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To: Pompano Beach Development Review Committee

From: Matthew Scott, Esq., *Dunay, Mikel and Backman, LLP*  
Beth Schrantz, Director of Planning Services, *Dunay, Miskel and Backman, LLP*

Date: March 4, 2021

RE: Atlantic Estates – 400 East Atlantic - Response to Comments  
MAJOR SITE PLAN APPLICATION PZ20-12000027

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**A. ENGINEERING COMMENTS**

**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. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

**RESPONSE: A permit application will be filed prior to building permit submittal.**

2. 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. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.

**RESPONSE: Street trees located within 5' of the existing sanitary sewer and forcemains along Atlantic Blvd will be treated with tree grates and root barriers to ensure no intrusion in the vicinity of the underground utilities. Please refer to sheet WSU-3 for detail 316-1, as well as sheet L-4 for the proposed root barrier detail.**

3. At time of permitting submit an Engineering permit application for the proposed off-site water and sewer, onsite and off-site paving and curbing.

**RESPONSE: Acknowledged. A permit application will be filed.**

4. At time of permitting submit a copy of a signed agreed upon contract or a schedule of values for the proposed off-site water and sewer onsite/off-site paving. Please include sub-base, lime rock, prime and asphalt or concrete. Per page two of the Engineering Application: In order to determine permit fees, please provide an executed contract between the registered property owner and the contractor performing the proposed work.

**DRC**

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**4/21/2021**

**RESPONSE: Acknowledged. The contract will be submitted at the time of permitting.**

5. Please provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

**RESPONSE: An erosion control plan is now provided as PGD-3.**

6. Utility plan sheet add note that the proposed sewer manhole will be SEWPER coated. Also Please refer to Engineering standard detail 107-2 for the proposed two inch water service and tap. NO 2" corporation stops. The east 6" meter cannot go inside a vault and must be above ground per city Engineering standard detail 106-2 Unless approved by Utilities.

**RESPONSE: The note is now provided in the notes section on the utility plan sheet WSU-1.**

7. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

**RESPONSE: Acknowledged. Thank you.**

8. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**RESPONSE: The city engineering standard details are provided on the utility detail sheets WSU-2, WSU-3, and PGD-2.**

9. The proposed dock will require a COPB Engineering permit. It will need to be constructed per COPB CO 151.01 Beaches and waterways.

[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach fl/00-0-86141#JD Ch.151](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/00-0-86141#JD_Ch.151)

**RESPONSE: Noted. The dock will be constructed per COPB standards.**

10. Note on Engineering plan that any existing water and/or sewer connection to the subject lots not utilized are to be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

How to retire old laterals

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

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

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

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

**RESPONSE: These notes are provided on the utility plan WSU-1.**

**DRC**

**PZ20-12000027**

**4/21/2021**

\*\*\*\* 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.\*\*\*\*

**RESPONSE: Acknowledged. Thank you,**

**B. UTILITIES COMMENTS**

**Review status:** Review Complete Resubmittal Required

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

**RESPONSE: Acknowledged. Thank you.**

2. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan proposes an underground vault for a large 6" domestic water meter. All proposed large meters 3" and larger shall be above ground and not within a vault. Please correct.

**RESPONSE: An above ground meter is now proposed on sheet WSU-1.**

3. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan proposes a 1½" domestic water service that is not to City Engineering Standard Detail #107-2 Typical 2" Water Service. The service shall be proposed w/ a 2" resilient wedge gate valve and not a 2" corporation stop. Please correct.

**RESPONSE: The water service has been updated accordingly on sheet WSU-1.**

4. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan must show all proposed water services with the service meter just behind the recorded property line or public sidewalk. Please correct.

**RESPONSE: The service meters are now just behind the property line and sidewalk on sheet WSU-1.**

5. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official plan submittal.

**RESPONSE: The SWM license will be provided at time of permitting.**

6. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan must indicate that the proposed 8" dedicated fire service must have a required 8" dedicated fire meter. Please correct.

**RESPONSE: The 8" dedicated fire meter is now provided on the utility plan on sheet WSU-1.**

7. Civil plan 042 WSU-1 Water, Sewer, Utilities Plan must propose a public manhole and lateral along Atlantic Blvd. Please show a private accessible sanitary manhole on-site of the property just behind the recorded property line. Eliminate the 6" lateral and tie the lateral into the private on-site manhole. Please correct.

**RESPONSE: A private on-site manhole is now provided with the proposed lateral tying into the private manhole on sheet WSU-1.**

8. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

**RESPONSE: An erosion control plan is now provided on sheet PGD-3 demonstrating the best management practices to be utilized.**

9. As noted prior, please submit a sedimentation and erosion control plan.

**RESPONSE: An erosion control plan is now provided on sheet PGD-3.**

10. As noted prior, please attach the following 2019 City Engineering Standard Details as they apply: #103-1 Gate or Valve Plug Settings, #106-3 Fire Meter and Backflow Device, #106-4 Meter Install Dimensions List, # 107-2 Typical 2" Water Service, #115-1 Underground Valve Identification Marker, #122-1 Utility Crossing, #200-1 Service Laterals with Risers, #201-1 Gravity Sewer Laterals, #201-2 WYE Gravity Sewer Saddle, #202-1 Adjustable Repair Coupling Notes, #202-1 Adjustable Repair Coupling Notes, #316-1 Required Tree Locations.

