, dated, and sealed.
85	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.	Special inspector forms will be completed and submitted for approval once required.
86	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 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.	This development will comply with FBC 1512.3.1 and FBC 1512.3.2.
87	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.	Minimum number of parking is in compliance with FBC A208.2. Refer to revised sheet AS-101.
88	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.	Parking spaces are provided for the tenants and guests and are in compliance with table 208.2.
89	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.	Accessible parking spaces comply with the Pompano Beach Standard Details. Refer to revised sheet AS-101.
90	FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.	Acknowledged. Provisions will be made to prevent the accumulation of water or damage to any foundations on the premises or adjoining properties.

91	1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.	Acknowledged. The design complies with the grading requirements indicated.
92	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.	Sequencing and strategies to ensure all rights-of-way to remain free at all times will be conducted by the General Contractor.
93	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.	The permit application will included an estimated permit value at the time of the application for the total sum of the work.
94	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.	All documentation for this development will be signed, dated, and sealed with the Architect's and Engineer's knowledge that the plans comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority.
Waste Management Review		
Number	Comment	Response
95	It is highly suggested to place the dumpster so that the garbage doesn't need to be toted across the vehicular use areas, especially the ingress/egress off of Federal Highway.	The dumpster location has been repositioned closer to the existing veterinary building to avoid road crossing for these users. This new dumpster location is closer to the proposed building minimizing walking distance and road crossings.
96	Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.	We understand that recycled collection is encourage and may be obtained from a recovered materials hauler.
97	Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).	This development will secure garbage collection services from Coastal Waster & Recycling
98	As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste & Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13. 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 should you have any questions or concerns regarding this review.	This development will refer to Pompano Beach Code of Ordinances, Chapter 96 for construction and demolition debris, solid waste collection, and information of container sizing.
CPTED and Strengthening Review		
Number	Comment	Response
99	*** 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.	Refer to revised Sheet AS-102 for CPTED strategies outlined for this development.
100	*** 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.	Refer to revised Sheet AS-102 for CPTED strategies outlined for this development.

101	<p>*** ATTENTION IMPORTANT ***</p> <p>AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.</p>	Refer to the revised CPTED strengthening drawing plan and narrative.
102	<p>***ATTENTION IMPORTANT***</p> <p>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.</p>	The project has applied for the BSO No Trespassing Program. The development plans on providing a minimum of three BSO No Trespassing signs throughout the property.
103	<p>***Note***</p> <p>DRC Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance. Please issue Comment Responses in the Affirmative such as “Will Do”, “Will Be Done” or “Will Comply”. You may then incorporate your affirmative responses onto to your CPTED Narrative & CPTED Drawing Documents if you must re-submit to the DRC.</p> <p>FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM):</p> <p>***PLEASE NOTE THAT ALL COMMENTS MADE BY THE BROWARD SHERIFF’S OFFICE REGARDING YOUR PLAN ARE PRELIMINARY ONLY, AS ADDITIONAL C.P.T.E.D & SECURITY STRENGHING ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES. ***</p> <p>*** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: ***</p> <p>Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage</p>	All of our responses will be affirmative.
104	Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.	Refer to included BSO No Trespass Program Affidavit. This has been submitted to the BSO Department.
105	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.	Refer to revised sheet AS-101 and AS-111 for Broward Sheriff's Office No Trespass signage positioned throughout the site.
106	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.	Refer to revised sheet AS-101 and AS-111 for Broward Sheriff's Office No Trespass signage positioned throughout the site.
107	Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.	Refer to revised sheet AS-101 and AS-111 for Broward Sheriff's Office No Trespass signage positioned throughout the site.
108	Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.	Wayfinding signage will be submitted for permitting. It will be clear and prominently posted in appropriate areas throughout the site.
109	CPTED Landscaping Standards. Natural Surveillance - Landscaping. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.	All shade trees on site are minimum 15' away from the light fixtures. Clearance circles as shown on sheet L 1.01.
110	Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.	All shrubs near pedestrian circulation and VUA area are planted and to be maintained below 24" in height to allow clear line of sight and to avoid potential hideouts.
111	Maintain 2’ to 2.5’ foot maximum height for all hedges, bushes, low plants, and ground cover.	All shrubs near pedestrian circulation and VUA area are planted and to be maintained below 24" in height to allow clear line of sight and to avoid potential hideouts.
112	Maintain an 8’- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.	This has been noted on sheet L 1.01.

