

June 16, 2022

**City of Pompano Beach**  
100 West Atlantic Blvd  
Pompano Beach, FL 33060

**Re: Entourage in the Sun**  
**PZ22-12000011**  
**407 Riverside Drive, Pompano Beach**

The following is a response to staff comments. Below are the comments along with our responses in bold:

**PLANNING – Daniel Keester – [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)**

1. Land use for this parcel is High Residential (H). The size of this property is 40,752 square feet/0.94 acres. The zoning for the property is RM-45 (Multifamily Residential) and would restrict the maximum density to 45 units per acre (.94 acres x 45 units / acre = 42 units). The plans submitted propose 42 multi-family units on the property.

**Response: Correct**

2. The property has been platted (The Amended Plat of Parcel No. 4 Surfside Villas - PB 27 Pg 35). Based on a letter from the Broward County Planning Council, a similar development proposed in 2019 did not require re-platting (letter dated August 15, 2019), therefore based on policy 2.13.1 the proposal should not require a replat or amendment.

**Response: Noted**

3. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

**Response: Noted**

4. The property abuts N Riverside Drive. The survey indicates on North Riverside Drive that there is an existing 25 feet to the centerline of the right-of-way, and a total of 50 feet wide for this roadway. Therefore, it appears that no additional dedications are required for this property.

**Response: Noted. Thank you.**

5. The property does NOT front on a road identified on the Broward County Trafficways Plan.

**Response: Noted. Thank you.**

**DRC**

6. The city has sufficient capacity to accommodate the proposal.

**Response: Noted. Thank you.**

**ENGINEERING – David McGirr – [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)**

1. 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.

**Response: To be provided prior to building permit issuance.**

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

**Response: To be provided prior to building permit issuance.**

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

**Response: To be provided prior to building permit issuance.**

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

**Response: Acknowledged.**

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

**Response: Acknowledged.**

6. Place note on all landscape plan sheets as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on all the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard Street tree detail 316-1.

**Response: All city owned mains are shown on the plans. A note has been added to the landscape plan, sheet L-2.0.**

7. The existing 12" drainage line in the 5" drainage easement is property of the COPB. Private drainage connections cannot connect to city owned drainage lines.

**Response: The private connections have been removed. It appears as though the pipe is not within the existing easement. It is proposed to vacate the existing easement and provide a new 5' wide easement centered on the pipe.**

8. Any new dock and seawall will have to be permitted and built to CO Chapter 151. It is recommended to bring the seawall up to the new minimum height of 5.00 NAVD88 and not to exceed 5.10 NAVD88.

**Response: The new seawall is proposed at 5.00' NAVD.**

9. Place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

**Response: A note is provided on the PGD plan, Sheet C-05.**

**FIRE – Jim Galloway – [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)**

1. 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.

**Response: Noted; requested data will be provided as soon as it becomes available.**

2. High-rise buildings required minimum two FDCs located at opposite ends of proposed structure. FDC must be located within 100ft of an existing or proposed fire hydrant. Plans show two water supplies to building for fire protection system. Only one is required, two FDC are required.

**Response: The plans have been revised to provide one water connection.**

3. Boat docks will require fire extinguishers and 2-1/2inch fire hose stations installed and located as per NFPA 303 for marinas. FDC must be located at the street. Usually a looped manual wet standpipe with FDC on North and South End of building. Dock protection should be separate system from the buildings fire protection system

**Response: Two FDCs are proposed for the dock, one at each end of the building.**

**DRC**

4. Fire Department access path to boat docks minimum 5ft wide access from both North and South side of building to the docks.

**Response: A fire department access path is proposed on the north and south side of the building.**

5. All FDCs will be required to be properly labeled with signs stating what they supply (Building or Docks) address, minimum pump pressure required. Signs to be installed using engineering details for a handicap or no parking sign.

**Response: Appropriate signage is proposed. Please see sheet C-09.**

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

**Response: A computer generated “color heat map” will be submitted for review.**

**BUILDING – Todd Stricker – [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)**

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.

**Response: Noted**

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.

**Response: Noted**

**DRC**

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.

**Response: Noted**

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.

**Response: Noted**

5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

**Response: Noted**

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.

**Response: Noted**

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.

**Response: Noted**

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.

**Response: Noted**

**DRC**

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.

**Response: Noted**

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.

**Response: Noted**

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).