**RESPONSE: The city details are now provided on the utility detail sheets WSU-2 and WSU-3.**

11. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 75 day delivery lead time once the meter(s) has been paid. Please order according to your construction schedule to ensure timely delivery and installation.

**RESPONSE: Acknowledged. A note has been provided in the notes section on sheet WSU-1.**

#### **C. BSO COMMENTS**

**Review status:** Review Complete Resubmittal Required

Development Review Committee Reviewed: December 17, 2020

Subject: CPTED and Security Strengthening Report: P&Z # 20-12000027

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick\_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday – Thursday; 8 AM – 4 PM

\*\*\* ATTENTION IMPORTANT \*\*\*

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

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

**Response: Acknowledged. Thank you.**

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses.

Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.

\*\*\* ATTENTION IMPORTANT \*\*\*

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan. Initials MK

**RESPONSE: The CPTED narrative and plan is provided on plan sheet titled "CPTED".**

2. 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 MK
- b. Lighting types such as pole, motion-sensor, etc., Initials MK
- c. Fencing type, placements & dimensions, Initials MK
- d. Signage type & placement, Initials MK
- e. Camera type, location & scope of cameras, Initials MK
- f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials MK
- g. Pedestrian & vehicle circulation patterns, Initials MK
- h. Dumpster/ enclosure type & design, Initials MK
- i. Alarm types, locations, etc. Initials MK
- j. Parking garage & lot types – include all security features & measures, Initials MK
- k. Any other special considerations relevant to the specific type of development, etc.

Initials MK

**RESPONSE: These items can be found labeled on the CPTED plan.**

3. 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 MK

**RESPONSE: Acknowledged. The CPTED measures are labeled on the CPTED plan.**

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

**RESPONSE: Acknowledged.**

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. Many of the recommendations are also only procedural that can be achieved at little or no cost.

**DRC**

PZ20-12000027

4/21/2021

**Response: Acknowledged. Thank you.**

Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, 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.

**Response: Acknowledged. Thank you.**

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.

**Response: A future inspection will be coordinated prior to occupancy.**

A safe and secure development is a priceless and essential benefit to all members and guests of the community.

**Response: Acknowledged and agreed. Thank you.**

**CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:**

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

**RESPONSE: The referenced signs are labeled on the CPTED plan.**

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

Initials MK

**RESPONSE: The applicant is working to prepare this affidavit and will have it submitted prior to permitting.**

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 MK

**RESPONSE: Signs are labeled on the CPTED plan**

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 MK

**RESPONSE: Signs are labeled on the CPTED plan.**

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 MK

**RESPONSE: Acknowledged and will comply.**

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 MK

**RESPONSE: Acknowledged and will comply.**

## **2. CPTED Landscaping Standards**

### **2A: Natural Surveillance**

Initials MK

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

**RESPONSE: Noted. Landscaping and lighting provided on CPTED plan.**

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

**RESPONSE: Acknowledged and will comply.**

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

Initials MK

**RESPONSE: Proposed hedges/bushes/low plants do not exceed 2.5' maximum height.**

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

Initials MK

**RESPONSE: Proposed trees provided 8' clear trunk without obstructive limbs or foliage.**

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

**RESPONSE: Acknowledged. Thank you.**

2B: Territorial Reinforcement

Initials MK

**RESPONSE: Provided on CPTED plan**

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

**RESPONSE: Low profile landscaping provided in specified areas.**

**3. CPTED Lighting Standards**

Initials MK

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

Initials MK

**RESPONSE: Please refer to light levels and light fixture locations shown on the CPTED and Photometrics A-13 plan.**

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 MK

**RESPONSE: Acknowledged and will comply.**

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 MK

**RESPONSE: Motion sensor security lights are labeled at the exterior doors and overhangs in the garage as shown on CPTED plan sheet.**

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 loiterers and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc. Initials MK

**RESPONSE: Motion sensors and lights will be provided within the building and garage as shown on CPTED plan sheet.**

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

**RESPONSE: Lighting is provided at all gateways and doorways as shown on CPTED plan sheet.**

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

**RESPONSE: Please refer to light information shown on the CPTED plan and Photometrics sheet A-13.**

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 MK

**RESPONSE: Please refer to light information shown on the CPTED plan and Photometrics sheet A-13.**

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 MK

**RESPONSE: The proposed landscaping and lighting do not conflict. Please refer to the CPTED plan, landscape plan sheet L-3 and photometric plan sheet A-13 for reference.**

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 MK

**RESPONSE: The proposed landscaping and lighting do not conflict. Please refer to the CPTED, landscape and photometric plans for reference.**

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 MK

**RESPONSE: Lighting and camera placement will be analyzed to avoid interference in operational efficiency**

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

a. Install either 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 in the event of an attempted criminal ruse entry. Initials MK

**RESPONSE: The doorways are labeled as glass hurricane doors on the CPTED plan.**

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

**RESPONSE: Existing barbed-wire chain link fence along west property line and existing CMU wall and PVC fence along the east property line are to remain as shown on the CPTED plan.**

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 MK

**RESPONSE: The existing fences and walls do not have horizontal bars.**

d. Do not block the Natural Surveillance benefit of '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 MK

**RESPONSE: There is no proposed ground cover exceeding 2.5' in height as shown on sheet L-3 and the CPTED plan.**

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 MK

**RESPONSE: A note is now provided on the CPTED plan.**

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

Initials MK

**RESPONSE: A label has been added to the lobby doors on the CPTED plan.**

#### 5. Burglar Alarms/ Security Alarms/ Safes – Mechanical Security Strengthening

Initials MK

a. Burglar/ Security Alarms/ Safes must be installed at any property commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.