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113	Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code	This has been noted on sheet L 1.01.
114	Territorial Reinforcement - Landscaping. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.	All shrubs near pedestrian circulation and VUA area are planted and to be maintained below 24" in height to allow clear line of sight and to avoid potential hideouts.
115	3. CPTED Lighting Standards. 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."	The lighting design complies with the Illuminating Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure" and provides a minimum light level of 3.0.
116	All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.	All doors will have vandal proof / resistant motion-sensor lighting illuminating building entrances.
117	Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.	The lighting strategy focuses on areas that users will occupy most as sidewalks, doorways, and windows.
118	To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.	The lighting design complies with the Illuminating Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure" and provides a minimum light level of 3.0.
119	Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.	The proposed lighting locations are strategically placed considering existing and future installation of landscaping.
120	Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.	Refer to revised Sheet AS-101. The front of the building facing federal highway has clear storefront glass maximizing visibility to the exterior. The sides of the building have glass windows to enhance visibility. The indentations at the back of the building have been removed and the back doors are facilitated with an integrated vision panel.
121	Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.	This development does not have any proposed fences. Handrail details are in compliance with City of Pompano Beach Engineering Standards 2022 drawing 308-1.
122	Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.	This development does not have any proposed fences. Handrail details are in compliance with City of Pompano Beach Engineering Standards 2022 drawing 308-1. For the dumpster enclosure gate refer to revised sheet AS-101.
123	Solid walls, specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.	All walls under this condition will be angled to deter climbing over, sitting, loitering, and prevent it being a potential fall and injury hazard.

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124	Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.	The design will incorporate cleats at intermittent spacing to deter misuse inflicted by skateboarding, roller blading, bicycling, etc. This feature will be developed and submitted for Building permitting.
125	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.	All doors will have non-removable door hinge pins and electronically secured to sound an alarm when the security is breached.
126	Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).	Not Applicable.
127	Security Strengthening. For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.	The security of the building will be strengthened by the implementation of a security alarm system that is monitored and activated whenever the business is closed.
128	For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.	The security of the building will be strengthened by the implementation of a security alarm system that is monitored and activated whenever the business is closed.
129	For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.	A fixed concealed silent panic duress alarm will be provided at the main entrance and a portable lanyard will be provided for redundancy.
130	For Commercial including COMMERCIAL 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 &/or bar should be designed with a clear delineation &/or enclosure separating public from private areas. The purpose is to deter the accidental or intentional trespass into a restricted area & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. This also provides a greater sense of security for employees utilizing the space.	We understand the priority to keep a clear delineation enclosure separating public from private areas within the suites to deter accidental or intentional trespass into restricted areas. This principle shall be implemented during building permitting.
131	Dumpster & Enclosure CPTED, Natural Surveillance and Security Strengthening. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates: a. 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. b. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. c. 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. d. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. e. Dumpster areas must be secured with Access Control and video surveillance.	The following CPTED features will be included for the dumpster enclosure area to deter loitering: a. A robust locking mechanism will be provided for the dumpster enclosure. B. The bottom gate clearance will 9" above the ground to prevent enclosure from being used as concealment / ambush. c. There is no pedestrian passageway into the dempster enclosure. Not Applicable. d. A candle resistant motion sensor security light will be included to illuminate the area when in use between sunset and sunrise. e. A robust locking mechanism will be provided for the dumpster enclosure and video surveillance will monitor this area as added security.
132	Enclosed trash rooms must be secured with Access Control & video surveillance.	This development does not have an enclosure trash room. Not Applicable.
133	Enclosed trash rooms must have vandal resistant motion-sensor security lighting illuminate the area when in use	This development does not have an enclosure trash room. Not Applicable.