**Response: Noted**

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.

**Response: Noted**

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.

**Response: Noted**

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.

**Response: Noted**

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.

**Response: Noted**

**DRC**



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.

**Response: Noted**

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.

**Response: Noted**

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.

**Response: Noted**

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.

**Response: Noted**

20. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

**Response: Noted**

21. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**Response: Noted**

22. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

**Response:**

23. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

**Response: Noted**

24. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standard as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

**Response: Noted**

Advisory Comments

1. A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

**Response: Noted**

2. 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.

**Response: Noted**

3. 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

**DRC**



excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

**Response: Noted**

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

**Response: Noted**

5. 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.

**Response: Noted**

6. 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).

**Response: Noted**

7. 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.

**Response: Noted**

8. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

**Response: Noted**

9. 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

**DRC**

the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

**Response: Noted**

10. 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.

**Response: Noted**

11. FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

**Response: Noted**

**BSO – Patrick Noble – [Patrick.noble@sheriff.org](mailto:Patrick.noble@sheriff.org)**

CPTED & Security Strengthening Conditions for Approval:

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

**Response:**

- a. Submit a NOTARIZED ORIGINAL ONLY Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.  
Initials \_\_\_\_\_

**Response:**

- 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 \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/or unauthorized prohibited activities on the property.

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

2. CPTED Landscaping Standards

2A: Natural Surveillance

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

d. Maintain an 8" foot clear trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down that would obstruct Natural &/ or Electronic Surveillance.

Initials \_\_\_\_\_

**DRC**

**Response:**

- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per LANDSCAPING code,  
Initials \_\_\_\_\_

**Response:**

2B: Territorial Reinforcement

Initials \_\_\_\_\_

- a. If any vulnerable areas exist utilize dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping. In any vulnerable remote areas such as under windows, around fencing or walls, remote property lines, etc., this acts as a deterrent to loitering, trespassing and also denies any concealed staging and ambush opportunities for potential more serious criminal activity such as burglary, theft, robbery, sexual crimes, etc.

Initials \_\_\_\_\_

**Response:**

3. CPTED Lighting Standards

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

**Response:**

- 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 \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**DRC**

**Response:**

- d. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc.

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

- a. Install either code approved reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors such as in the event of an attempted criminal ruse entry, etc.

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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



Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

5. Burglar Security Alarms/ Safes - Mechanical Security Strengthening

Initials \_\_\_\_\_

- a. Burglar Security Alarms must be installed at any property to protect valuables of any kind such as money, jewelry, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information. Residents should be encouraged to activate alarms whenever they leave their residences, even if only for a short while. Robust safes are strongly recommended.

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

- c. Bottom gate clearances must be 8" above the ground for viewing underneath.

Initials \_\_\_\_\_

**Response:**

**DRC**

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

**Response:**

- 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 \_\_\_\_\_

**Response:**

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

**Response:**

7. Parking (and Garages if any) Lots, and Adjacent Access Perimeters:  
Initials \_\_\_\_\_

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

**Response:**

- b. Explain how this development will securely design/ address/ operate the parking lot's (and garage if any) Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.  
Initials \_\_\_\_\_

**Response:**

- 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 \_\_\_\_\_

**Response:**

- d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to users, therefore no security surveillance camera coverage gaps can exist.  
Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

- f. (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 \_\_\_\_\_

**Response:**

- g. (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 \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

8. Recommended: Electronic Surveillance - Security Strengthening

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

- c. 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 \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system.

Initials \_\_\_\_\_

**Response:**

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

Initials \_\_\_\_\_

**Response:**

- h. Install video surveillance along the exterior of the property perimeter adjacent to sidewalks and streets that are used by residents to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials \_\_\_\_\_

**Response:**

9. Miscellaneous: CPTED & Security Strengthening

Initials \_\_\_\_\_

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

Initials \_\_\_\_\_

**Response:**

**DRC**

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

**Response:**

- c. Any blind areas not covered by security cameras, including shared interior hallways (if any), or pathways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.  
Initials \_\_\_\_\_

**Response:**

- 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 \_\_\_\_\_

**Response:**

- e. Place bike storage racks (if any) in areas of convenience with maximum Natural and Electronic Security Surveillance.  
Initials \_\_\_\_\_

**Response:**

- f. Recommended: Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/incidents.  
Initials \_\_\_\_\_

**Response:**

10. Recommended (Multi-Residential &/or Commercial) : Provide an Emergency Access Method/ System to Law Enforcement as we do not have access to a Fire Rescue Knox Box in the event of a law enforcement/criminal incident inside the facility. To ensure unimpeded emergency access to a Sheriff's Office Emergency Response, the entry access system must be able to dial 911 for emergency alert and access. Install a telephone/ video intercom paging safety and security access control system at the normal entry/ exit doors/ or security gate. Include an emergency alert/alarm in the event of any emergency for

**DRC**

example a forced entry intruder/ robber/ or a walk or drive up medical emergency event just outside the door.

