



City of Pompano Beach



PZ22-12000032
10/16/2024

Staff Report

File #: LN-486

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JULY 19, 2023

324 HAUS

Request: Major Site Plan
P&Z# 22-12000032
Owner: Pompano Devco I LLC
Project Location: 324 NW 6th ST
Folio Number: 484235480010
Land Use Designation: DPTOC (Downtown Pompano Beach Transit-Oriented Corridor)
Zoning District: TO-DPOD (Downtown Pompano Beach Overlay District)
Commission District: 4 (Beverly Perkins)
Agent: Ivan Leon (786-368-0272 / permits@creandogroup.com)
Project Planner: Saul Umana (954-786-4662 / saul.umana@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval for 20 residential units and commercial mixed use project in the Downtown Pompano Beach Overlay. The project consists of one building of four stories, 28 parking spaces, 1 retail space and associated landscaping.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester | daniel.keester@copbfl.com <<mailto:daniel.keester@copbfl.com>>

Status: Authorized with Conditions

Comments requiring action from the Applicant:

-Land use for this parcel is DPTOC. An application requesting to construct 20 multifamily residential units (Garden Apartments), 1,320 square feet of retail/commercial, as well as amenities for residents. The DPTOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit.

-The survey indicates that a portion of the property was platted (western portion) - Raysor Plat (Broward County Records: Plat Book 109 Page 33), and the remaining area is noted by deed (Deed Book 388 Page 428) as a Lot 6 of "Groom and

Gays Subdivision". Provide a platting determination letter from Broward County Planning Council, confirming whether or not platting would be required for this prior to development.

-The property is abuts NW 6th Street. Based on the Street Network Connectivity Regulating Plan, NW 6th Street is an existing secondary street. NW 6 Street is not specifically listed in the Trafficways plan or Chapter 100 of the City's code, but the minimum of 60 feet width is required (30 feet to the centerline), and must be dedicated as public right-of-way, prior to building permit approval.

-Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.

Notes / No Action Necessary:

-The city has sufficient resource capacity to accommodate the proposal.

ENVIROMENTAL SERVICES

Plan Reviewer: Beth Dudow | beth.dubow@copbfl.com <<mailto:beth.dubow@copbfl.com>>

Status: Pending Resubmittal

Environmental Services Comments

Project Name: 324 Haus

Address: 324 NW 6 ST

P&Z#: 22-12000032

Reviewed: 06/29/2023

DRC Meeting: 07/19/2023

REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. Ensure there is adequate height clearance for a front-loading garbage truck to service this property. Minimum height requirements are 15 feet for driving and 21 feet for servicing the containers. Current elevations show less than 13 feet of height clearance.

2. On the site plan or a circulation plan, show all turning radii along the path a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'. Backing the garbage truck out onto NW 6th Street is not permissible.

NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (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.

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

FIRE

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>

Status: Pending Resubmittal

7/03/2023

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

() Provide 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.

() 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).

UTILITIES

Plan Reviewer : Nathaniel Watson \ Nathaniel.Watson@copbfl.com

Status: Pending Review

Comments not uploaded as of 7/10/2023, 12 PM.

ENGINEERING

Plan Reviewer : David McGirr \ david.mcgirr@copbfl.com

Status: Pending Resubmittal

7-3-23

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

4. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

5. Show on landscape plans the location of all existing and proposed City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

6. Note on Landscape Plans that there will be 12" of well compacted limerock base beyond the edge of all sidewalk, roads, drive isles and back of all curbing

7. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

8. On Plan sheet C-1.5 Show the dimensions of the proposed driveway and the sidewalk needs to be shown as a separate independent pour.

9. Please note on civil plan C-1.6 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

How to retire old laterals

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

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

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

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

PLEASE 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.

**** 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. ****

CRA

Plan Reviewer: Kimberly Vazquez / kimberly.vazquez@copbfl.com

Status: Authorized with Conditions

The CRA has completed a preliminary review and has no objections to mixed-use project as allowed by DPTOC land use.