134	Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)	Each tenant space will access their space with high quality key locks. All doors will have non-removable door hinge pins and electronically secured to sound an alarm when the security is breached.
135	Describe access key control security system - general description (examples: mechanical lockbox, electronic access, keycard, biometric, facial recognition, etc.), avoid specific location of key storage safe.	Each tenant space will access their space with high quality key locks. All doors will have non-removable door hinge pins and electronically secured to sound an alarm when the security is breached.
136	Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.	This development does not have a key security office. Not Applicable.
137	A surveillance camera must monitor the office key storage area.	This development does not have a key storage area. Not Applicable.
138	Management office door must have a security viewer (peephole) or reinforced security window.	This development does not have a management office. Not applicable.
139	Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters: a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed: 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). b. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist. c. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.	Refer to the CPTED plan and narrative. Multiple cameras have been strategically located to capture all areas without gaps of the parking lot to prevent crimes. Final camera locations and sight cones will be determined based on the recommendations of the security consultant and consultation with the BSO during building permit review.
140	(Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.	Not applicable to this development.
141	(Only if applicable such as with a garage) 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.	Not applicable to this development.
142	(Only if applicable such as with garage &/or a restricted parking lot) Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems to deter tailgating / “piggybacking” by non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.	Not applicable to this development.
143	(Only if applicable such as with a garage) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.	Not applicable to this development.
144	(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)	Not applicable to this development.
145	(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	Refer to the CPTED plan and site plan for signage forbidding vehicles other than owner's authorized guests to park.
146	(Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.	Refer to the CPTED plan and site plan for signage enforcing tow away policy.
147	Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.	Parking lot is designed in accordance with the city ordinances. Sidewalks are provided wherever possible to reduce pedestrian risk.
148	Graffiti Maintenance – CPTED. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.	The owner is well aware of graffiti maintenance and vandalism. The project will take proper measures to prevent graffiti vandalism.

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149	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.	Refer to the CPTED plan and narrative. Camera locations will be determined based on the recommendations of the security consultant and consultation with the bso during building permit review.
150	M.O. 155.2407.E AND M.O. 115.26 Site Plan Review Standards: Development complies with Crime Prevention ***Security Strengthening - includes Mechanical and Electronic Security*** AND CPTED standards, this requires BOTH to be addressed including Electronic Surveillance. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.”	Refer to the CPTED plan and narrative. Camera locations will be determined based on the recommendations of the security consultant and consultation with the BSO during building permit review.
151	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.”	Refer to the CPTED plan and narrative. Camera locations will be determined based on the recommendations of the security consultant and consultation with the BSO during building permit review.
152	Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.	Refer to the CPTED plan and narrative. Camera locations will be determined based on the recommendations of the security consultant and consultation with the BSO during building permit review.
153	Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager’s office, front desk, lobbies, etc.	Refer to the CPTED plan and narrative. Camera locations will be determined based on the recommendations of the security consultant and consultation with the BSO during building permit review.
154	Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.	Refer to the revised CPTED plan and narrative. All cameras have been strategically placed to consider the growth of existing and new landscaping and to avoid obstructions.
155	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.	Refer to the revised CPTED plan and narrative. Lights has been strategically position to avoid conflict with camera positions.
156	Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.	Refer to the revised CPTED plan and narrative. Security cameras have been strategically placed to monitor the entire site including parking areas, building entrances, and pathways around the perimeter.
157	Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.	Refer to the revised CPTED plan and narrative. Security cameras have been strategically placed to monitor the entire site including parking areas, building entrances, and pathways around the perimeter.
158	Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.	Cameras are positioned to ensure surveillance at all exterior building entrances.
159	Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, vandalism, auto-theft, robbery, sexual assault & battery, etc.	Refer to the revised CPTED plan and narrative. Motion activated security cameras have been strategically placed to monitor the entire site including any activities pertaining to rooftop burglary.
160	Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.	Refer to the revised CPTED plan and narrative. Motion activated security cameras have been strategically placed to monitor the entire site including any activities pertaining to rooftop burglary.

