

July 11, 2023

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Application #: PZ23-12000016
KEITH Project No. 09506.02

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated June 22, 2023, KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

Plan Reviewer: Daniel Keester | Daniel.Keester@copbfl.com

Status: Review Complete Pending Development Order

1. Land use for this parcel is Low (L - 5 units per acre) residential, the property is located within the RD-1 (Two-Family) zoning designation and the lot size is 499,219 square feet (11.46 acres). Based on the land use and the zoning, the proposal for 36 single-family homes is permitted. The Applicant proposes a combination of 3 & 4 bedroom units, with 4 different models.

RESPONSE: Comment Acknowledge

2. The property was platted in 2020 (Blanche Ely Parcel "A" - Plat Book: 183 Pg: 408), and the plat note restricts the property/ use to 102 duplex units. Based on the plat & the proposed scope, a plat note amendment would be required. Earlier this year (April 19, 2023), our department wrote a letter of no objection to amending the plat note to 36 single-family units on Parcel "A" and 40 duplex units on Parcel "B". Provide a copy of the approved / recorded plat note amendment, prior to building permit approval.

RESPONSE: Comment Acknowledge

3. Provide a final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, prior to building permit approval. A preliminary SCAD Letter has been provided signed April 20, 2023; however, will expire on October 16, 2023.

RESPONSE: Comment Acknowledge

4. The property does not front on any roads / streets identified on the Broward County Trafficways Plan.

RESPONSE: Comment Acknowledge

5. The property abuts NW 6 Avenue. The survey provided indicates the overall width of the right-of-way (50 feet wide). This roadway provides the minimum right-of-way required pursuant to Chapter 100.01. The Applicant indicated that the internal streets identified on the site plan be retained as private roadways managed by the association.

RESPONSE: Comment Acknowledge

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

RESPONSE: Comment Acknowledge

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

Plan Reviewer: David McGirr | David.Mcgirr@copbfl.com

Review Status: Review Complete Pending Development Order

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

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: Comment Acknowledge

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

RESPONSE: Comment Acknowledge

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

RESPONSE: Comment Acknowledge

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

RESPONSE: Comment Acknowledge

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

RESPONSE: Comment Acknowledge

6. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

RESPONSE: Comment Acknowledge

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

RESPONSE: Comment Acknowledge

8. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

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RESPONSE: Comment Acknowledge

9. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

RESPONSE: Comment Acknowledge

10. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

RESPONSE: Comment Acknowledge

11. Place note on landscape plans 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 the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

RESPONSE: Comment Acknowledge

12. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: Comment Acknowledge

13. 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: Comment Acknowledge. Existing roads in the site will be demolished.

14. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.

RESPONSE: Comment Acknowledge

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. ****

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

Plan Reviewer: Jim Galloway | Jim.Galloway@copbfl.com

Status: Review Complete Pending Development Order

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This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION COMMENTS: TODD STRICKER

Plan Reviewer: James DeMars | James.DeMars@copbfl.com

Status: Review Complete Pending Development Order

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

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

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

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

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

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

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

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.

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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_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.

RESPONSE: Comment Acknowledge

2. 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: Comment Acknowledge

3. 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: Comment Acknowledge

4. 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: Comment Acknowledge

5. 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: Comment Acknowledge

6. 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: Comment Acknowledge

7. 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: Comment Acknowledge

8. 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: Comment Acknowledge

9. 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: Comment Acknowledge

10. 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: Comment Acknowledge

11. 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.

RESPONSE: Comment Acknowledge

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: Comment Acknowledge

12. 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.

RESPONSE: Comment Acknowledge

13. 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: Comment Acknowledge

14. 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: Comment Acknowledge

15. 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: Comment Acknowledge

16. 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: Comment Acknowledge

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

RESPONSE: Comment Acknowledge

LANDSCAPE REVIEW COMMENTS: WADE COLLUM

Plan Reviewer: Wade Collum | Wade.Collum@copbfl.com

Status: Review Complete Pending Development Order

5.8.23

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

RESPONSE: Note has been provided proposing all overhead utilities will be removed. See sheets LP-100 through LP-104.