Landscaping

Plan Reviewer: Wade Collum \ wade.collum@copbfl.com

Status: Pending Resubmittal

7.6.23

1. No comment response sheet was submitted for the project
2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
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.
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 nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. No dollar values were provided on Sheet L.101.
5. Please revisit proposal to relocate large DBH Mango trees, staff has concerns about survivability.
6. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule

7. Provide methodology for tree values as some numbers appear low
8. 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.
9. Provide a separate suspended pavement systems sheet showing the highlighted location and the scaled out required soil volume of a minimum of 1200 cubic feet per tree for large medium canopy trees.
10. As per 155.3501.J.3 a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph.
11. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.,
12. Provide a separate sheet suspended pavement for this and include on the civil plans.
13. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.
14. Provide VUA requirements as per 155.5203.D along the perimeters.
15. Provide soil volume calculations for proposed Caesalpinia in courtyard.
16. 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.
17. 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.
18. Provide 4 islands along the south property line
19. As per 155.3501.K.5.d correct Oak tree street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk at 1:30'.
20. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:
 21. i. Palms must be provided in multiples (doubles or triples);
 22. ii. If palms and trees are combined, one row of shrubs can be provided;
 23. iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
 24. iv. If trees are provided, design must include a minimum of 2 species;
 25. v. Trees or palms must be a minimum of 14 feet in height;
 26. vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
 27. vii. Suspended pavements systems are provided for the adjacent vehicular use area.
28. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
29. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of

30. Please provide a consistent staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.
31. 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 5' wide and contain trees, sod and irrigation. Suspended pavement or structural soil shall be used in this application.
32. Provide rooftop planter detail with soil composition, soil profile, material, waterproofing, drainage specs, soil specs, top dressing, etc.
33. 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 staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
34. Provide a landscape notes and detail sheet.
35. Provide a graphic scale on all plans
36. Please propose some alternate flowering trees along the street on the site, Tabebuia caraiba may be an option.
37. 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.
38. Bubblers will be provided for all new and relocated trees and palms.
39. 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.
40. 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 staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
41. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.
42. 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.
43. All tree work will require permitting by a registered Broward County Tree Trimmer.
44. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

ZONING

PLAN REVIEWER : Saul Umana \ saul.umana@copbfl.com <<mailto:saul.umana@copbfl.com>>

Status : Pending Resubmittal

Provide written responses to all Comments.

- 1) The periphery of any site fronting on a public right-of-way shall be improved by the provision of sidewalks, streetlights, street furniture, street trees and other elements, covering the entire area from face of curb to face of building.

Coordinate the design of the right -of-way with the designated street map. According to the survey, the site plan indicates 50 foot total right-of-way. Verify the overall required right-of-way width needed

2) The site is identified in the “Designated Public Open Space and Greenway System” Regulating Plan. Please provide a response and show compliance on the Site Plan

TO District Open Space and Greenway System Standards

Open space may be one of three types: designated publicly accessible, semi-public or private. All developments are required to provide a minimum private open space as determined by the building type. The Designated Publicly Accessible Open Spaces and Greenway Systems Regulating Plan for each TO district shows the approximate location of existing public and required new designated publicly accessible open spaces and a greenway system throughout the TO District, where the intent is to establish a network of open spaces.

1. Designated Publicly Accessible Open Spaces

Designated publicly accessible open spaces are open spaces on private property that are required in the Designated Publicly Accessible Open Spaces and Greenway Systems Regulating Plan and/or for a density bonus provision where applicable, and shall provide public access in order to enhance the connectivity of the public realm. New designated publicly accessible open spaces are small in scale, largely devoted to natural landscaping and outdoor recreation, and tend to have few structures. Golf courses, golf driving ranges, cemeteries and mausoleums shall not be included in this category. Accessory structures may include clubhouses, statuary, fountains, maintenance facilities and concessions. Open space types include greens, squares, and plazas. Designated publicly accessible open spaces shall be subject to the following requirements:

