



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-60

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 21, 2021

400 EAST ATLANTIC BOULEVARD MAJOR SITE PLAN

Request: Major Site Plan & Major Building Design
P&Z# 20-12000027
Owner: Atlantic Estates, LLC
Project Location: 400 E Atlantic Blvd
Folio Number: 494201010010, 494201000311
Land Use Designation: ETOD
Zoning District: TO/EOD
Commission District: 3
Agent: Matthew Scott (954-405-3350)
Project Planner: Jae Eun Kim (954-545-7778) / JaeEun.Kim@copbfl.com

Summary:

The applicant is requesting MAJOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to construct a new mixed-use development of a 3,000 sq.ft. commercial use and 234 units. This proposed development will require a total demolition of the property.

PLANNING

Plan Reviewer: Daniel Keester (daniel.keester@copbfl.com)

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.

2. Based on a platting determination letter, written by Broward County Planning Council, dated April 1, 2020 regarding is required.

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.

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

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ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr (david.mcgirr@copbfl.com)

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.

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.

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

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/offsite 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.

5. With the proposed construction please place a note on the PGD plans that the existing roadway within the project limits and possibly 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. Or continue the mill and overlay to the western construction limits.

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway (jim.galloway@copbfl.com)

Status: Review Complete Resubmittal Required

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

Fire Department Connections and fire hose stations will be required for boat dock protection. FDC for

docks would be located at right of way with fire hydrant. 2-1/2 inch fire hose stations would be located along docks as per NFPA 303 Fire Protection Standards for Marinas and Boatyards.

() 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).

() Exit discharge and exit termination must 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. What is the total occupant load discharging to the South of building? Provide occupant load calculations that egress paths are capable of discharging loads to right of way to Atlantic Blvd.

() 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?

CRA

Plan Reviewer: Kimberly Vazquez (kimberly.vazquez@copbfl.com)

Status: Review Complete Pending Development Order

Land use for this parcel is ETOC and the application includes a mixed-use project of 240 multifamily residential units and 2,800 square feet of street facing retail/commercial and 3,800 square feet of amenity space. This project sits just outside of the CRA Boundary but is in line with ETOC land use.

UTILITIES

Plan Reviewer: Nathaniel Watson (nathaniel.watson@copbfl.com)

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.
2. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.
3. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
4. Civil plan 042 WSU-1 Water, Sewer Utilities Plan must show the proposed public hydrant as perpendicular to the main connection. Please correct.
5. Please note Civil plan 042 WSU-1 Water, Sewer Utilities Plan, the projected water consumptive use demand (GPD) and the wastewater discharge (GPD) for the project.

WASTE MANAGEMENT

Plan Reviewer: Beth Dubow (beth.dubow@copbfl.com)

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: 04/05/2021

1. Toting garbage dumpsters through the garage to the front of the building is not recommended.
2. Specify the garbage loading area on the site plan. Blocking the entrance while servicing multiple containers five times a week is not acceptable.
3. The trash room is not adequate in size to accommodate 240 rental units plus 2,800 square feet of commercial use. Separate garbage and recycling for the commercial and office uses are needed.
4. Please note the location of the trash chutes on the floor plans of the various levels.
5. 2-yard containers are not recommended for this large number of units 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.
6. Applicant is urged to meet with City of Pompano Beach Solid Waste Services Department staff prior to resubmitting plans for DRC.

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

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.

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.

BUILDING DIVISION

Plan Reviewer: James DeMars (james.demars@copbfl.com)

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.

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) 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.

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

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

buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

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

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

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

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

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

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

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

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

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 planes shall have at least one exterior emergency escape and rescue opening in accordance with this section.

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 wall and penetration details.

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.

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.

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).

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

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

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

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

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

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

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

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

20. 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.

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.

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.

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.

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.