2. 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. Tree dispo is incomplete

RESPONSE: The Tree Disposition Chart on sheet LD-001 has been updated with the missing information.

3. 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.

RESPONSE: The Tree Disposition Chart on sheet LD-001 has been updated with the missing information.

4. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping, per table as it relates to lot square footage. This issue shall be clarified prior to DO being issued.

RESPONSE: The data table has been revised.

5. Provide a Phasing Plan for the site to include all amenities, Clubhouse, splash pad, playground, including perimeter and street trees as part of Phase I prior to the first CO's being issued. This issue shall be clarified prior to DO being issued. Staff is not accepting of the approach narrative provided.

RESPONSE: Per discussions with the City staff, the phase plan has been revised. Refer to cover sheet and see phasing plan submitted.

6. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along streets with parallel parking for a total of 6.

RESPONSE: Street trees along the streets with parallel parking are more clearly notated as street trees now.

7. Bubblers will be provided for all new and relocated trees and palms. Staff could not locate symbols.

RESPONSE: Complete irrigation plan will be provided at permit application and bubblers will be shown at that time.

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

RESPONSE: This note is on sheets LP-100 through LP-104.

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

RESPONSE: Comment acknowledged

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

RESPONSE: Comment Acknowledge

ZONING DEPARTMENT COMMENTS: HELLENA LAHENS

Plan Review: Hellena Lahens | Hellena.Lahens@copbfl.com

Status: Review Complete Resubmittal Required

1. At time of resubmittal, provide a comment response sheet demonstrating specifically how comments have been addressed.

RESPONSE: Comment Acknowledge

2. Provide a final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, prior to building permit approval. A preliminary SCAD Letter has been provided signed April 20, 2023; however, will expire on October 16, 2023.

RESPONSE: Comment Acknowledge

3. The CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.

RESPONSE: Comment Acknowledge

4. Dimension the 9x18 parking spaces on the floor plan to show sufficient parking that there is sufficient space for both the cars and the carts.

RESPONSE: Comment Acknowledge and Addressed.

5. In addition to the phasing narrative, provide a phasing plan drawing of the site.

RESPONSE: Per discussions with the City staff, the phase plan has been revised. Refer to cover sheet and see phasing plan submitted.

6. Provide a table that includes the lot coverage and pervious area for each lot.

RESPONSE: Refer to sheet 305 Site Plan Sp-103.

7. Provide a schedule with the number of allowable models of each type to address the architectural variability for the project. Include this information in the Site Data Table, a breakdown of each Model, the number of bedrooms with each model, and the number of parking spaces associated with each model.

RESPONSE: Comments Acknowledge and Addressed. Refer to sheet 305 Site Plan Sp-103.

8. Each model plan should show the following: floor plan, all elevations of the unit, and planting plan.

RESPONSE: Comments Acknowledge and Addressed.

9. Provide a detail of the aluminum picket fence, include on the site details sheet.

RESPONSE: The details for the aluminum picket fence have been provided. Reference sheet 455.

10. Provide a cross- section of the entrance, include on the site details sheet.

RESPONSE: A detail for the cross-section of the entrance has been provided. Reference sheet 455.

11. Provide a detail of the playground, include on the site details sheet.

RESPONSE: The details for the playground have been provided. Refer to sheet 305 Site Plan Sp-103.

12. Provide a detail of the mailbox kiosk, include on the site details sheet.

RESPONSE: It is the responsibility of the Post Office to provide mailbox kiosks and details. The owner is responsible for the location of the kiosk. Per Andrea Harper's conversation with the reviewer, this comment will be deleted.

13. The elevations provided are form finish floor. Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. Revise the height measurements to be from average finished grade. (155.9401 G. Height). Revise the model drawings.

RESPONSE: Comments Acknowledge and Addressed

14. Provide the elevations of all the sides of the proposed models.

RESPONSE: Comments Acknowledge and Addressed

15. Illustrate the proposed screening for the mechanical equipment on each lot. Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened (155.5301.A.1.a.2). It is recommended for the A/C units be moved to the side of the houses, behind the perimeter fencing. Provide the proposing screening on the prototype planting plan.