- a. The minimum size of a new designated publicly accessible open space shall be 4,800 SF unless otherwise specified in the overlay district.
- b. The general location shall conform with the Designated Publicly Accessible Open Space and Greenways System Regulating Plan.
- c. New designated publicly accessible open spaces shall be provided at grade level.
- d. Provided that all other parameters on the Regulating Plans are met and that an individual/developer owns the entire designated publicly accessible open space area and an adjacent area, the final location of the publicly accessible open space may be proposed onto such adjacent area.
- e. New designated publicly accessible open spaces shall provide shaded areas, and their ground surface shall be a combination of paving materials, sod, or ground cover.
- f. No replatting or other land subdivision shall divide property in such a way that the required designated publicly accessible open space is avoided or its location changed.
- g. Off-street parking shall not be required for new designated publicly accessible open spaces.
- h. The development and ongoing maintenance of a new designated publicly accessible open space area shall be the responsibility of the developer/property owner.
- i. Properties that provide new designated publicly accessible open space shall be permitted relief from the maximum building setback requirements along the portion of the building fronting the open space specifically for the purpose of accommodating the open space.
- j. Fences, walls and hedges are permitted around the perimeter of a designated publicly accessible open space in accordance with [Table 155.3501.L.2.b <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-42635>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-42635).
- k. Shall not count toward the minimum private open space requirement.

3) Provide a photometric Plan

Exterior lighting shall comply with the standards in [Part 4](#)

<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39165> (Exterior Lighting) or Article 5: <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38103> Development Standards as well as the following additional and/or modified standards:

1. Light poles shall not exceed a height of 17.5 feet above the adjacent finished grade;
2. No cobra head lights are permitted;
3. All lighting shall be weather and vandal resistant (i.e. resistant to graffiti, shattering, etc.);
4. All exterior lighting is encouraged to be solar powered;
5. TO properties are exempt from the standards in Section [155.5401.C](#)

<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39166> (Lighting Location and Required Landscaping and Tree Protection); and

6. On-site lighting poles shall be of a consistent architectural style and shall complement the predominant architectural theme of the pr

Principal Use Types	Minimum Illumination in Vehicular Use Areas ¹	Maximum Illumination at Property Line ²
Multifamily residential	0.5 foot-candle	2.0 foot-candles

4) Identify the Density Bonus Option from Table 155.3708.F.1 that will be utilized for the increase in proposed density over the allowable by-right number of dwelling units. Include this note on the site plan.

5) Provide the dimension for the overall length of the building along all sides at the ground level.

6) The Site Analysis table shows the minimum required side and rear setbacks of 6 feet. Staff finds different interior side and rear setbacks for the flex building type pursuant to the Building Typology and Placement Regulating Diagrams in Section 155.3501. However, the minimum setback for the front is 6 ft for NW 6th Ave.

7) The pervious area of the private open space does not seem to be counted towards the pervious.

8) The height of a structure shall be 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. Add a dimension for building height, in accordance with the requirement of this Code Section.

9) Provide setback of the second floor front property line.

10) Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable- provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

11) Identify on the site data table, which code section is being used for the parking reduction.

12) The floor plans call some units as In-Laws. Add note on floor plan that these units cannot be separated in the future. Make sure all floor plans that have the mother in law suits connect to the main floor. Accessory dwelling units are not permitted.

13) Curbing

- a. Except for off-street parking areas serving single-family dwellings, or off-street parking provided within a Parking Deck or Garage, each off-street parking space shall include a continuous curb.
- b. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.
- c. In place of continuous curbs, wheel stops may be provided when required for compliance with accessibility guidelines promulgated under the Americans with Disabilities Act (ADA). When permitted, the wheel stops shall be made of concrete, wood, metal, or material of comparable durability, and shall be at least six feet long.

14) Marking - 4. Markings

- a. 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 as well as other surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Such markings-including directional arrows, lettering on signs and in handicapped-designated areas, and labeling of the pavement-shall be maintained so as to be readily visible at all times.

15) Compact Parking Spaces in Parking Garages

When provided in a parking garage, the dimensions of up to 20% of the required off-street parking spaces may be reduced to a width of 8 feet and 6 inches and a depth/length of 16 feet. The spaces shall be marked as Compact Parking Spaces.

16) Provide a sustainability narrative on how this project will meet the 12 points required.