BSO

Plan Reviewer: Patrick Noble (Patrick_Noble@sheriff.org)

Status: Review Complete Resubmittal Required

Reviewed: April 2021

Subject: CPTED and Security Strengthening Report: PZ20-12-000027

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

Note: This is the second review and there are still a number of items that have not been addressed at all or not

addressed satisfactorily. Please address all listed items with a response.

*** 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.

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 _____
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 _____
 - b. Lighting types such as pole, motion-sensor, etc., Initials _____
 - c. Fencing type, placements & dimensions, Initials _____
 - d. Signage type & placement, Initials _____
 - e. Camera type, location & scope of cameras, Initials _____
 - f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials _____
 - g. Pedestrian & vehicle circulation patterns, Initials _____
 - h. Dumpster/ enclosure type & design, Initials _____
 - i. Alarm types, locations, etc. Initials _____
 - j. Parking garage & lot types - include all security features & measures, Initials _____
 - k. Any other special considerations relevant to the specific type of development, etc. Initials _____
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 _____
4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials _____

Attention:

Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Several of the recommendations are also only procedural that can be achieved at little or no cost.

Site development planning and preparation for maintaining full 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. A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding.

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

2. CPTED Landscaping Standards

2A: Natural Surveillance

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

Initials _____

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

Initials _____

2B: Territorial Reinforcement

Initials _____

a. If any vulnerable areas exist such as along the remote Western fence line for example, design in dense, low-profile and/or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping, also in any other vulnerable remote areas such as under windows, around other 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, theft, robbery, sexual crimes, etc.

Initials _____

3. CPTED Lighting Standards

Initials _____

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

Initials _____

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

Initials _____

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

and overhangs including main, garage, storage doors, storage sheds (if any), etc.

Initials _____

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 _____

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

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

Initials _____

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 _____

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 _____

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 _____

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 _____

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

Initials _____

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 angled door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors such as in the event of an attempted criminal ruse entry, etc.

Initials _____

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

Initials _____

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 _____

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 _____

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 _____

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

Initials _____

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

Initials _____

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

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 _____

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

Initials _____

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

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 _____

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

Initials _____

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

b. Explain how this development will securely operate the parking garage &/ or lot Access Control system to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking

garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials _____

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

Initials _____

h. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Initials _____

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

Initials _____

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

Initials _____

11. Electronic Surveillance - Security Strengthening

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

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 _____

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

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

i. Install video surveillance along the exterior of the property perimeter sidewalks and streets to deter

criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials _____

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

Initials _____

k. Install video surveillance of any rooftop areas, etc., to deter/ prevent burglaries.

Initials _____

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum(wade.collum@copbfl.com)

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.
2. Clarify position on large adjacent ficus tree previously slated for removal and mitigation. This will require an agreement with adjacent property owner and approval by DSD
3. 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.
4. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced. Correct the mitigation table. No DBH calculation was seen for non specimen trees.
5. Pervious are diagram does not appear accurate, and does not capture front planters OUTSIDE of ROW.
6. 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 rooftop planters?
7. 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 palm to be 22' OA, please adjust.
8. Separate street tree count from site tree count.
9. 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 on both sides of drive aisle.
10. 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.
11. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as SilvaCell) 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.
12. New comments below based on additional plans
13. Provide a separate color coded graphic sheet highlighting the area of suspended pavement and provide the SilvaCell specs and details on this sheet.
14. Show SilvaCell install areas on the civil sheets and cross reference the landscape plans and spec sheet.
15. Trees on the east side shall be large canopy trees or large palm to create a sense of scale to the project.
16. There seems to be available pervious space for tall staggered palm to be installed to provide a sense of scale as it relates to the pedestrian realm.

17. There appears to be available planting space along the east side for trees/palms.
18. There appears to be available planting space along the south side for larger trees/palms in the sodded area. Please address.
19. One Level 5 landscape plan appears to be mislabeled and is the ground plan, please clarify.
20. Roof tops trees and palms cannot be used to qualify minima required site trees.
21. Proposed rain garden will not be supported in this area due to makeup and maintenance required to keep it as such.
22. Adjust street tree Lagerstroemias to be either Natchez or Muskogee.

