

STEVEN L COHEN + ASSOCIATES P.A., AIA
ARCHITECTS • INTERIOR DESIGNERS



CITY OF POMPANO BEACH
DRC COMMENT REPORT



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Division: PLANNING

Member: Max Wemyss

max.wemyss@copbfl.com

Case Number: PZ23-12000043

CASE COMMENTS: Authorized with Conditions.

1. Land use for this parcel is ETOC. An application requesting to construct 78-unit mixed-use development (Apartments), 8,212 square feet of retail/commercial and 21,312 square feet of amenities for residents. The ETOC land use requires affordable housing a minimum of 15% of the proposed units must be affordable housing, and in accordance with Resolution 2022-185, the applicant must utilize Broward County Policy 2.16.3 or 2.16.4 for the residential entitlements. The property is 1.297 acres in size but requires a dedication along Atlantic Blvd (estimated final site area 1.269 acres). The property is split between Mixed Use Main Street Optional Residential (0-60) [MM (0-60)] and Mixed-Use Main Street Optional Residential (0-24) [MM (0-24)]. Additionally, the applicant is seeking density bonuses, to increase the number of units by 25 (additional 40 units per acre).

Response: Acknowledged.

2. The property is platted (First Addition to Pine Crest) recorded in the Broward County Records (PB 7, Pg 34). There do not appear to be any amendments to the original plat, and no plat notes restrict the use of the property.

Response: Acknowledged.

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

Response: Acknowledged, refer to SCAD letter provided.

4. The City has sufficient water and wastewater treatment capacity to accommodate the proposal.

Response: Acknowledged.



CITY OF POMPANO BEACH
DRC COMMENT REPORT

Division: ENGINEERING
Member: David McGirr
david.mcgirr@copbfl.com
(954) 786-5514

Case Number: PZ23-12000043

CASE COMMENTS: Authorized with Conditions.

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: Acknowledged. It will be provided at the time of building permitting.

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

Response: Acknowledged.

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

Response: Acknowledged.

4. Place note on landscape plan sheets 017 and 018 as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com. Engineering Standard Street Tree Detail 316-1 and 315-1.

Response: The requested notes are noted on sheet LP-101 as well as the city owned lines.

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

Response: Contractor to obtain NPDES at time of building permitting.

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

Response: Contractor to obtain NOI at time of building permitting.

7. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities.

Response: Permit approval will be provided at time of building permitting.

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

Response: No SFWMD water use individual permit is anticipated to be required. If it is required, the contractor will provide it at the time of building permitting.

9. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plan sheet 029 CP 101 PGD. Detail 318-1 ADA detectable warning mats.

Response: All details are on details specific sheets. See detail sheet CM-501 Pavement Marking and Signage Details which has detail 318-1 ADA Detectable Warning Mats.



CITY OF POMPANO BEACH
DRC COMMENT REPORT

Division: FIRE DEPARTMENT

Member: Jim Galloway

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(954) 786-4060

Case Number: PZ23-12000043

CASE COMMENTS: Authorized with Conditions.

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process. This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

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

Response: Acknowledged.



CITY OF POMPANO BEACH
DRC COMMENT REPORT

Division: UTILITIES

Member: Nathaniel Watson

nathaniel.watson@copbfl.com

Case Number: PZ23-12000043

CASE COMMENTS: Authorized with Conditions.

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

Response: Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.

Response: Acknowledged.

3. Please indicate on civil plan 033_CU-101 Water & Sewer Plan the total site water consumption in (GPD) gallons per day.

Response: Please see revised CU-101 sheet.

4. Please indicate on civil plan 033_CU-101 Water & Sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.

Response: Please see revised CU-101 sheet.

5. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Response: Acknowledged.

6. Please attach the following 2022 City Engineering Standard details as they apply: 106-2 Master Meter and Backflow Device, 210-3 Sewer Box and Cover Heavy Traffic.

Response: Please see revised Sheets CU-501 and CU-505.