17) Provide a written design narrative to how the building meets the design standards. This application requires Major Building Design Review and thus a response is needed for the following design standards:

A. Purpose

These design standards are intended to identify the city's design goals and expectations for commercial, institutional, and mixed-use development quality resulting in greater predictability during the development review process. More specifically, the purposes of this section are to:

1. Encourage establishment of a strong sense of place with vibrant commercial, institutional, and mixed-use development in key areas of the city;
2. Encourage a more pedestrian-friendly environment through attention to human-scale design and site features to limit large, bulky buildings with few architectural details;
3. Foster greater compatibility between adjacent residential and nonresidential development;
4. Limit the impacts of automobile-oriented development in commercial, institutional, and mixed-use areas; and

B. Applicability

Except as otherwise provided in this Code, the standards in this section shall apply to the following:

1. All new commercial, institutional, B-4 zoning districts, and mixed-use development (as defined in Section [Article 9: Part 5 <\[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-40203\]\(https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-40203\)> Terms and Uses Defined](#)), including large retail establishments.

2. Commercial, institutional, B-4 zoning districts, and mixed-use development required to obtain Major Building Design Approval.

C. General Commercial, Institutional, and Mixed-Use Design Standards

All commercial, institutional, industrial uses within a commercial zoning district, and mixed-use development subject to this section shall comply with the following standards:

1. Business Activities to be Conducted in Enclosed Buildings

Except as expressly provided otherwise in this Code, all business activities associated with commercial, institutional, and mixed-use developments shall be conducted within a totally and permanently enclosed building.

2. Building Orientation**a. Fronting Streets**

The front facade of all buildings, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza, not an off-street surface parking area. In the case of corner lots, the primary entrance shall face the street from which the building derives its street address. Nothing shall prohibit a secondary entrance from facing a surface parking area.

b. Single-Building Development Parallel to Street

All single-building developments shall be configured with the long axis of the building parallel to the street it fronts, or be consistent with existing development patterns, rather than being sited at unconventional angles.

c. Multi-Building Development

i. Development composed of multiple buildings totaling 50,000 or more square feet of floor area shall be configured to:

(A) Break up the site into a series of smaller "blocks" defined by on-site streets, vehicle accessways, pedestrian walkways, or other circulation routes;

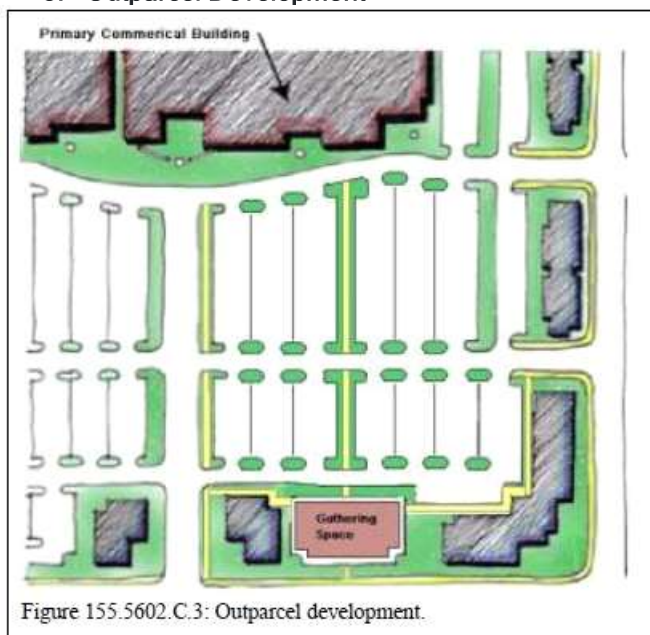
(B) Frame the corner of an adjacent street intersection or entry point to the development;

(C) Frame and enclose a "Main Street" pedestrian or vehicle access corridor within the development site;

(D) Frame and enclose on at least three sides of parking areas, public spaces, or other site amenities; or

(E) Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings.

ii. The primary entrances of buildings shall be oriented towards a street along the perimeter of a development, towards streets or driveways interior to the development, or towards open space areas, courtyards, or plazas.

3. Outparcel Development

a. To the maximum extent practicable, outparcels and their buildings shall be configured and located to align with the street edges, development entry points, and spaces for gathering or seating between buildings.

b. Spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces. (See [Figure 155.5602.C.3](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355>; Outparcel development.)