ZONING

Plan Reviewer: Jae Eun Kim (jaeeun.kim@copbfl.com)

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 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 when the project is in for a permit.

1. RE: Density Bonus Points claimed for the project
A). It can't be claimed for double points for one item. Parking Structure with Green gets 4 points, not 2 and 4 points. B). The proposed Herb or Vegetable Garden does not comply with code requirements, "At least one-fourth acre on the site consists of an edible herb or vegetable garden". C). Sustainable Site Certificate must be presented prior to placement for PZB meeting because it effects the density measured for the project. D). The illustration of Rain Garden does not comply with code requirements. Conclusively staff does not see strong evidences that the project achieves the required sustainability points in accordance with TABLE 155.5802: Sustainable Development Options and Points, which is used to gain additional residential density. This project must seek for alternatives in order for staff to grant a density bonus prior to placement for the PZB meeting.
2. Provide at least 10 % pervious areas on sheet 017 A-15. Please do not include the areas outside of the property, pedestrian promenade, and 8 ft pathway. Pervious areas, required at least 10% of the total site areas, must comply with the definition in Section 155.9401. F, Pervious Area: Pervious surfaces are covered by living plant material that allows precipitation to infiltrate directly into the ground.
3. Remove balconies projecting into the recorded Driveway Easement.
4. Provide a cross section illustrating from the building to the ROW centerline and add call-outs and dimensions on sheet 005 A-3. It shall be in accordance with the street improvement as approved by the City Engineer.
5. 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. Prior to placement for the PZB meeting, the applicant shall determine how this requirement will be in compliance.
6. 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. Or obtain relief of code prior to placement for the

PZB meeting.

7. Residential Gross Area is 339,103 sqft and therefore 340 parking spaces shall be provided. Revise plans and Zoning Data to provide the required parking spaces. 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.
8. 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). If pool deck is enclosed and is occupied, it is subject to maximum building height requirements. If exceeds 80 ft in ht, the project shall be revised to be the Tower Building Type.
9. A major portion of the building has 9 stories. A building higher than 8 stories shall be developed according to the Tower Building Type standards, per Section 155.3709. D. 2.b.
If the project choose to conform with BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM, the building shall be redesigned as follows:
 - A. Tower Floorplates Standard: Average 20,000 sqft for a tower and 32,500 sqft maximum permitted for a floorplate.
 - B. Tower Separation: If two or more towers are provided to comply with a tower size limit, the minimum allowable horizontal distance between two or more towers on the development shall be 60 ft.
 - C. Tower Stepback: The minimum stepback for the tower, above 5th floor, shall be 10 ft from the podium along interior and rear property lines.
10. The building shall comply with code requirements (155.3501. O. 2, Building Configuration and Design) below. Revise the project or obtain code relief.

2. Building Configuration and Design

a. Building Length.

Unless further restricted on the Building Typology and Placement Regulating Diagrams, the maximum horizontal dimension of a building shall be 300 feet at any level. For buildings within the FAA height restricted zones (as demonstrated on the Building Heights Regulating Plan of the Overlay District) only, the maximum horizontal dimension of a building may exceed 300-feet in length at any level and the following shall apply:

- i. A centrally located forecourt shall be provided on every facade that exceeds 300 feet in length, with a minimum width and depth of 30 feet,
- ii. The forecourt shall be open to the sky, provide building access and a pedestrian connection to the existing city street grid; and
- iii. If the forecourt is publicly accessible, a minimum of 50% active use shall be provided for the portion of the ground floor fronting the forecourt.

b. Building Separation.

i. 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. The 30-foot separation shall be open to the sky and improved as a pedestrian passage or open space running the entire length of the block and shall provide building access and connect with the existing city street grid. If the separation is publicly accessible, a minimum of 50% active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space.

ii. Townhouses shall provide a minimum of 15 feet between building groups. For liner, flex, and courtyard building types only, when a building is constructed at the maximum building length, a minimum 15-

foot separation shall be required between the subject building and any adjacent building within the same lot or the adjacent lots. The separation shall be improved as a pedestrian passage or open space running the entire length of the block and shall provide building access and connect with the existing city street grid. If the separation is publicly accessible, a minimum of 50% of active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space.