7. Please note on civil plan 033_CU-101 Water & Sewer specifically that any existing unutilized water and/or sanitary sewer connection to the subject lot must be retired at the main as per City specification. Please show on civil plan 033_CU-101 Water & Sewer the existing water and sewer connections to the property that shall be terminated at the main. As per City utility plot maps, the lot has (5) sanitary sewer connections and a water service. Please correct.

Response: Please see note on sheet CU-101. Please see existing connections to be terminated on the demo sheet CD-101.

8. The proposed public fire hydrants must be shown as perpendicular to the water main connection. Shift the hydrant along NE 1st Street to east to be inline and shift the hydrant along E Atlantic Blvd. to the west to be inline just behind the public sidewalk. Please correct.

Response: Please see revised CU-101 sheet.



CITY OF POMPANO BEACH
DRC COMMENT REPORT

Division: LANDSCAPE
Member: Wade Collum
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(954) 545-7766

Case Number: PZ23-12000043

CASE COMMENTS: Pending Resubmittal

1. Pursuant to Section 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.

Response: All overhead utilities will be relocated underground. This is noted on the landscape sheets.

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

Response: The dollar value for all applicable trees is shown on the chart on sheet LD-101.

3. Provide the dollar value for ALL specimen trees, height on palms, and DBH of ALL non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

Response: All the information requested here is now provided on the Tree Disposition Plan on sheet LD-101.

4. Pursuant to Section 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

Response: Acknowledged.

5. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. This is not to include street trees.

Response: The height of proposed trees and palms has been adjusted as requested.

6. Please provide half of the street trees along NE 10 Av to be the large Oaks @ 24'.

Response: Due to the tree grates along NE 10 Av, we cannot provide half of the required trees as the large Oaks. Where it makes sense to provide them, they are proposed.

7. Please shift end Oaks to the bumpout along Atlantic Blvd and add one to the middle to interrupt and bookend the on street parking.

Response: The Oaks cannot be moved into the bumpout due to existing underground utilities conflicts.

8. Provide tree numbers for the one tree proposed to remain on the SE corner.

Response: The Oaks cannot be moved into the bumpout due to existing underground utilities conflicts.

9. Please shift the end Delonix's to the bump outs along NE 1st and add one to the middle to interrupt and bookend the on-street parking.

Response: NE 1st has been revised per recent site meetings. Additional Delonix's are provided but cannot be shifted to the middle of the bookend due to existing underground utilities conflicts.

10. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas. Note on the landscape plan and provide the sheet # where the comment has been addressed.

Response: Refer to sheet A2.1 on the Architectural plans for the footer detail. This is noted on the Planting plan.

11. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System. Show them on the East side also. Please also include spec sheets for installation and inspection purposes.

Response: Specifications will be provided by the manufacturer to the contractor at time of site work permit. Suspended Pavement System exhibit has been updated from Planting Plan revisions.

12. Provide Root Barrier specifications on the plan. Staff strongly recommend a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all areas bordering hardscapes or utilities.

Response: Refer to sheet LP-501 for root barrier specifications.

13. As per 155.3501.J.3.d. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged. There are a good amount of large existing trees which may be able to be preserved and incorporated into the design, specifically along the Atlantic Blvd corridor. Please adjust as per recent site meetings.

Response: The plan has been adjusted per recent site meetings. Efforts are in effect to keep the existing Live Oak at the Southeast corner of the site.

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

Response: Acknowledged.

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

Response: Acknowledged.

16. Additional comments may be rendered at time of resubmittal.

Response: Acknowledged.



CITY OF POMPANO BEACH
DRC COMMENT REPORT

Division: ZONING

Member: Pamela Stanton

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(954) 786-5561

Case Number: PZ23-12000043

CASE COMMENTS: Pending Resubmittal

1. The building setback is measured from the closest point of the building, which is from the outer edge of the upper floor balconies, not from the face of the building at the ground floor. Show the upper floor outlined with a dashed line for the north, south and east sides of building on the site plan and adjust the dimension to reflect the correct building setback.