RESPONSE: Comments Acknowledge and Addressed.

16. COMMENT NOT ADDRESSED. Illustrate locations of lighting fixtures and 15 foot radius around fixtures on landscape plan. Lighting fixture on a pole shall be located 15 feet away from tree trunks. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. Show radius on the photometric plan.

RESPONSE: 15' radius has been added to the photometric plan. Refer to sheet LL-101.

17. COMMENT NOT ADDRESSED. Repetitive "look-alike" multi-building developments shall be prohibited. Provide a schedule with the number of allowable models of each type to address the architectural variability for the project. Include this information in the Site Data Table, a breakdown of each Model,

the number of bedrooms with each model, and the number of parking spaces associated with each model.

RESPONSE: Comments Acknowledge and Addressed. Refer to sheet 305 Site Plan Sp-103 to find the architectural variability for the project. This is a single-family home development not required to meet the multi-family home requirements.

18. Multi-building development subject to these standards shall ensure that each structure is distinguished from other through the use of two or more of the features found in 155.5601.C.4. Clarify how this is addressed between the 4 models. Call out evidence on the elevation sheets.

RESPONSE: This is a Single-Family Home Development; Comment does not Apply.

19. Proposed bicycle lane must be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals, as per code (155.5101.H.3.a.ii.). Submit details that demonstrate code compliance. Staff recommends adding additional two feet to the proposed pedestrian walking path.

RESPONSE: The proposed is a 7-foot path from the main entrance to the clubhouse.

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

RESPONSE: Comment Acknowledge

BSO DEPARTMENT COMMENTS

Plan Reviewer: Patrick Noble | Patrick.Noble@copbfl.com

Status: Review Complete Resubmittal Required

*** ATTENTION IMPORTANT ***

*** CPTED & SECURITY STRENGTHENING CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. ***

Initials _____

*** 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.

Initials _____

*** 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.

Initials _____

*** ATTENTION IMPORTANT ***

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

NARRATIVE.

DRC

Initials _____

Note: if these SECURITY STRENGTHENING AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses onto both the actual drawing and narrative plans.

Initials _____

FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM):

***Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. ***

Initials _____

***ATTENTION IMPORTANT ***

155.2407.E SITE PLAN REVIEW STANDARDS

COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.

Initials _____

*** ATTENTION IMPORTANT ***

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.

Initials _____

*** IN ADDITION TO THE PREVIOUSLY SUBMITTED AND REVIEWED SECURITY DRAWING AND NARRATIVE CPTED & SECURITY STRENGTHENING PLANS, THE FOLLOWING CONDITIONS ARE REQUIRED FOR APPROVAL AND MUST BE PLACED ON THE SECURITY STRENGTHENING CPTED DRAWING PLAN: ***

1. CPTED Lighting Standards

a. 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 _____

b. Install motion sensor security alert lights over the garage doors that are strategically focused on vehicles parked in driveways as an effective burglary, auto-theft and robbery crime prevention/ deterrent.

Initials _____

c. Install motion sensor security alert lights over any garage egress side doors as a burglary crime prevention/ deterrent as these remote doors are not immediately visible to the roadway and out of sight of many of the



neighboring residents and police patrols.

Initials _____

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

Initials _____

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

Initials _____

f. 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 _____

g. 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 _____

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

a. For RESIDENTIAL: All solid exterior doors, including each individual residential unit entry door, must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) 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. 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 _____

c. Fences 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 _____

d. 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. Note that OPAQUE fencing is not conducive to the goal of Natural Surveillance.

Initials _____

DRC

e. (Also see section on Burglar Alarms) All exterior doors must be pre-wired for burglar alarms, have non-removable door hinge pins, and have 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 _____

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

Initials _____

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

a. For RESIDENTIAL: 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, especially because of the frequency of firearms in homes and vehicles that are involved in accidental shootings in the home, being stolen and used in criminal incidents.

Initials _____

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

***Note if there is no dumpster and each unit will have it's own garbage container please state so on the CPTED DRAWING AND NARRATIVE PLANS.

a. To deter loitering by trespassers, illegal dumping and/ or a concealment/ ambush point for criminals, which may in addition to non-employees also include employees who have often concealed company supplies, materials, equipment and/ or tools for later theft, 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.