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161	Miscellaneous: CPTED & Security Strengthening. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.	Exterior electrical power outlets will be lockable to deny unauthorized use by vagrants.
162	Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.	Exterior water outlet spigots will have a locking cap to deny unauthorized use by vagrants.
163	Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.	Refer to the revised CPTED plan and narrative. Motion activated security cameras have been strategically placed to monitor the entire site.
164	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.	There will not be any ground level exterior air conditioning units. They will be located on the rooftop.
165	Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.	Bicycle storage racks are provided in close proximity to main entrances.
166	Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.	Facing Federal Highway, the building frontage has a retention wall due to the elevation change which becomes a natural barrier to prevent serious intrusion accidents / incidents.
167	If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.	There will be no public Wi-Fi system. Each tenant will be notified to encrypt and password protect their Wi-Fi service.
168	Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.	There are no elevator planned for this development. Not Applicable.
169	Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.	There are no exterior storage tanks in this development. Not Applicable.
170	Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.	No exterior bench seating provided in this Development
171	Business Security Ordinance: Natural and Electronic Surveillance. If the business or any of the tenants will operate a late-night business, then compliance with this in detail in the Development Review CPTED/Security Strengthening Narrative and Drawing submissions for review.	This development is intended for business to operate during normal business hours and not intended to operate a late night business.
172	Describe in Drawing and Narrative Plans: 1. Video or security camera system: Every Late-Hours Business shall maintain a video or security camera system that is capable of monitoring, recording and retrieving a clear and identifiable image to assist law enforcement personnel in offender identification and apprehension. Said system shall comply with all of the following standards: a. Be in operation at all times; b. Be readily viewable and accessible by employees; c. At least one camera recording the interior of the business; d. At least one camera recording any parking areas, (cameras must cover entire parking area up to the perimeter); and e. All recordings must be retained and available to police for a period of 72 hours from the date of recording.	This development is intended for business to operate during normal business hours and not intended to operate a late night business.

173	(If applicable) All window signage provided at Late-Hours Businesses must allow a clear and unobstructed view from the outside of the building and in a normal line of sight of the cash register and sales transaction area. Provide the following on NARRATIVE PLANS: a. Operational hours in writing. b. Comprehensive parking lot area surveillance camera coverage/ capture. Show sight “cones”. c. (If applicable) (Commercial/ Retail/ Etc. Businesses) Clear sightline to cash register/ sales counter area from exterior Show sightline path. d. (If applicable) (Commercial/ Retail/ Etc. Businesses) Avoid sightline obstructive tall inventory stacking and shelving that blocks Natural and/ or Electronic Surveillance. e. (Commercial/ Retail/ Etc. Businesses) Entry lobby area cannot be blocked by inventory display or storage as this is area is used for emergency egress by fire and law enforcement. Also, any displays or storage of inventory stock obstructs clear sightline paths and provides concealment/ ambush opportunities for crimes such as retail theft and robbery. f. Provide an Emergency Access Method/ System to Law Enforcement in the event of a law enforcement/ criminal incident, or medical emergency (police often arrive before fire rescue) inside the facility.	This development is intended for business to operate during normal business hours and not intended to operate a late night business.
174	The CPTED Narrative in the DRC or PAM Documents folder & the CPTED Narrative in the DRC or PAM Drawing folder should be synonymous. Please include the above stated CPTED & Security Strengthening measures onto both the Drawing Document & Narrative Document when re-submitting into the Pompano ePlan.	Refer to revised CPTED drawing and narrative in the DRC and PAM folders which will be synonymous.
Utilities Review		
Number	Comment	Response
189	Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.	Acknowledged
190	Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.	Broward County EPD Surface Water permit will be obtained.
191	Broward County Water & Wastewater service area. Please procure the necessary County utility permits for the proposed off-site utility connections.	Broward County Water & Wastewater service plan approval will be obtained prior to permit.
192	Please submit a sedimentation and erosion control plan for the subject project detail protection of on and off-site drainage protection and erosion control.	Pollution and Erosion Control Plan will be provided at time of permit.
Planning Review		
Number	Comment	Response
193	The land use for this area is C (Commercial). The zoning of the property is B-3 (General Business), which allows for retail and eating establishments by right. Proposal is for a total of 5,140 gross square feet of commercial use. The property does not appear platted in the Broward County Records. Provide a copy of the plat, obtain Plat approval, or provide a Plat Note Determination Letter from the Broward County Planning Council determining that Platting is not necessary for the proposed development. The property abuts N Federal Hwy and NE 48th Street. The survey indicates that NE 48th Street has a total right-of-way width of 70 feet, 35 feet from Center Line which meets the minimum. No additional dedication is required for NE 48th Street. The survey indicates that the total right-of-way width of Federal Hwy is 120 feet, with a 60 feet to the centerline which meets the minimum. The Broward County Trafficways Plan requires a minimum width of 120 feet & thus no additional dedication is required for N Federal Hwy. The city has sufficient waste water treatment capacity to accommodate the proposal. Applicant may submit to DRC for a formal review.	After determination from the Broward County Planning Council, the owner will proceed with obtaining Plat approval.
Zoning Review		
Number	Comment	Response
194	Call out what is located behind the chain link fence in the southwest corner of the site. Is this area used by the animal hospital for an outdoor animal run? Is this area covered?	Refer to revised Sheet AS-101. This area is utilized by the existing animal hospital as an animal outdoor run enclosure.