**Response:**

QUICK Summary of several of Our Concerns:

1. 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.

**Response:**

2. BSO Trespass Signage - strategic placement is essential to be effective versus just convenience placement

**Response:**

3. Security features such as cameras, lights, trespass signs, etc., must be placed keeping that current and future landscaping placement always primarily in mind so that there will not be future critical conflicts causing obstructions of any security features

**Response:**

4. Must include language that clearly addresses and illustrates that lighting will be tamper & vandal proof, and specifically that security lighting will be placed ensuring that any potential concealment or ambush points will be eliminated

**Response:**

5. Existence of any burglar alarms or other security devices or alerts must be included

**Response:**

6. Any dumpster security details or items must be included

**Response:**

7. Parking lot must have surveillance to the perimeter lines of the entire facility

**Response:**

8. Any electric power or water service that is publicly accessible must have security features such as a secure internal shut off or robust security locks.

**Response:**

**DRC**



Advisory Comments

1. 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.

**Response:**

2. 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.

**Response:**

3. ATTENTION IMPORTANT: DRC submissions require each and all of the following issues are specifically addressed with an adequate response on the CPTED narrative and drawing plans:

- I. CPTED/ Security Strengthening Narrative Plan. Initials \_\_\_\_\_
- II. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:
  - a. Landscaping type, placement & dimensions, Initials \_\_\_\_\_
  - b. Lighting types such as pole, motion-sensor, etc., Initials \_\_\_\_\_
  - c. Fencing type, placements & dimensions, Initials \_\_\_\_\_
  - d. Signage type & placement, Initials \_\_\_\_\_
  - e. Camera type, location & scope of cameras, Initials \_\_\_\_\_
  - f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials \_\_\_\_\_
  - g. Pedestrian & vehicle circulation patterns, Initials \_\_\_\_\_
  - h. Dumpster/ enclosure type & design, Initials \_\_\_\_\_
  - i. Alarm types, locations, etc. Initials \_\_\_\_\_
  - j. Parking garage & lot types - include all security features & measures, Initials \_\_\_\_\_
  - k. Any other special considerations relevant to the specific type of development, etc. Initials \_\_\_\_\_

**Response:**

**DRC**

4. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials \_\_\_\_\_

**Response:**

5. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials \_\_\_\_\_

**Response:**

6. ATTENTION: Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Several of the recommendations are also only procedural that can be achieved at little or no cost. Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective deterrent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/ or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/ building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment. A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding. A safe and secure development is a priceless and essential benefit to all members and guests of the community.

**Response:**

**CRA – Kimberly Vazquez – [Kimberly.vazques@copbfl.com](mailto:Kimberly.vazques@copbfl.com)**

No comments listed.

**UTILITIES**

Comments not available as of 6/1/2022

**LANDSCAPE – Wade Collum – [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)**

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Are they going to be underground as part of the City project?

**Response: At this time, the power lines are to remain as is.**

2. Submitted a tree survey and tree dispo do not match, please correct tree dispo so that tree survey and dispo coincide as to tree #'s, total count, and disposition.

**Response: Submitted survey is an older version. Tree disposition plan shows latest accurate location and species of vegetation on site.**

3. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced. Provide a mitigation table. Mitigation must be above and beyond what is required. Palm lost dbh to caliper appears to be missing. There is still inconsistencies between the dispo, mitigation, and palm replacement the city does not recognize 3 palms = 1 canopy tree. Correct and revise.

**Response: There are no “specimen” trees on site. Mitigation is base on standards inch/inch & palm/palm replacement. Please refer to Sheet L-1.0 for mitigation requirements and Sheet L-2.3 for tree and palm cost estimate.**

4. As per 155.5203. provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines for a total of 14 trees. This is not to be confused by the street tree requirement, please correct.