11. Revise Zoning Data, Ground Level Plan on sheet A-3, and elevation plans.
 - a. 240 units are calculated for DEVELOPMENT DATA. Correct it.
 - b. Revise the diagram of Unit Matrix and Data Table to remove 9th floor. Or obtain relief.
 - c. Relocate all landscape islands along the building frontage not to encroach into the street, sheet A-3.
 - d. Add a note on elevations that the frontage consists of 82% transparent storefront glass, 5% open thru-way and 10% artistic street mural.
12. A width of Driveway Easement is 1'-8" on the survey and there are other dimensions wrong. Please have the surveyor review dimensions on the survey and correct them accordingly.
13. Pending for a traffic analysis, per 155.3709. J, Traffic Analysis Requirements. It shall be resolved prior to placement for a PZB meeting. Pending for approval.
14. Provide a legible note on the site and landscape plan that the lower second tier communication lines are to be undergrounded as stated on the response letter. 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.
15. A maximum illumination at property lines is 3.0 foot-candles. Revise the photometric plan and 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. No cobra head lights are permitted;
 - b. lighting shall be weather and vandal resistant (i.e. resistant to graffiti, shattering, etc.); and
 - c. All exterior lighting is encouraged to be solar powered.
16. Provide a note on the Zoning Data sheet and the Site Plan 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.
17. The proposed development shall obtain approval of 155.2416. Master Sign Program from AAC.
18. 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.
19. Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.

154.80 PROVISION OF REQUIRED AFFORDABLE HOUSING.

(A) In lieu of providing affordable housing units on-site or off-site as required by regulations within [Chapter 154 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87150>](#) and [Chapter 155 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87487>](#) (Zoning) or pursuant to a land use plan amendment, a property owner may elect to contribute a fee in lieu of to be deposited into the city's Local Affordable Housing Trust Fund. If this in lieu of option is taken for the allocation of flex or redevelopment units, the in lieu of fee, \$2,333 per unit, will apply to every flex and redevelopment unit allocated to the project that is not classified as affordable in accordance with the requirements in § [154.61 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87317>](#) (E).

(B) For projects within an area that is subject to affordable housing requirements established through a Broward County Land Use Plan Amendment process, the in lieu of fee to be paid to the city shall be \$2,333 per market-rate unit. If affordable units will be provided, they will meet the definition of affordable housing provided in § 154.61 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87317> and deed restricted to the proposed range of affordability for a 15 year period.

(C) The fee shall be paid to the city at the time of building permit.

(D) The fee shall be reviewed a minimum of once every three years. The fee may be adjusted by the City Commission to reflect updated housing sales costs, development costs, land values and other considerations.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester (daniel.keester@copbfl.com)

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.
2. Based on a platting determination letter, written by Broward County Planning Council, dated April 1, 2020 replatting is not required.
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.
4. The city has sufficient resource capacity to accommodate the proposal.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr (david.mcgirr@copbfl.com)

Status: Review Complete Pending Development Order

400 E. Atl. Blvd.

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.
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.
3. At time of permitting submit an Engineering permit application for the proposed off-site water and sewer, onsite and offsite paving and curbing.
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/offsite 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.
5. Please provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.
6. Utility plansheet 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.
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.
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 under departments /engineering.
10. 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/0-0-0-86141#JD_Ch.151

11. Note on Engineering plan that any existing water and/or sewer connection to the subject lots not utilized are to be 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)

**** 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

Plan Reviewer: Jim Galloway (jim.galloway@copbfl.com)

Status: Review Complete Resubmittal Required

12/14/2020

() 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.