195	Revise the landscape island dimensions to measure the greenspace inside of the curb, not to the exterior of the curb.	Refer to revised Sheet AS-101 which reflect the 8'-0" clear landscape dimension.
196	The parking space dimension should include the 6 inch curb within the overhang space. Revise the plan so the curb and the overhang area is no more than 2.5' (with a minimum of 2') and the remaining length adds up to 18' long (155.5102.C.9).	Refer to revised Sheet AS-101 which reflect the updated dimensions.
197	Except for parking areas serving single-family dwellings, each required off-street parking area and space, and each off-street loading area and berth, shall be identified by double striping (155.5102.C.4). Revise the site plan to show double striping.	Refer to revised Sheet AS-101. Parking dimensions and striping revised to comply.
198	Revise the handicapped detail on the site plan to match the City of Pompano Beach's Engineering detailing and show it will be double striped.	Refer to revised Sheet AS-101. Parking dimensions revised to comply.
199	Clarify why stabilized grass is proposed in the center parking area. Revise so this is not counted toward the pervious area. It doesn't appear necessary as the space appears to be a vehicle turn around area with hard space underneath.	Refer to revised Sheet AS-101. The stabilized grass has been removed to accommodate the 10'-0" clear from the property line.
200	Revise the parking calculations to state the maximum allowed is 125% rather than 25% (155.5102.D.5).	Refer to Revised Sheet AS-101 updated calculations.
201	On the site plan data table, provide the required vs proposed code requirements for the B-3 zoning district (setbacks, height, lot coverage, pervious area, etc.). Note that lot coverage is the foot print of all roofed structures. Pervious area calculations should only include the living, pervious spaces on site.	Refer to Revised Sheet AS-101 Site Data table.
202	On the setback portion of the table call out the directions for each setback. The front will be east, street side will be north, rear will be west, and interior side yard will be south.	Refer to Revised Sheet AS-101 Site Data table.
203	Call out the front setback on the site plan drawing. This dimension was not provided from the closest point of the building to the east property line.	Refer to Revised Sheet AS-101. Dimensions have been included for all sides.
204	The site must have a stacking length of at least 25' measured from the property line to the edge of the first parking space (155.5101.G.8.B). Provide this measurement on the site plan for the northern entrance.	Refer to Revised Sheet AS-101. Stacking length measurement has been included.
205	All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area (155.5102.L.1). Provide calculations on the Site Data table indicating the number of required and provided racks and/or lockers.	Refer to revised Sheet AS-101 for bicycle calculation and bicycle parking locations.
206	Required bike racks/lockers shall be installed on a paved surface and be located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic (155.5102.L.2). Identify the bike rack location on the site plan.	Refer to revised Sheet AS-101 for bicycle calculation and bicycle parking locations. 2 clusters have been positioned on the site to avoid interference with vehicular traffic.
207	Required pedestrian walkways shall be at least 7' wide in commercial zoning districts (155.5101.I.3). Increase the proposed 6' sidewalk.	Refer to revised Sheet AS-101 for walkway dimensions reflecting a minimum of 7'-0 in width.
208	There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure.	Refer to sheet A-102 for the rooftop unit locations servicing the tenant spaces. The parapet is intended to screen the units.
209	Provide a detail of the proposed dumpster enclosure. Dumpster enclosures or commercial containers of new development are to be screened on three sides by a durable, sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate. The height of the screening walls and gate shall be at least six inches higher than the height of the container. (155.5301.C.1.a).	Refer to revised sheet AS-101 for the dumpster enclosure details and elevations.
210	Exterior service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height (155.5301.C). Revise the angle of the dumpster enclosure so that it is not facing Federal Highway, one of the City's major corridors.	Refer to revised Sheet AS-101 for repositioned dumpster enclosure.
211	Each parking bay must have an 8' landscape island at the beginning and end of each row. The one parking space next to the dumpster enclosure must have an island on either side.	Refer to revised sheet AS-101. The dumpster enclosure and parking space adjacent to it have been reconfigured.