Initials MK

**RESPONSE: A note is provided on the CPTED plan.**

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

Initials MK

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 MK

**RESPONSE: Proposed dumpster are enclosed in a key accessible trash holding room as is labeled on the CPTED plan.**

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 MK

**RESPONSE: Proposed dumpster are enclosed in a key accessible trash holding room as is labeled on the CPTED plan.**

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

Initials MK

**RESPONSE: Proposed dumpster are enclosed in a key accessible trash holding room as is labeled on the CPTED plan.**

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

Initials MK

**RESPONSE: Proposed dumpster are enclosed in a key accessible trash holding room as is labeled on the CPTED plan.**

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 MK

**RESPONSE: The key accessible trash room will have a motion-sensor light as is labeled on the CPTED plan.**

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

Initials MK

**RESPONSE: The key accessible trash room will have a surveillance camera as is labeled on the CPTED plan.**

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, realtors, car dealerships, etc.)

Initials MK

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

Initials MK

**RESPONSE: A key fob system is required for access to the residential portion of the development. A key will be required for access to the retail/commercial portions during non-business hours. Labels indicating such have been provided on the CPTED plan.**

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

Initials MK

**RESPONSE: A note has been added to the note section of the CPTED plan.**

c. A surveillance camera must monitor the officekey storage area.

Initials MK

**RESPONSE: A note has been added to the note section of the CPTED plan.**

8. Parking Garage & Lot, and Adjacent Access Perimeters:

Initials MK

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed: Initials MK

**RESPONSE: Acknowledged and addressed.**

b. Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot 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 .MK

**RESPONSE: As noted above and labeled on the CPTED plan, a key fob system is required for access to the residential portion of the development. A key will be required for access to the retail/commercial portions during non-business hours.**

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 MK

**RESPONSE: Surveillance cameras to be provided at front entrance and all angles within the garage as shown on the CPTED plan.**

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

Initials MK

**RESPONSE: Surveillance cameras will be provided around the entire garage and site and no surveillance gaps will exist as shown on the CPTED plan.**

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

Initials MK

**RESPONSE: Overlapping sight cones are provided on the CPTED plan.**

f. An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials MK

**RESPONSE: A vehicular gate is provided to restrict vehicular access to the residential parking area with a limited number of spaces before the gate for those visiting the commercial space.**

g. In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

Initials MK

**RESPONSE: This will be addressed at time of construction plan preparation and permitting.**

h. (Multi-residential or commercial only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.

Initials MK

**RESPONSE: Parking spaces will be clearly marked for owners and guests**

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

Initials MK

**RESPONSE: Signage is provided on the CPTED plan.**

j. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning non-resident/ non-authorized guests and abandoned vehicles.

Initials MK

**RESPONSE: Tow away signs provided on CPTED.**

k. Install sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

Initials MK

**RESPONSE: 4' of clearance is provided between the wall and the wheel stops as shown on sheet EMS-1.**

9. Parking Garage Emergency Blue Light Call System – Security Strengthening Initials MK

a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases.

Initials MK

**RESPONSE: Labels are provided on the CPTED plan.**

b. Blue Light and surrounding area must be under video surveillance. Initials MK

**RESPONSE: Blue light areas are under surveillance as shown on the CPTED.**

10. Graffiti Maintenance – CPTED

Initials MK

a. Exterior wall surfaces along the building perimeter, including the garage wall exteriors, must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet.

Initials MK

**RESPONSE: A note is provided on the CPTED plan.**

11. Electronic Surveillance – Security Strengthening

Initials MK

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

Initials MK

**RESPONSE: Surveillance cameras are shown on the CPTED plan.**

b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

Initials MK

**RESPONSE: The cameras and cones are provided on the CPTED plan.**

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

Initials MK

**RESPONSE: Landscaping is shown on the CPTED plan to ensure no obstruction of camera views.**

d. 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 MK

**RESPONSE: Lighting and surveillance camera locations are provided on the CPTED plan.**

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

Initials MK

**RESPONSE: Camera locations are now provided on the CPTED plan.**

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

Initials MK

**RESPONSE: All areas are covered by surveillance cameras as shown on the CPTED plan.**

g. Ensure video surveillance at all exterior building entrances. Include an audible video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.

Initials MK

**RESPONSE: Video surveillance is provided at all entrances. A note regarding the intercom and electronic access system is provided on the CPTED plan.**

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

Initials MK

**RESPONSE: Security cameras are provided on the perimeter boundaries as shown on the CPTED plan.**

i. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials MK

**RESPONSE: The CPTED plan provides cameras along the north side of the building adjacent to the Atlantic Blvd. sidewalk area.**

j. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.

Initials MK

**RESPONSE: Surveillance cameras are provided along the commercial portion of the development as shown on the CPTED plan.**

k. Install video surveillance of any rooftop areas, etc.