() 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?

() 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 shows 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.

() 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)

() Submit site/civil plan showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2015 ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

() Provide Hydrant Flow Test to determine the available water supply to this project. This test must be

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

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

() 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.

() Fire Department Connections and fire hose stations will be required for boat dock protection.

() 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).

() Exit discharge and exit termination must 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.

() 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?

() 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)

BUILDING DIVISION

Plan Reviewer: James DeMars (james.demars@copbfl.com)

Status: Review Complete Pending Development Order

DRC
City of Pompano Beach

PZ20-12000027
4/21/2021

DRC
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PZ20-12000027
8/18/2021

Advisory Comments

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

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

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

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

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

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 refuse the rental or sale of a dwelling unit to a person because that person has a disability.

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

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

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

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

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

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

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

from buildings, comply with this section of the code.

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

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

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

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 planes shall have at least one exterior emergency escape and rescue opening in accordance with this section.

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 wall and penetration details.

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.

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.

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).

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

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

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

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

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

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

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

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

20. FBC 3209.5 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.

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.

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.

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.

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.

BSO

Plan Reviewer: Patrick Noble (Patrick_Noble@sheriff.org)

Status: Review Complete Resubmittal Required

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.

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

comments acknowledging thus. Initials _____

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.

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.

A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding.

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

CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

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

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

1. Property Rules 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 _____

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 _____

2. CPTED Landscaping Standards

2A: Natural Surveillance

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

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 _____

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

Initials _____

2B: Territorial Reinforcement

Initials _____

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 _____

3. CPTED Lighting Standards

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

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 _____

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

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

Initials _____

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 _____

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 _____

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 _____

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 _____

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

Initials _____

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 angled 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 _____

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 _____

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 _____

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 _____

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 _____

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

Initials _____

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

Initials _____

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 _____

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

Initials _____

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals,

dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates: Initials _____

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 _____

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

Initials _____

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

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. 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 _____

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

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

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

b. Explain how this 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 _____

c. Vehicles have been burglarized in parking lot leading to significant property loss and the theft of

personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials _____

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

Initials _____

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

Initials _____

f. 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 _____

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 _____

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

Initials _____

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

Initials _____

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

Initials _____

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 _____

9. Parking Garage Emergency Blue Light Call System - Security Strengthening Initials _____

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 _____

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

10. Graffiti Maintenance - CPTED

Initials _____

- 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 _____

11. Electronic Surveillance - Security Strengthening

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

- 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 _____

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

Initials _____

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

Initials _____

- 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 _____

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

Initials _____

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 _____

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

Initials _____

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

Initials _____

12. Miscellaneous: CPTED & Security Strengthening

Initials _____

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 _____

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 leaves soiled clothing and lots of litter behind.

Initials _____

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 blindspot corners to deter/ prevent concealment/ ambush opportunities.

Initials _____

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

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

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 _____

DRC

DRC

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 _____

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 _____

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 _____

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 _____

END OF REVIEW

CRA

Plan Reviewer: Nguyen Tran | nguyen.tran@copbfl.com

Review Complete

No comments. Note: this project is not within a CRA District.

UTILITIES

Plan Reviewer: Nathaniel Watson (nathaniel.watson@copbfl.com)

Status: Review Complete Resubmittal Required

12-14-2020

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

2. All proposed 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.

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.
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.
5. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.
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.
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.
8. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
9. As noted prior, please submit a sedimentation and erosion control plan.
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.
11. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 75 day delivery leadtime once the meter(s) has been paid. Please order according to your construction schedule to ensure timely delivery and installation.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum (wade.collum@copbfl.com)