DRC

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212	Provide a photometric plan that meets the standards of Code Section 155.5401. General Exterior Lighting Standards with the DRC submittal.	Refer to revised Sheet PH-101 for lighting locations and photometric plan.
213	Trees shall be planted at least 15 feet from any light fixture mounted on a pole (155.5203.B.2.g.i.c). Identify the 15' radius around each proposed light pole on the landscape plan.	All light fixtures have been located outside of required landscape areas.
214	Provide the cut sheets for the proposed light poles identifying their height from grade.	Refer to included attachment with the cut sheets for the proposed lights.
215	<p>The proposed project must meet the design requirements of Code Section 155.5602. Commercial, Institutional, and Mixed-Use Design Standards:</p> <p>a. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart.</p> <p>b. Offset Alternatives. The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:</p> <p> i. Changes in facade color or material that follow the same dimensional standards as the offset requirements; ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height; iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or v. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.</p> <p>c. Street Side Facades. The street-facing side facades of buildings shall be articulated with the same facade details as provided on the building's front facade, or be screened from off-site views through fences, walls, or landscaping at least eight feet high.</p> <p>d. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave , top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. This figure may be reduced to 20 percent of the first-floor front facade of a structure housing a large retail sales establishment.</p> <p>e. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. This provision does not apply to a building facade enclosing a sexually oriented business use.</p> <p>f. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.</p>	<p>Refer to revised Sheet A-102 for building elevations.</p> <p>A. The street facing front building facade walls are articulated with offsets, the use of glass, and aluminum shading devices over the entrances.</p> <p>C. The street facing side facades of this development include changes in façade color, wall offset articulations, changes in height of parapet walls, shading devices, and glazing.</p> <p>D. The street Facing facade of the ground level exceeds 30% occupied by windows and doorways as this is the main entrances into the tenant spaces. Refer to revised Sheet A-103.</p> <p>E. All ground level windows on the street-facing facade will be transparent to maximize visibility.</p> <p>F. The parapets on this development range from 3'-0" to 5'-0".</p>
217	The height of a structure is determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof (155.9401.G). Revise the elevations to correctly reflect the height of the building from finished grade to the roofline. Call out the height of the parapet above the roofline.	Refer to revised Sheet A-103 for building heights including parapet and roof heights.
218	Nonresidential must achieve at least 12 points from Table 155.5802: Sustainable Development Options and Points. Provide a separate narrative detailing the proposed options for the development.	Refer to Sustainable Development Narrative outlining the strategies this development plans on pursuing to reach a minimum of 12 points.