Initials MK

**RESPONSE: Surveillance cameras will be installed at the rooftop area.**

#### 12. Miscellaneous: CPTED & Security Strengthening

Initials MK

a. Ensure all 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 MK

**RESPONSE: A note has been provided on the CPTED plan.**

b. Ensure all 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 MK

**RESPONSE: A note has been provided on the CPTED plan.**

c. Any blind areas not covered by security cameras including interior hallways of the resident housing for example must install corner security mirrors to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Initials MK

**RESPONSE: A note has been provided on the CPTED plan.**

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 MK

**RESPONSE: A note has been provided on the CPTED plan.**

e. Place bike storage racks close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. Initials MK

**RESPONSE: Internal bike storage rooms are provided at the northwest and southeast corners of the parking garage on levels 2, 3, and 4, as shown on sheet A-4.**

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along front pedestrian entranceway area to prevent serious vehicle intrusion accidents/ incidents

Initials MK

**RESPONSE: There are planters proposed along the front of the building as shown on the CPTED plan.**

g. Address NFPA (National Fire Protection Agency) 72 - Emergency Radio Signal BDA (Bi-Directional Amplifier System) Ordinance adopted by the City of Pompano Beach to ensure Law Enforcement as well as Fire Rescue can operate unimpeded within the structure to respond to life-threatening serious emergencies.

Initials MK

**RESPONSE: This will be addressed at time of construction plan preparation and permitting.**

h. Address requirements and plans for mass notification systems related to any serious or life-threatening emergencies such as fire, environmental, or criminal such as an active killer, etc.

Initials MK

**RESPONSE: This will be addressed at time of construction plan preparation and permitting.**

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

Initials MK

**RESPONSE: This will be addressed at time of construction plan preparation and permitting.**

j. If the building 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 MK

**RESPONSE: Acknowledged and will comply. Thank you.**

#### **D. FIRE DEPARTMENT COMMENTS**

**Review status:** Review Complete Resubmittal Required

1. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

**RESPONSE: The circulation plan is provided in the plan set as sheet A-20.**

2. Provide detailed plan, how would fire apparatus respond to building stage out of traffic on Atlantic Blvd. and then exit the property back to public right of way.

Page 002 SP-1 where is the proposed Emergency Vehicle Staging area?

**RESPONSE: The proposed staging area is just north of the lobby. Staging may be conducted on Atlantic Blvd or directly adjacent to the building on the East side. An 8' wide pathway is also provided along the East side of the property to the canal for emergency access. A fire truck maneuverability diagram is provided on sheet A-20.**

3. Provide fire lane for emergency apparatus to stage and not block public right of way for each of the buildings during a minor emergency event. Staging area must have direct access to main entrance/lobby, command center and elevators for rescue. Minimum 50-foot length; can be used as a loading zone as long as driver remains with vehicle. Page CIRC-1 showing the entire 3-point turn completed under the proposed structure. Meetings reference turn around allowed for part of T-turn under building not the entire truck.

**RESPONSE: A dedicated emergency vehicle lay-by has been added to the drive directly in front of the buildings main lobby. Please refer to the updated sheet circulation plan sheets A-20 and A-21.**

4. What is the height of the vehicle access under building on East side? Minimum height clearance for fire apparatus is 13ft 6in. (NFPA 1 2015 ed chapter 18 section 18.2.3.4.1.2)

**RESPONSE: There is a clearance of 16'-8" provided under the building.**

5. Submit site/civil plans showing location of existing or proposed water mains (including size) and firehydrants in area. Referto NFPA 1 2015ed Chapter 18 forrequired fireflow,minimum number of hydrants and spacing.

**RESPONSE: This information is provided on sheet WSU-1.**

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

**RESPONSE: The hydrant flow test was performed by Black Fire Protection and has been included with this submittal.**

7. Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Referto NFPA 1 chapter 18 forrequired fireflow, number/spacing of firehydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2015ed chapter 18) City of Pompano requires a minimum of 2 firehydrants. Maximum distance to secondary firehydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFLORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

**RESPONSE: The location of the proposed hydrant is provided at the northeast corner of the site on sheet WSU-1. There is an existing fire hydrant approximately 320' west of the proposed hydrant along the south side of Atlantic Blvd. The fire flow test results are now provided.**

8. Proposed Fire Hydrant and FDC Location: Locate Proposed Fire Hydrant and FDC for Building and Boat docks at entrance to access road. Northeast corner of property and building.

**RESPONSE: A fire hydrant is now proposed at the northeast corner of the building as shown on sheet WSU-1.**

9. Fire Department Connections and firehose stations will be required for boat dock protection.

**RESPONSE: An FDC and a firehose station are now provided on the south side of the building adjacent to the boat dock as shown on sheet WSU-1..**

10. Provide location of all required life safety systems and access from the EXTERIOR of the building. This could include: fire pumps, emergency stand by generators, command centers (access from main lobby/entrance).

**RESPONSE: Please refer to life safety plan sheets A-23 through A-28 for the requested information.**

11. Exit discharge and exit termination must to be a public right of way free of obstructions. Exterior pathways from rear exit doors must also meet same egress requirements for proper width, slope surface, lighting and obstructions.