4. Base, Middle, and Top

Buildings of three or more stories shall include a clearly recognizable base, middle, and top configured in accordance with the following standards:

- a. Building bases shall incorporate one or more of the following:
 - i. Thicker walls, ledges, or sills;

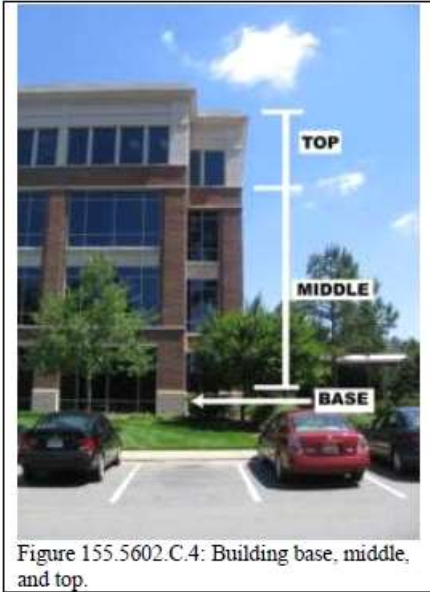


Figure 155.5602.C.4: Building base, middle, and top

- ii. Integrally-textured materials such as stone or other masonry;
- iii. Integrally-colored and patterned materials such as smooth-finished stone or tile; or
- iv. Lighter or darker colored materials, mullions, or panels.
- b. Building tops shall include two or more of the following features:
 - i. Three-dimensional cornice treatments with integrally-textured materials such as stone or other masonry or differently colored materials;
 - ii. Sloping roofs with overhangs and brackets;
 - iii. Stepped parapets; or
 - iv. Aligned openings and articulations.

(See [Figure 155.5602.C.4](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355>; Building base, middle, and top.)

5. Facade Articulation

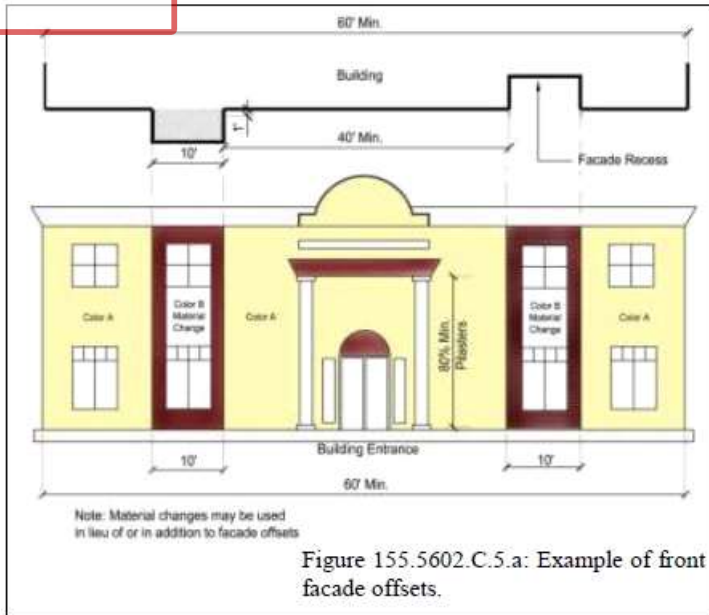


Figure 155.5602.C.5.a: Example of front facade offsets

a. Offsets Required

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. (See [Figure 155.5602.C.5.a](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355) https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355 Example of front facade offsets.)

b. Offset Alternatives

The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:

- Changes in facade color or material that follow the same dimensional standards as the offset requirements;
- 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;
- 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
- Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

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.

d. Outbuildings

Outbuildings located in front of other buildings within the same development shall include a consistent level of facade articulation and architectural detail on all sides of the building as well as exterior materials and colors that are compatible with the primary building in the development.

6. Facade Materials

a. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director.

b. Primary facade materials shall not change at outside corners and shall continue along any side facade visible from a street right-of-way for at least 15 feet; however, materials may change where side or rear wings meet the main body of the structure.

c. Materials changes shall occur along a horizontal line or where two forms meet; however, changes of materials may be used as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

d. Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco or wood). The heavier material may be used as a detail on the corner of a building or along cornices or windows.

a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.

b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

c. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

9. Location of Off-Street Parking

a. In the B-1 District

Single-story commercial, institutional, and mixed-use development in the Business-1(B-1) district shall be configured to locate all required surface off-street parking to the side or rear of the front facade of the building. Buildings of two or more stories may locate one bay of off-street parking between the primary building entrance and the street the building faces.

b. Other Districts

No more than two bays of off-street surface parking may be located between the front building facade and the street it faces. This may be doubled for buildings of two or more stories.