Response: Per conversation with Pamela Stanton on 11/21/23 and as per *Table 155.3501.O.5: Maximum Allowable Projections and Encroachments of Architectural Elements*, balconies are allowed to project a maximum of six (6) feet into "Front, Street Side, and Rear Setbacks" where the setback is ten (10) feet or less, and therefore the balcony outer edge does not constitute the measured setback as per the code.

Setbacks of 10'-0" on the North and East section of the "Edge" sub-area are correct as noted.

2. Lot coverage includes the extent of the roofed structure, including the upper floors that extend past the footprint of the ground floor. Revise the lot coverage calculations to reflect the correct lot coverage and revise plans as needed to comply with the maximum allowable lot coverage of 90%.

Response: Lot coverage has been corrected. The total lot coverage area including all elements extending past the building footprint is 49,334 sf (89.27%)

3. Public Open Spaces must be open to the sky. Verify the area of the Public Plaza which must not include the area under the upper floors, overhangs and balconies.

Response: Density Bonus Option #2, which requires a designated public open space, will no longer be utilized. Instead, we've opted for Density Bonus Option #3, focusing on achieving a minimum of 28 sustainable development points. Refer to the provided Sustainability Narrative for details.

4. Clarify how the residential parking spaces will be isolated from the non-residential parking spaces.

Response: Spaces #4-20 and #43-52 (27 spaces total) will be reserved for the Commercial/Retail via signage, as well as possible access-control to the remaining Ground Floor parking areas and the ramp to the Second Floor. Additional street parallel parking is also available for these uses.

5. Revise the Site Data figures to provide the correct Subtotal of Residential Units Allowable. 38.28 (Center Sub-Area) + 15.12 (Edge Sub-Area) = 53.4 . The figure shown on the Site Data is 55.14 , not 53.4 .

Response: Subtotal number has been corrected; the total allowable residential units allowed of 78.92 (78) is correct as noted.

6. Provide a dimension for the height of all rooftop elements including but not limited to pergolas, all parapet walls, etc. Dimensions not found for all rooftop elements.

Response: See dimension for the height of all rooftop elements on sheets A3.0 and A3.1

7. Previous comment remains and needs further clarification on the plans. Identify the intended use for the 252 square foot room and the 355 square foot room that appear on the roof plan. Provide a label on the roof plan that more clearly identifies the proposed use of the "Room."

Response: The rooms located at the Roof Level are going to be used for Mechanical space. Refer to room labels on sheet A2.6.

8. Provide labels and dimensions on all drawings for all project elements, including but not limited to items such line of building above / upper floor overhang / etc., exterior building elevations include a rooftop railing that is not labeled and is not shown on the roof plan etc.

Response: Refer to all elements labeled on revised architectural sheets.

9. Previous comment remains, as the information was not found. Provide a plan that shows the locations of the building footers/foundation and how far they extend outward from the building. The intent is to minimize the impact of the footers to the green areas that are intended for landscape material.

Response: Refer to potential footer location and extension on revised ground level plan, as well as the *Typ. Footing Cross Section Detail*, on sheet A2.1

10. The following comment will be a condition of the Development Order: Pursuant to Section 155.3709.K, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees of at least \$10,000 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County's mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with 7 or more units. Payment of the in-lieu-of fees is not an option when applying policy 2.16.3.

Response: Acknowledged.

11. A traffic study will be required if the proposed development is expected to generate at least 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street.

Response: See a Traffic Statement provided as part of the resubmittal, as the trip generation evaluation confirmed the 100 trips per hour threshold was not reached.

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

Response: Acknowledged.

13. The following comment will be a condition of the Development Order: A Unity of Title is required to unify the two parcels.

Response: Acknowledged; the Unity of Title process has been initiated and will be provided upon receipt.

14. The following comment will be a condition of the Development Order: Provide a Plat Determination Letter from the Broward County Planning Council.

Response: Acknowledged; the official Plat Determination Letter has been requested from the County and will be provided upon receipt.



CITY OF POMPAÑO BEACH
DRC COMMENT REPORT

Division: ENVIRONMENTAL SERVICES

Member: Beth Dubow

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(954) 545-7047

Case Number: PZ23-12000043

CASE COMMENTS: Authorized with Conditions.