**RESPONSE: Exit discharge is provided to public right of way on Atlantic Blvd and to the canal promenade that is connected to Atlantic Blvd via an 8' wide pathway. As shown on sheets SP-1**

and PGD-1, the paths on the north side of the building connect the doorways to the Atlantic Blvd. right-of-way via ADA compliant sidewalk and handicap ramps. The path along the east side of the property provides unobstructed egress from the south portion of the building to the Atlantic Blvd. right-of-way.

12. Four (4) of the buildings Five (5) exits discharge to the South side of proposed building. Provide detailed Exit discharge plan showing proposed exterior exit discharge is sufficient for occupant load from exits, exit discharge to public right of way. Public right of way would be back to Atlantic Blvd. Proposed 8ft exterior access to boats, is this sufficient, does it meet all requirements of a safe and protected egress? Is it sufficient for egress capacity and fire department fire apparatus access and firefighter access into building at the same time?

**RESPONSE: Please refer to life safety plan sheets A-23 through A-28 for the requested information.**

13. 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: Acknowledged. Project will comply.**

#### **E. BUILDING DIVISION COMMENTS**

**Review status:** Review Complete Pending Development Order

##### **Advisory Comments**

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

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

**RESPONSE: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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.

**RESPONSE: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B). Highest crown of road is 14.97' NAVD, residential finish floor elevation is required to be a minimum of 16.47' NAVD to comply with local ordinance.

**RESPONSE: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

**DRC**

**PZ20-12000027**

**4/21/2021**

FBCA221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

**RESPONSE: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

7. FBC 1017.2 Limitations. Exit access travel distance shall not exceed the values given in Table 1017.2.

**RESPONSE: Acknowledged. Thank you.**

8. 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: Acknowledged. Thank you.**

9. 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: Acknowledged. Thank you.**

10. 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: Acknowledged. Thank you.**

11. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, window walls, railings, 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: Acknowledged. Thank you.**

12. 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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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."ReferenceEngineering Standard 300-5.

**RESPONSE: Acknowledged. Thank you.**

20. FBC3303.5 Water Accumulation. The enforcingagency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

**RESPONSE: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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: Acknowledged. Thank you.**

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

**RESPONSE: Acknowledged. Thank you.**

**F. ZONING COMMENTS**

**Review status:** Review Complete Resubmittal Required

TO-EOD/Sub Areas: Core Sub-Area

MM-090 Mixed-Use: max 90 unit per AC, non-residential use on the first floor abutting Atlantic blvd

Max 80 ft for mixed use and residential use.

Please be advised that a Park Impact Fee will be applied at permitting.

1. Revise all diagrams on sheet 017 A-15 to be based on post dedication. Please the proposed development including applicable calculations shall be provided accordingly.

**RESPONSE: Drawings have been revised based on post dedication.**

2. Zoning Data

- a. Correct UNIT MATRIX. 240 units are not permitted.

**RESPONSE: Unit count has been revised. Corrected unit count is 234 units.**

- b. Add a note on sheet 003 A-1 "TABLE 155.3709.E.3: Density Bonus Options" wherever applicable.

**RESPONSE: Note has been added, where applicable.**

- c. 240 units are noted under BUILDING AREA DATA. Clarify it.

- a. Are you proposing 234 or 235 units? 235 is noted under PARKING, LOADING AND BICYCLES. Zoning data for the project shall be provided consistently.

**RESPONSE: Correct number is 234. Sheet A-1 has been updated to reflect correct unit count.**

- b. What is 36 noted under PARKING, LOADING AND BICYCLES?

**RESPONSE: This was a typo in the chart. It has been removed.**

3. Provide total residential areas for parking calculations. Staff must verify which calculation is greater. Per Section 155.3709.I. 6, Additional EOD Standards, Multifamily dwellings shall provide a minimum of one off-street parking space per unit or one off-street parking space per 1,000 square feet of gross floor area or fraction thereof, whichever is greater.

**RESPONSE: Total Gross Square feet of residential areas, including internal public corridors, stairs, elevators, but excluding terraces and balconies is 224,164 GSF. Project provides 234 residential parking spaces.**

4. Provide a separate diagram illustrating 28 sustainable points to be granted for a density bonus. All points claimed for sustainability must be in accordance with TABLE 155.5802: Sustainable Development Options and Points. Note that this diagram shall be verified when in for a permit.

**RESPONSE: Diagram has been added on sheet 020 A-18.**

5. Revise the building height to be 80 ft. The proposed development must be limited to 80 ft ht. Building heights shall be measured from the average finished grade to the roof deck (§155.9401.G, Height).

**RESPONSE: Building height is 80' to top of roof from average finished grade. Rooftop mechanical does not exceed 15' in height. Last occupiable floor is 70'-10" from average finished grade. Please refer to sheet A-9.**

6. A major portion of the building has 9 stories. All buildings higher than 8 stories shall be developed according to the Tower Building Type standards, per Section 155.3709.D.2.b.

**RESPONSE: The building is 8 stories on Atlantic Blvd and 80' in height. However, given the elevation change of the lot which descends 10' from Atlantic Blvd to the canal, the project proposes another level of units rather than expose columns or place exposed parking facing the canal.**

7. Revise the building or demonstrate compliance on the building plans.

**BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM, Tower Building Type**

- a. Tower Floorplates Standard: Average 20,000 sqft for a tower and 32,500 sqft maximum permitted for a floorplate.