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.
2. Clarify position on large adjacent ficus tree previously slated for removal and mitigation. This will require an agreement with adjacent property owner and approval by DSD
3. 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.
4. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced. Correct the mitigation table. No DBH calculation was seen for non specimen trees.
5. Previous site diagram does not appear accurate, and does not capture front planters OUTSIDE of ROW.
6. 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 rooftop planters?
7. 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 palm trees to be 22' OA, please adjust.
 8. Separate street tree count from site tree count.
 9. 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 on both sides of drive aisle.
 10. 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.
 11. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as SilvaCell) 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.
 12. New comments below based on additional plans
 13. Provide a separate color coded graphic sheet highlighting the area of suspended pavement and provide the SilvaCell specs and details on this sheet.
 14. Show SilvaCell install areas on the civil sheets and cross reference the landscape plans and spec sheet.
 15. Trees on the east side shall be large canopy trees or large palm trees to create a sense of scale to the project.
 16. There seems to be available pervious space for tall staggered palm trees to be installed to provide a sense of scale as it relates to the pedestrian realm.
 17. There appears to be available planting space along the east side for trees/palms.
 18. There appears to be available planting space along the south side for larger trees/palms in the sodded area. Please address.
 19. One Level 5 landscape plan appears to be mislabeled and is the ground plan, please clarify.
 20. Roof tops trees and palms cannot be used to qualify minima required site trees.
 21. Proposed rain garden will not be supported in this area due to makeup and maintenance required to keep it as such.
 22. Adjust street tree Lagerstroemias to be either Natchez or Muskogee.

ZONING

Plan Reviewer: Jae Eun Kim (jaeeun.kim@copbfl.com)

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 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 when the project is in for a permit.

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 when the project is in for a permit.

1. RE: Density Bonus Points claimed for the project
A). It can't be claimed for double points for one item. Parking Structure with Green gets 4 points, not 2 and 4 points. B). The proposed Herb or Vegetable Garden does not comply with code requirements, "At least one-fourth acre on the site consists of an edible herb or vegetable garden". C). Sustainable Site Certificate must be presented prior to placement for PZB meeting because it effects the density measured for the project. D). The illustration of Rain Garden does not comply with code requirements. Conclusively staff does not see strong evidences that the project achieves the required sustainability points in accordance with TABLE 155.5802: Sustainable Development Options and Points, which is used to gain additional residential density. This project must seek for alternatives in order for staff to grant a density bonus prior to placement for the PZB meeting.
2. Provide at least 10 % pervious areas on sheet 017 A-15. Please do not include the areas outside of the property, pedestrian promenade, and 8 ft pathway. Pervious areas, required at least 10% of the total site areas, must comply with the definition in Section 155.9401. F, Pervious Area: Pervious surfaces are covered by living plant material that allows precipitation to infiltrate directly into the ground.
3. Remove balconies projecting into the recorded Driveway Easement.
4. Provide a cross section illustrating from the building to the ROW centerline and add call-outs and dimensions on sheet 005 A-3. It shall be in accordance with the street improvement as approved by the City Engineer.
5. 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. Prior to placement for the PZB meeting, the applicant shall determine how this requirement will be in compliance.
6. 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. Or obtain relief of code prior to placement for the PZB meeting.
7. Residential Gross Area is 339,103 sqft and therefore 340 parking spaces shall be provided. Revise plans and Zoning Data to provide the required parking spaces. 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.
8. 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). If pool deck is enclosed and is occupied, it is subject to maximum building height requirements. If exceeds 80 ft in ht, the project shall be revised to be the Tower Building Type.
9. A major portion of the building has 9 stories. A building higher than 8 stories shall be developed according to the Tower Building Type standards, per Section 155.3709. D. 2.b.

If the project choose to conform with BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM, the building shall be redesigned as follows:

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

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.
- 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.
10. The building shall comply with code requirements (155.3501. O. 2, Building Configuration and Design) below. Revise the project or obtain code relief.

2. Building Configuration and Design

a. Building Length.