10. Loading, Service, and Equipment Areas

a. Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from off-site areas, to the maximum extent practicable.

b. Outdoor storage areas shall be fully screened from adjacent streets and single-family development in accordance with the standards for outdoor storage in [Article 4](#)

<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43262>: Use Standards.

c. Loading, service, and equipment areas that are associated with an outparcel building shall be screened through the use of structural elements and similar materials attached to and integrated with the building.

11. For mixed use building with a residential or hotel component, upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the single family dwelling's rear yard .

1.

The FOLLOWING CODE SECTIONS FOR THE COMMERCIAL MIXED USE STANDARDS ARE EXCEMPT:

g. Section [155.5602.C.3](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355> (Outparcel Development); and

h. Section [155.5602.C.7.a](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355> (Fenestration/Transparency).

TO DESIGN STANDARDS:

Active uses shall be required along all building frontages as specified within the Overlay District and the following shall apply:

i. Ground floor active use, liner.

a) The minimum depth of an active use liner is measured generally perpendicular to the building frontage. The minimum depth of the active use liner shall be 20 feet.

ii. Ground floor active use nonresidential or residential lobby;

Active uses located along the ground floor of a building typically contain retail uses, but can contain any use that generates pedestrian activity. Active uses shall be provided in compliance with the following standards:

a) They shall be provided on the first floor of all mixed-use buildings;

b) They shall be directly accessible from a street frontage, greenway or an open space;

c) For properties with two or more frontages, they shall be located on a minimum of two frontages, with priority

- d) They shall have a transparent clear glazed area of not less than 70% of the facade area;
- e) Ground floor window sills shall be placed at a maximum height of 24 inches above grade; and
- f) Security enclosures, if any, shall be of the mesh type that pedestrians can see through, and shall be located behind storefront displays.
- g) The glazed area shall have a minimum visible light transmittance of 75% and a maximum reflectance of 15%.
- h) The glazed area shall be designed to allow view of an interior space at least five feet deep (e.g. transparent openings may include traditional storefront display windows, but not merely glass display cases). The view into a commercial use shall not be permanently obstructed by screens, shades, shutter or opaque films applied to the glazing.

BSO

Plan Reviewer: Anthony Russo \ Anthony_Russo@sheriff.org

Status: Pending Resubmittal

Development Review Committee Date Reviewed: 07/06/23

Subject: CPTED and Security Strengthening Report: PZ#: 22-12000032

Address: 324 NW 6th Street, Pompano Beach, FL

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

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

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M-(561) 917-4556 (Call, Text & Email; No Voicemail)

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Monday - Thursday; 8 AM - 4 PM

*** ATTENTION IMPORTANT ***

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

*** DISCLAIMER ***

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



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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.

***ATTENTION IMPORTANT ***

155.2407.E(9) Site Plan Review Standards

Complies with crime prevention **Security Strengthening and CPTED Standards**, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.”

Regarding your responses, please place the following CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE.

ATTENTION IMPORTANT

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.

***The CPTED & Security Strengthening conditions stated below must be included & described in detail in your narrative & drawing plans. By initialing each individually listed item, the developer &/or legal agent is declaring their acknowledgement & compliance with our CPTED requirements. ***

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage

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

Initials _____

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

Initials _____

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

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d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

Initials _____

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

Initials _____

2. CPTED Landscaping Standards

2A: Natural Surveillance - Landscaping

a. 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.

Initials _____

b. 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.

Initials _____

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

Initials _____

d. 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.

Initials _____

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE



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Initials _____

2B: Territorial Reinforcement - Landscaping

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

Initials _____

3. CPTED Lighting Standards

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

Initials _____

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

Initials _____

c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior 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.

Initials _____

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

Initials _____

e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable



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Initials _____

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

Initials _____

g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Initials _____

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

Initials _____

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

Initials _____

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

a. For Commercial & Industrial, all solid exterior doors must have 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.

Initials _____

b. For Residential, all solid exterior doors must have a see-through reinforced security window or at the minimum a 180-degree wide angle door viewer (peephole). 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.

Initials _____

c. 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.

Initials _____

d. 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.