**RESPONSE: An administrative adjustment will be submitted to allow the proposed floorplate within 30 days of this submittal.**

- b. Tower Separation: If two or more towers are provided to comply with a tower size limit, the min allowable horizontal distance between two or more towers on the development shall be 60 ft.

**RESPONSE: Separation between North and South wings of building above podium is 66'-4". Please refer to plans.**

- c. Tower Stepback: The min stepback for the tower, above 5th floor, shall be 10 ft from the podium along interior and rear property lines.

**RESPONSE: Required side setbacks (East & West) are 0'. Project provides 10' setback for both podium and tower on East side. Project provides 0' podium setback and 10' tower setback on West side.**

8. Revise the building to comply requirements below, or demonstrate compliance on the plan, sheet 005 A-3.

Per Section 155.3501. O. 2. B. i, Building Separation.

Tower buildings or buildings greater than 6 stories built to the maximum building length shall provide a minimum 30-foot separation from the subject building and any adjacent building on the same lot or an adjacent lot.

**RESPONSE: Separation between North and South wings of building above podium is 66'-4". Please refer to plans.**

**DRC**

Per Section 155.3501. O. 2. C, Building Break.

Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid.

**RESPONSE: Building frontage directly along Atlantic Blvd is 152' in length. Nonetheless, the frontage is broken to provide access for pedestrians and vehicles. This is the 24' easement plus sidewalks and green space totaling 48' in width.**

9. Revise a pervious area diagram, required at least 10% of the total site areas. It must comply with the definition. 155.9401. F, Pervious Area: Pervious surfaces are covered by living plant material that allows precipitation to infiltrate directly into the ground.

**RESPONSE: Pervious diagram has been revised on sheet 017 A-15. Project provides 11% pervious area.**

10. Please have the surveyor review dimensions on the survey and correct them accordingly.

**RESPONSE: Survey has been updated as needed.**

11. Provide dimensions of site features on sheet 005 A-3, and details of street furniture, per Section 155.3501. H. 6. c. iv. All street furniture shall be subject to the approval of the city.

**RESPONSE: Please refer to landscape plans.**

12. Provide a cross section illustrating from the building to the ROW centerline and add call-outs and dimensions on the section and the plan, sheet 005 A-3.

**RESPONSE: The cross section on sheet A-9 now includes dimension from centerline of ROW to building façade on Atlantic Blvd. Section cut callouts have been added to all plans.**

13. Pending for a street improvement plan, per Section 155.3709.F.2 Street Development Regulating Diagram. Staff, City's consultant, and the applicant are in discussion to provide the best solution to comply such requirements. Note for 6' sidewalk. Pursuant to Section 155.3501. H. 6, all primary and secondary streets shall be required in the same general location as shown on the Street Network Connectivity Regulating Plan and may be modified with respect to alignment, provided that the final alignment is in keeping with sound urban design principles.

**RESPONSE: Please refer to the**

14. Provide the required common private open space on the plan for record, a min. of 10% of the site, per Section 155.3501. K. 3, Private Open Spaces. The open space between the building and water may work. Pursuant to Section 155.3501.K. 3. C, corridors, walkways, pedestrian passages, lobbies, balconies, parking courts, lakes, golf courses, and parking lot buffers shall NOT count towards the private open space requirement.

**RESPONSE: Project provides minimum required private open space on the garage deck, pool deck and canal promenade.**

15. Install a change of tactile surface texture (or using a similar material of 8' pathway) over the 24ft access easement to continue 8' pathway, pursuant to Section 155.3501. H. 6. C. iv.  
**RESPONSE: Acknowledged and will comply.**
16. Provide clear marks to a lobby from sidewalk, at least 5 ft, per Section 155.5101.H, Bicycle Access and Circulation, 155.5101.I, Pedestrian Access and Circulation, and 155.3501. I. 1, Bicycle and Vehicular Access and Circulation.  
**RESPONSE: Pedestrian and bike circulation is indicated in a diagram on sheet A-15.**
17. Provide a bike rack detail and identify its location on the site plan, per Section 155.3501. I. 2. h. Bicycle Parking and 155.5102.L.1 (Bicycle Racks or Lockers Required)  
**RESPONSE: A bike rack detail is provided on sheet A-4.**
18. Pending for a traffic analysis, per 155.3709. J, Traffic Analysis Requirements. It shall be resolved prior to placement for a PZB meeting.  
**RESPONSE: Acknowledged. A traffic analysis is being prepared and will be provided prior to public hearings.**
19. Affordable Housing: the project shall comply with such requirements, as defined in Section 155.3709. K. The applicant may either set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit.  
**RESPONSE: Acknowledged.**
20. Pursuant to Section 155.5509, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable. Provide the response to the requirement on the site plan legibly.  
**RESPONSE: The lower second tier communication lines are to be undergrounded. FPL has assessed the option to underground the higher transmission lines, and has ultimately determined will not convert a short 200' span of overhead lines to underground due to service reliability and potential points of failure.**
21. Provide heights of building elements proposed on the roof, per Table 155.3501.N.1:  
Maximum Allowable Height Encroachments of Building Elements. If conflict, revise the building.  
Architectural/Decorative Roof/ 15 feet  
Architectural Features/ 15 feet  
Covered Structures/ 12 feet  
Parapet/ 5 feet  
Mechanical Rooms & Equipment/ 15 feet  
Swimming Pools and Decks/ 8 feet  
**RESPONSE: Heights of all roof elements have been provided on sheets A-8 and A-9.**
22. Please note that any encroachment of structures in the right-of-way may require a revocable license agreement or a similar legal instrument, pursuant to Section 100.35, per Section 155.3501. H. 6. c. iv. e.