Unless further restricted on the Building Typology and Placement Regulating Diagrams, the maximum horizontal dimension of a building shall be 300 feet at any level. For buildings within the FAA height restricted zones (as demonstrated on the Building Heights Regulating Plan of the Overlay District) only, the maximum horizontal dimension of a building may exceed 300-feet in length at any level and the following shall apply:

- i. A centrally located forecourt shall be provided on every facade that exceeds 300 feet in length, with a minimum width and depth of 30 feet,
- ii. The forecourt shall be open to the sky, provide building access and a pedestrian connection to the existing city street grid; and
- iii. If the forecourt is publicly accessible, a minimum of 50% active use shall be provided for the portion of the ground floor fronting the forecourt.

b. Building Separation.

i. 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. The 30-foot separation shall be open to the sky and improved as a pedestrian passage or open space running the entire length of the block and shall provide building access and connect with the existing city street grid. If the separation is publicly accessible, a minimum of 50% active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space.

ii. Townhouses shall provide a minimum of 15 feet between building groups. For liner, flex, and courtyard building types only, when a building is constructed at the maximum building length, a minimum 15-foot separation shall be required between the subject building and any adjacent building within the same lot or the adjacent lots. The separation shall be improved as a pedestrian passage or open space running the entire length of the block and shall provide building access and connect with the existing city street grid. If the separation is publicly accessible, a minimum of 50% of active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space.

11. Revise Zoning Data, Ground Level Plan on sheet A-3, and elevation plans.
- a. 240 units are calculated for DEVELOPMENT DATA. Correct it.
 - b. Revise the diagram of Unit Matrix and Data Table to remove 9th floor. Or obtain relief.
 - c. Relocate all landscape islands along the building frontage not to encroach into the street, sheet A-3.
 - d. Add a note on elevations that the frontage consists of 82% transparent storefront glass, 5% open thru-way and 10% artistic street mural.
12. A width of Driveway Easement is 1'-8" on the survey and there are other dimensions wrong. Please have the surveyor review dimensions on the survey and correct them accordingly.
13. Pending for a traffic analysis, per 155.3709. J, Traffic Analysis Requirements. It shall be resolved prior to placement for a PZB meeting. Pending for approval.
14. Provide a legible note on the site and landscape plan that the lower second tier communication lines are to be undergrounded as stated on the response letter. 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.

15. A maximum illumination at property lines is 3.0 foot-candles. Revise the photometric plan and 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. No cobra head lights are permitted;
 - b. lighting shall be weather and vandal resistant (i.e. resistant to graffiti, shattering, etc.); and
 - c. All exterior lighting is encouraged to be solar powered.
16. Provide a note on the Zoning Data sheet and the Site Plan 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.
17. The proposed development shall obtain approval of 155.2416. Master Sign Program from AAC.
18. 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.
19. Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.

154.80 PROVISION OF REQUIRED AFFORDABLE HOUSING.

(A) In lieu of providing affordable housing units on-site or off-site as required by regulations within [Chapter 154 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87150>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87150) and [Chapter 155 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87487>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87487) (Zoning) or pursuant to a land use plan amendment, a property owner may elect to contribute a fee in lieu of to be deposited into the city's Local Affordable Housing Trust Fund. If this in lieu of option is taken for the allocation of flex or redevelopment units, the in lieu of fee, \$2,333 per unit, will apply to every flex and redevelopment unit allocated to the project that is not classified as affordable in accordance with the requirements in § [154.61 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87317>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87317) (E).

(B) For projects within an area that is subject to affordable housing requirements established through a Broward County Land Use Plan Amendment process, the in lieu of fee to be paid to the city shall be \$2,333 per market-rate unit. If affordable units will be provided, they will meet the definition of affordable housing provided in § [154.61 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87317>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87317) and deed restricted to the proposed range of affordability for a 15 year period.

(C) The fee shall be paid to the city at the time of building permit.

(D) The fee shall be reviewed a minimum of once every three years. The fee may be adjusted by the City Commission to reflect updated housing sales costs, development costs, land values and other considerations.