Initials _____

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

Initials _____

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

Initials _____

7. Graffiti Maintenance - CPTED

a. (If any) Multi-Family Residential exterior perimeter 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 _____

8. Electronic Surveillance - Security Strengthening

***ATTENTION IMPORTANT ***

155.2407.E Site Plan Review Standards

Complies with crime prevention ***Security Strengthening - includes Mechanical and Electronic Security*** AND CPTED standards, this requires both to be addressed including Electronic Surveillance. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.”

Initials _____

*** 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 AND FINAL APPROVAL.

Initials _____

a. 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. Gated residential developments must have electronic surveillance coverage at all egress locations, community clubhouse, and at all exterior perimeters. In additions to an independent professional monitoring company, on site monitors should be in the community clubhouse for readily available observation or other secure similar location.

Initials _____

b. 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.

Initials _____

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, all exterior 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, auto-theft, robbery, sexual assault & battery, etc.

Initials _____

9. Miscellaneous: CPTED & Security Strengthening

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

Initials _____

e. Place bike storage racks (if any) close to the main access doors such as at the clubhouse for example, providing convenience and maximum Natural and Electronic Security Surveillance.

Initials _____

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along vulnerable street front pedestrian entrance and exit areas and in areas prone to pedestrian crossings to prevent serious vehicle impact/ intrusion accidents/ incidents.

Initials _____

g. If the clubhouse 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 _____

CRA DEPARTMENT COMMENTS

Plan Reviewer: Kimberly Vazquez | Kimberly.Vazquez@copbfl.com

Status: Review Complete Pending Development Order

DRC

The CRA has no objection to the addition of 36-single-family homes to be constructed on this parcel.

UTILITIES DEPARTMENTS COMMENTS:

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

Status:

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
RESPONSE: Comment Acknowledged.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.
RESPONSE: Comment Acknowledged.
3. Please indicate on civil plan 439-CU-104 Water & Sewer Plan the total site water consumption in (GPD) gallons per day.
RESPONSE: Comment Acknowledged. Please refer to sheet CU-104 for water consumption.
4. Please indicate on civil plan 439-CU-104 Water & Sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.
RESPONSE: Comment Acknowledged. Please refer to sheet CU-104 for water consumption.
5. Civil plans 440- CU-101, 441-CU-102, 442-CU-103 & 443-CU-104 Water & Sewer Plan indicate that utility easements are to established for the proposed water and sewer systems. Please note the following City Ordinance § 50.02 WATER DISTRIBUTION; GENERAL. (A) (1) New developments, which include private roads, shall be master metered. Unless the private roadway is dedicated as public roadway, the water, sewer and stormwater systems shall be recognized as private with point of service connections just behind the recorded property line. Please correct.
RESPONSE: Comment Acknowledged.
6. The proposed wastewater discharge for the development may adversely impact the City's area pump station servicing the project. A contribution in Aid Agreement may be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project.
RESPONSE: Comment Acknowledged.
7. Please submit an approved FDEP notice of intent permit for the propose water main installation. Required during official e-plan submittal.
RESPONSE: Comment Acknowledged.
8. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal.
RESPONSE: Comment Acknowledged.
9. Please attach the following 2022 City Engineering Standard details as they apply: Please note that application of City Engineering Standard details shall be contingent upon roadway ownership designation..
RESPONSE: Comment Acknowledged.

DRC

ENVIRONMENTAL SERVICES DEPARTMENT COMMENTS

Plan Reviewer: Beth Dubow | Beth.Dubow@copbfl.com

Status: Review Complete Resubmittal Required

1. Where is the site plan?

RESPONSE: Site plan has been submittal.

2. Ensure there is enough room to store both the cars and the carts. It appears like it will be a tight fit with both.

RESPONSE: The floor plans have been updated to show the dimensions.

3. Provide garbage for the proposed clubhouse.

RESPONSE: Refer sheet to SP-101.

NOTE: Recycling collection is not required, but it is encouraged.

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 and 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.

PLEASE NOTE: 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).