1. Townhouse residents will be responsible for bringing their garbage to the trash room. No containers will be given to these units and no garbage collection service will be allowed in the right-of-way.

Response: Acknowledged.

NOTE: Additional safety precautions (such as pavement markings and convex mirrors) should be utilized/installed by the loading/staging areas.

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

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

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

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



CITY OF POMPANO BEACH
DRC COMMENT REPORT

Division: BUILDING

Member: James DeMars

james.demars@copbfl.com

Case Number: PZ23-12000043

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).

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

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

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

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

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

CASE COMMENTS:

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

Response: Acknowledged.

7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Response: Acknowledged.

8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

Response: Acknowledged.

9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response: Acknowledged.

10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response: Acknowledged.

11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High- Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

19. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.



CITY OF POMPANO BEACH
DRC COMMENT REPORT

Division: BROWARD SHERIFF OFFICE

Member: Anthony Russo

anthony_russo@sheriff.org

(954) 709-7006

Case Number: PZ23-12000043

CASE COMMENTS: Pending Resubmittal

***** 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 IMPORTANT *****

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

*****ATTENTION IMPORTANT*****

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

*****ATTENTION IMPORTANT *****

155.2407.E(9) Site Plan Review Standards

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

*****Note*****

DRC Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance. Please issue Comment Responses in the Affirmative such as “Will Do”, “Will Be Done” or “Will Comply”. You may then incorporate your affirmative responses onto to your CPTED Narrative & CPTED Drawing Documents if you have to re-submit to the DRC.

*****PLEASE SEE BELOW FOR CPTED & SECURITY STRENGTHENING CONDITIONS TO BE INCORPORATED INTO YOUR CPTED PLAN & REQUIRED FOR APPROVAL. *****

CASE COMMENTS:

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage.
 - a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
 - 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.

Response: Will comply. Notes have been added to CPTED Plan on sheet SP-102 and CPTED Notes on new sheet SP-103.

2. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.
 - a. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.
 - b. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.
 - c. Solid walls, specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.
 - d. Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.
 - e. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

- f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).
- g. For Residential (Homes, Townhomes, Apartments, Condos, etc.) exterior yards that are enclosed with a fence should have a lockable gate to increase territoriality & to deter trespassing, theft, burglaries, etc.

Response: Will comply. Notes have been added to new sheet SP-103.

- 3. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening.
 - a. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.
 - b. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops &/or bar should be designed with a clear delineation &/or enclosure separating public from private areas. The purpose is to deter accidental or intentional trespass into a restricted area & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc.
 - c. For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

Response: Will comply. Notes have been added to new sheet SP-103.

- 4. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)
 - a. Describe access key control security system - general description (examples: mechanical lockbox, electronic access, keycard, biometric, facial recognition, etc.), avoid specific location of key storage safe.
 - b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

Response: Will comply. Notes have been added to new sheet SP-103.

5. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

- a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:
- b. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".
- c. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.
- d. (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.
- e. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems to deter tailgating / "piggybacking" by non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.
- f. (Only if applicable such as with a garage) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.
- g. An interior parking garage Access Control vehicle gate must be incorporated to secure private resident parking from non-resident / public parking. Ensure to utilize systems that prevent tailgating / "piggybacking" by non-legitimate users attempting to gain unauthorized access.

Response: Will comply. Notes have been added to new sheet SP-103.

6. Electronic Surveillance - Security Strengthening

*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

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

Response: Will comply. Notes have been added to new sheet SP-103.

7. Miscellaneous: CPTED & Security Strengthening

- a. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.
- b. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.
- c. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.

Response: Will comply. Notes have been added to new sheet SP-103.

Important Please Read

The CPTED Narrative in the DRC Documents folder & the CPTED Narrative in the DRC Drawing folder should be synonymous. Please include the above stated CPTED & Security Strengthening measures onto both the Drawing Document & Narrative Document when re-submitting into the Pompano ePlan.

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

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage
a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Initial: 

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.

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b. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

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

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

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DRC

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

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DRC

d. (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.

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e. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems to deter tailgating / "piggybacking" by non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

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DRC