**Response: Understory trees have been provided per requirement.**

5. Provide Street Trees at 1:40' as per 155.5203.G.2.c., shift misappropriated trees back on site.

**Response: Street trees have been provided per existing overhead power line criteria.**

6. As per 155.5302.D.5.a: Rear yard corner triangle, (aka sight visibility triangle). Except as otherwise provided in subsection e below, where the rear lot line abuts the canal or waterway, no fence, wall, or other obstruction greater than three feet high shall be located within the triangular land area formed by the intersection of the rear lot line with an interior side lot line not abutting a canal or waterway-with two sides of the triangle running along the rear and interior lot lines and being equal in length to the minimum rear yard depth, and the third side being a line connecting the ends of the other two sides-provided that a fence in such area may be as high as 42 inches if it is 66 percent see-through and may be as high as six feet if it is at least 75 percent see-through.

**Response: Corner triangles have been provided and non-conforming plant materials removed.**

7. Remove proposed palms from the SW and SE corner of the property.

**Response: Palms have been shifted out of the sight triangle.**

8. 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. Change note to name to Mark Brumet 954-786-4523

**Response: Note corrected on Sheet L-2.0.**

9. 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.

**Response: Note is on Sheet L-2.0.**

10. All tree work will require permitting by a registered Broward County Tree Trimmer.

**Response: Acknowledged.**

11. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**Response: Provided.**

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

**Response: Acknowledged.**

**ZONING – Pamela Stanton – [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)**

1. Please provide written responses to all comments.

**Response: Noted.**

2. Previous comment #3 will be a condition of a Development Order. Lot unification (Unity of Title) is required prior to building permit.

**Response: Noted.**

3. Previous comment #4 will be a condition of a Development Order. The 10-foot FPL easement shown on the survey must be abandoned prior to building permit.

**Response: Noted.**

4. Provide dimensions for building length and width on plans. Addition to previous comment #5: the maximum allowable length of any multifamily residential structure is 180 linear feet, pursuant to Section 155.501(2)(b). The dimension on the site plan indicates a proposed

building length of 183' - 5 ½" which exceeds the maximum allowable length. Address this issue.

**Response: Building length remain at 183'-5 ½", we are requesting an exception.**

5. Pre-application comment #7 remains. The response states that the building is entirely white stucco and glass, but for the purposes of site plan and building design approval: Label all exterior façade materials and colors on the building elevations.

**Response: Annotations were added on elevations**

6. Pre-application comment #11 remains. Delineate the required 3 cars on the plans to depict that the required stacking is met, without impeding onsite or offsite vehicular or pedestrian movements. Table 155.5101.G.8.A: Three stacking spaces, 9' x 18', are required before a gate in a gated driveway. On the site plan, show 3 car spaces outside of the gate. The stacking spaces cannot impede onsite or offsite vehicular or pedestrian movements.

**Response: Cars are shown on the site plan.**

7. Pre-application comment #13 remains. The required perimeter landscaping strip has not been provided between the east property line and the area labeled "Staging Area for Trash Collection & Fire Truck." Section 155.5203.D.3.c: Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way, private roadway, alley, property, or waterway. For lots greater than 100' in width, the landscape strip must be a minimum of 10' wide. Revise plans to provide the landscape strip at the front of the property between the driveway and the front property line, in compliance with the requirements of this Section.

**Response: Landscaping perimeter strip has been added; the strip is narrower than required in front of the fire truck staging area due to hardship & site constraints.**

8. Pre-application comment #14 remains. The required landscape area has not been provided between the building and the area labeled "Staging Area for trash Collection & Fire Truck." Section 155.5203.D.5: A landscaped area shall be provided between a vehicular use area and an abutting building. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area. Revise the plans to provide the required landscape area in front of the building, between the building and the driveway, in compliance with the requirements of this Section.

**Response: Landscaping perimeter strip has been added; the strip is narrower than required in front of the fire truck staging area due to hardship & site constraints.**

**DRC**

9. Pre-application comment #17 remains. The response states that superior architectural design is proposed in lieu of complying. If compliance is not achieved, relief is available via Vernacular or Superior Design Alternative that may be approved by the Architectural Appearance Committee. Section 155.5601.C.3: Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart and a minimum of 2' deep. In addition to the wall offsets, front facades must provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch;
- iii. Pillars, posts or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the façade plane;
- v. Eaves projecting at least six inches from the façade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or
- viii. Integrated planters that incorporate landscaped areas or places for sitting.