**RESPONSE: Acknowledged.**

23. Revise the building length, per Section 155.3501. O. 2. a. Building Length. The maximum horizontal dimension of a building shall be 300 feet at any level.

**RESPONSE: An administrative adjustment to allow the project as proposed will be submitted within 30 days of this resubmittal.**

24. Revise Frontage Diagram to include a portion of a lobby area facing the street. A min. of 90% of the building frontage shall be designed for active use, Table 155.3709.I.2.b: Minimum Building Frontage (Active Use) Percentage per Street Type. A leasing office should be fronting the street to comply with the requirements.

**RESPONSE: Sheet A-17 has been updated to include lobby area. A leasing office is fronting the street. The frontage consists of 82% transparent storefront glass, 5% open thru-way and 13% artistic street mural.**

25. Prior to Zoning Compliance Permit approval, a detail of floor plan of active uses along the building frontage shall be provided as specified in Section 155.3501. O. 2. h, Active Use Standards

**RESPONSE: Acknowledged.**

26. The proposed development shall obtain approval of 155.2416. Master Sign Program from AAC.

**RESPONSE: Acknowledged.**

27. Provide details of the proposed exterior lights, per Section 155.3501. M, TO District Exterior Lighting Standards and Part 4 (Exterior Lighting) of Article 5: Development Standards.

- a. Light poles shall not exceed a height of 17.5 feet above the adjacent finished grade;
- b. No cobra head lights are permitted;
- c. lighting shall be weather and vandal resistant (i.e. resistant to graffiti, shattering, etc.); and
- d. All exterior lighting is encouraged to be solar powered;

**RESPONSE: Acknowledged. Lighting details will be specified for final approvals.**

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

**RESPONSE: Acknowledged.**

29. Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.

**RESPONSE: CPTED plan is provided on sheet titled "CPTED".**

30. Note that the proposed retail or commercial uses shall be in accordance with TABLE 155.3709.E.2: Principal Uses Regulating Table and comply with the parking requirements.

**RESPONSE: Acknowledged.**

31. Additional comments may be rendered upon resubmittal.

**RESPONSE: Acknowledged.**

**G. WASTE MANAGEMENT COMMENTS**

**Review status:** Review Complete Resubmittal Required

Solid Waste and Recycling Comments

Project Name: 400 E. Atlantic

Address: 400 E. Atlantic Blvd.

P&Z#: 20-12000027

Date Reviewed: 12/14/2020

DRC Meeting: 01/06/2021

REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.
  - a. Toting garbage dumpsters through the garage to the front of the building is not recommended.
  - b. Height clearance requirements for collection vehicles are 15 feet for driving and 21 feet for servicing dumpsters. Even with the toting of the dumpsters to the front of the building via gator tractor, there does not appear to be enough clearance in the garage for a garbage truck to make the 3-point turn in order to leave. Note the clearance at the entrance to the garage where the ramp (up) is located.

**RESPONSE: Architect is working with a professional solid waste consultant to ensure solution is adequate and reasonable. A diagram with calculations has been added on sheet A-16. Building management will be responsible for the toting of leak-proof two-yard containers. A new air conditioned 300 SF trash holding room has been provided directly adjacent to the specified pick up location. This trash room will also serve the retail component. A solid waste truck maneuverability diagram has been provided on sheet A-21. Clearance into covered portion is 16'-8".**

2. The trash room is not adequate in size to accommodate 240 rental units plus 2800 square feet of commercial use. Separate garbage and recycling for the commercial and office uses are needed.

**RESPONSE: Project has 234 units. Trash room has been increased to 1,120 SF + 300 SF holding room.**

3. Please note the location of the trash chutes on the site plan and garbage collection plan.

**RESPONSE: Trash chutes are indicated in plans as "TR" – Trash Room.**

4. 2-yard containers are not recommended for this large number of unit and the amount of commercial use. It will take far too long (while blocking the single entrance to this site) to service the number of containers that will be needed for this site.

**RESPONSE:** Architect is working with a professional solid waste consultant to ensure solution is adequate and reasonable. A diagram with calculations has been added on sheet A-16.

5. Show location and accessibility of trash and recycling (if needed) collection area for the commercial/office uses planned for this site.

**RESPONSE:** Commercial component (retail) will use the 300SF air-conditioned trash room.

NOTE: Applicant is urged to meet with City of Pompano Beach Solid Waste Services Department staff prior to submitting plans for DRC as relocation and addition of trash collection areas will impact the design of the site.

**RESPONSE:** Acknowledged. Thank you.

NOTE: Recycling collection is not required, but it is encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler.

**RESPONSE:** Acknowledged. Thank you.

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 (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:** Acknowledged. Thank you.

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.

**RESPONSE:** Acknowledged. Thank you.

#### **H. PLANNING COMMENTS**

**Review status:** Review Complete Pending Development Order

1. Land use for this parcel is ETOC. An application requesting to construct 240 multifamily residential units, 2,800 square feet of street facing retail/commercial, and 3,800 square feet of amenity space. The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit. Please review the definition of Affordable Units (154.61) and identify how the Applicant intends to comply with this regulation.