Initials _____

e. 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.

Initials _____

f. 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.

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

Initials _____

h. 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.

Initials _____

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

Initials _____

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



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

Initials _____

b. For Residential only: Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended.

Initials _____

c. 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.

Initials _____

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

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

Initials _____

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

Initials _____

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

Initials _____

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



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

Initials _____

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

Initials _____

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

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

Initials _____

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

Initials _____

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

Initials _____

d. Management office door must have a security viewer (peephole) or reinforced security window.

Initials _____

8. 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:

Initials _____

b. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems (if

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any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

f. (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.

Initials _____

g. (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.

Initials _____

h. (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)

Initials _____

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

Initials _____

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

Initials _____

k. 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.

Initials _____

9. Graffiti Maintenance - CPTED

a. 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.

Initials _____

10. 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.

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

Initials _____

b. 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.

Initials _____

c. 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.



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d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

Initials _____

i. 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.

Initials _____

j. 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.

Initials _____

11. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the

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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.

Initials _____

b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

Initials _____

c. 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.

Initials _____

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

Initials _____

e. 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.

Initials _____

f. 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.

Initials _____

g. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

Initials _____

12. Miscellaneous: CPTED & Security Strengthening - Restaurants / Retail Businesses

There is a good reason for including monitors regarding comprehensive safety and security and I will do my best to explain why.

Employee theft, it's a huge problem in the restaurant / retail business. Not all staff or the public should have viewable access to ALL camera feeds displayed on the recommended viewable monitor. It's exactly for this reason, rampant employee theft, that it's essential to implement tried and tested industry security methods to ensure the restaurant, its staff, customers, and neighbors don't become victims of crimes such as property theft or worse, violent assaults or robberies.

Security monitors have proven to be a common security equipment deterrent application to crime demonstrated through their widespread use in many of the largest businesses including restaurants throughout the world. The use of viewable monitors qualifies as an effective CPTED strategy, therefore here are a few points to mention for careful consideration:

1. Video surveillance shown as "IN USE" in and of itself can be a powerful crime deterrent
2. Viewable monitors placed in a central area show outward evidence to all that video surveillance is in use facility wide BROADCASTING clearly that crimes will be discovered, and recordings used as evidence for arrest and full prosecution
3. Viewable monitors make it plainly obvious that the area, its valuable, its employees, its customers (potential victims or sometimes would be thieves - as in running out on their bills which is becoming more common), are all being watched over for the safety and security of everyone and their valuables
4. A viewable monitor should display what's going on at the rear door area as businesses with multiple doors should ensure that not all these doors are always accessible to any and everyone at any time. Back and side doors to and from the kitchen, storage room, and offices should normally remain locked and secured. Leaving a back door open or unlocked is inviting trouble. Except for an employee needing to go in and out for a specific task, it creates a readily available obvious opportunity for employees to discreetly slip out of the building with money or restaurant property. Furthermore, it also makes it all too easy for a thief or potentially dangerous subject to quickly enter the restaurant and steal or assault those inside. Effectively restricting access through the side rear door will keep staff and everyone safer and deter theft. Staff must be trained and reminded to keep the door closed and locked and not to leave it propped open inadvertently inviting thieves inside. Of course, it goes without saying, a quick release exit handle must be included on the inside of the door and a buzzer should be activated on the door whenever it's opened.
5. Camera feeds that are to remain off limits to staff for internal security reasons, etc., do not have to be displayed on the viewable monitor but can be viewed on any other secure monitor or device from anywhere, and that should suffice to satisfy the concerns of management regarding viewable monitors. Those secure recordings can be viewed regularly or as necessary.

13. 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.

Describe in Drawing and Narrative Plans:

* 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;

- 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;

14. (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.

BUILDING

Plan Reviewer: Todd Stricker \ todd.stricker@copbfl.com <<mailto:todd.stricker@copbfl.com>>

Status: Authorized with Conditions

BLDG 6-27-23

Advisory Comments

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

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

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

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

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

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

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

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 2020 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 2020 FBC.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be

made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements or assemblies shall not reduce the required fire-resistance rating.

6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

7. FBC 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.

8. 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.

9. 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.

10. 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.

11. 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).

12. 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.

13. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

14. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

15. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

18. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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