**Response: Achievement of superior architectural design is still proposed to satisfy the requirements.**

10. Pre-application comment #18 remains. The response stated “see proposed renderings for roof treatment.” However, compliance was not discernible from a review of the renderings. The project must comply with the requirements of this Section, or relief must be obtained. Section 155.5601.C.5.b: Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane. Provide the required parapet walls and three-dimensional cornice treatment, in compliance with the requirements of this Section.

**Response: Parapets are not used in the architectural language used for the building; instead, all mechanical equipment is clearly hidden from view with quality screening; visual graphics have been added to the elevations drawings.**

11. Pre-application comment #19 remains. The response stated that no parking garage will be visible from the street. However, the intent of this regulation is to ensure that the portion of the building that contains the parking garage appears to be consistent with the appearance of the habitable portion of the building. Section 155.5605.C.1. Provide information demonstrating that all levels of the parking garage structure complies with all of the following:

A) All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:

- i. Facade articulation (i.e. wall offsets); and
- ii. Horizontal and vertical projections; and



- iii. Material and color variation; and
- iv. Varied proportions of openings.

**Response: the portion of the building that contains the parking garage is below finish grade, and none can be seen from the street.**

12. The subterranean portion of the structure that extends outward from the above-grade portion of the structure will interfere with proposed landscaping, particularly at the north and south portions of the building.

**Response: Subterranean portion of the structure do not interfere with the landscape area. The basement and the ground floor level have been reconfigured for better efficiency, see A-201 and A-202; Landscape area of the project is shaded on sheet A-202, and show no conflict between the two.**

13. Provide a north-south section through the building to facilitate an understanding of the subterranean portion of the building as it related to the above-ground portion and other site elements

**Response: See sections on sheet A-602**

14. The Zoning Code Analysis depicts the provided pervious area as 10,188 square feet. Verify that the pool deck is not included in that figure. Pavers are not considered pervious.

**Response: Correct; pool deck is not included; see areas highlighted in green on sheets A-201 and A-202, corresponding to 10,205 SF of pervious area.**

15. The plans indicate that tandem parking is provided in the subterranean parking garage. Include all parking spaces in the parking calculations, indicating the number and percentage of tandem parking spaces allowed and provided in the Parking Program.

**Response: No more tandem parking is proposed in the revised space plans of the garages.**

16. Additional information is needed regarding the proposed tandem parking. Pursuant to Section 155.5102.J.6, development utilizing tandem spaces must be served by valet with a drop-off and pickup area in accordance with the standards. Also for tandem parking, a valet parking plan is required, pursuant to Section 155.5102.J.6.c, and a Valet Parking Agreement pursuant to Section 155.5102.J.6.d.

**Response: No more tandem parking is proposed in the revised space plans of the garages.**

17. The Parking Program indicates a parking reduction applied through the use of special facilities for bicycle commuters. Section 155.5102.K.3.b indicates that this reduction is applicable to nonresidential uses only, as it requires shower and dressing areas for employees, not residents.

**Response: reference to this reduction has been eliminated from the design.**

**DRC**

18. Identify/label all exterior elements and spaces on the upper levels.

**Response: Upper levels are amenities and units, and are identified accordingly.**

19. Label each perspective rendering with the view direction (example: view from southeast corner of site; looking northwest; etc.)

**Response: annotations have been added.**

20. Provide information regarding the rooftop screening material. As shown on the perspective renderings, the material appears translucent and does not sufficiently screen the rooftop mechanical equipment.

**Response: See imagery added to the elevations for description of the screening material.**

**SOLID WASTE– Beth Dubow – [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)**

1. Minimize the slope of the ramp in front of the building (to the greatest extent possible) to keep the garbage containers from rolling too quickly and possibly spilling their contents.

**Response: The slope of the loading area has been minimized to prevent the containers from rolling.**

2. Label the garbage container staging area on the site plan.

**Response: added; See A-080.**

**Advisory Comments**

1. Recycling collection is not required, but it is encouraged.

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

4. Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

**Response: Noted.**

Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regards to this matter.

Sincerely,

Thomas Engineering Group  
Kristin DiPierro, P.E.  
Project Manager

**DRC**