**RESPONSE:** Acknowledged. Thank you.

2. Based on a platting determination letter, written by Broward County Planning Council, dated April 1, 2020 replatting is not required.

**RESPONSE: Acknowledged. Thank you.**

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

**RESPONSE: Acknowledged. Thank you.**

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

**RESPONSE: Acknowledged. Thank you.**

#### **I. LANDSCAPE COMMENTS**

**Review status:** Review Complete Resubmittal Required

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. The position that this will not happen is not approvable and needs to be re-addressed.

**RESPONSE: The lower second tier communication lines are to be undergrounded. FPL has assessed the option to underground the higher transmission lines, and has ultimately determined will not convert a short 200' span of overhead lines to underground due to service reliability and potential points of failure.**

2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Tree survey and tree disposition do not match, correct.

**RESPONSE: Acknowledged. Tree survey shall be provided and coordinated with Tree Disposition Plans.**

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees AND palms that are specimen size, and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Correct note on the tree disposition to reflect the above and correct as needed.

**RESPONSE: Please see revised and updated charts on Sheets L-1 and L-2.**

4. Correct disposition table to include palm DBH and correct disposition of trees located off site to be shown as preserved, NOT, removed on the tree disposition / tree survey.

**RESPONSE: Tables have been corrected as requested.**

5. Review appraised values for trees numbered 32-35, 40, 43, 44, 64, & 78 as the values and DBH's appear to be off, Staff was not completely clear on the tree management plan for canopies and root systems that appear in conflict with proposed building footprint and development. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

**RESPONSE: Only three (3) Cape Myrtle trees are proposed for relocation at this time. City of Pompano Beach notes and details pertaining to relocation have been provided on Sheet L-2 as well as a watering schedule for the relocated trees.**

6. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced. Correct the mitigation table.

**RESPONSE: Cost estimate has been added to Sheet L-03C.**

7. Previous diagram does not appear accurate, and does not capture front planters within the ROW.

**RESPONSE: Previous diagram has been updated on sheet A-15.**

8. Provide evidence of availability for Black Ironwoods

**RESPONSE: Black Ironwood trees have been changed to a more readily available species; either Cape Myrtle or Silver Buttonwood.**

9. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping as the quantities appear off. Is there a table that captures all tree and palms and heights including the roof top planters?

**RESPONSE: Code chart has been corrected on Sheet L-3. Sheet L-03C has a complete plant schedule including the roof top planters.**

10. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

**RESPONSE: Plant specifications have been adjusted to reflect minimum height requirements.**

11. Separate street tree count from site tree count.

**RESPONSE: Street trees have been separated from site trees in all plant schedules with their own sub-category.**

12. As per 155.2709.F.2, provide street trees at 1 per 25' at the required height and species.

**RESPONSE: Per discussions with staff – Street trees have been changed to "Tuskegee" Cape Myrtles at 20' on center in planter grates in order to meet the required quantities (allowing for driveway openings). Two (2) additional "Natchez" Cape Myrtles have been added along the building frontage to count toward the street tree requirement. See Sheet L-3.**

13. As per 155.3501.K.5.a.i. Provide Oak trees along Atlantic Blvd. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan.

**RESPONSE: Unable to comply due to overhead power line (per discussions, FP&L is not willing to bury them). Crape Myrtles have been used as per discussion with staff.**

14. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.

**RESPONSE: Unable to comply due to overhead power line (per discussions, FP&L is not willing to bury them). Crape Myrtles at 16' hts. have been used as per discussion with staff.**

15. As per 155.3501.J. provide 5' foundation planting and 5' VUA perimeter planting along the east side with shrubs, trees at 1:30 and sod.

**RESPONSE: Areas abutting VUA have been amended to comply with Sect. 155.3501.J.**

16. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas between a vehicular use area and an abutting building. Lagerstroemias should be swapped out for large upright canopy trees to provide an overall sense of scale for the building.

**RESPONSE: Relocated Crape Myrtles are being proposed in this area. These trees measure 18' x 10'.**

17. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.

**RESPONSE: Provided. Please see Sheet L-4.**

18. Provide a separate sheet for this.

**RESPONSE: Provided. Please see Sheet L-4 and L-4A.**

19. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**RESPONSE: Acknowledged.**

20. Provide a cross section detail of the proposed building footers/ slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas

**RESPONSE: Provided. See Sheet L-4. Building footers and slab shall be designed to allow for required landscaping soil space. This detail is being coordinated with the landscape architect.**

21. Provide Root Barrier specifications on the plan if applicable. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.

**RESPONSE: Provided. See Sheet L-4.**

22. Provide Maintenance agreement for the ongoing upkeep of proposed tree grates on site.

**RESPONSE: Acknowledged and will provide at time of permitting.**

23. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas.

**RESPONSE: Provided. See Sheet L-4A.**

24. Please provide rooftop planter detail on how trees and palms are to be staked and or guyed in the planter.

**RESPONSE: Provided. See Sheet L-4A.**

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

**RESPONSE: Acknowledged and will comply at permitting.**

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

**RESPONSE: A comment response sheet is included with this submittal.**

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

**RESPONSE: Acknowledged. Thank you.**