

October 31, 2023

Diego Geuvara, Planner
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Project Name: Criterion Outdoor Storage Pompano/ 33 NW 33rd St Industrial LLC
Application No.: PZ23-12000019

Dear Diego,

We have received your comment letter dated June 6, 2023 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

PLANNING:

1. *Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). The proposal includes two new buildings (totaling 39,997 square feet) and a canopy (8,162 square feet in area) with the majority of the site dedicated to outdoor storage. These uses are permitted in the land use category, subject to conformance to the zoning regulations.*

RESPONSE: Noted.

2. *The property was platted in 1981 (Pompano Industrial Park 3rd Addition - Tract G- Plat Book: 111 Pg: 33), and there are no plat notes restricting the property to any specific use(s).*

RESPONSE: Noted.

3. *The city has sufficient capacity to accommodate the proposal.*

RESPONSE: Noted.

4. *Applicant may submit to DRC for a formal review.*

RESPONSE: Noted.

ZONING:

General Comments:

- *The application describes the propose use of the property would be consistent with the Warehouse, Distribution and Storage use. However, the Site Plan provided shows a large area of the property used as Outdoor storage. It is feasible for a property to have two principal uses. In such case, the development must be in accord to the standards required for both of the proposed uses.*

RESPONSE: Per discussion with the attorney, the Major Temporary Use Permit PZ#22-15000013 will be extended based upon our request until Sept 10, 2028; and Special

DRC

PZ23-12000019

12/06/2023

Exception PZ#22-17000009 will be recognized as the Special Exception approval for the outdoor storage use, without the need to apply for a new Special Exception with the ZBA.

- *The outdoor storage (as a principal use) requires the approval of special exception. See Section 155.4228.A. Outdoor Storage (as a principal use).*

RESPONSE: The previous Special exception will continue over to this application. No special exception submitted is needed. A special exception application has been submitted for the outdoor storage (as a principal use).

- *Review Sec. 155.3402 Special Exception for additional standards and requirements. Outdoor Storage, as Accessory Use, is permitted up to a 35% of the total gross floor area of the building(s) containing the principal use(s) of the lot. There are additional standards, such as perimeter buffer and screening required to comply with.*

RESPONSE: The outdoor storage use will be used as the principal use and therefore the 35% of the total gross floor area of the building allocated for outdoor storage accessory use is not applicable.

- *It is not clear the total square footage allocated for the outdoor storage. Add a hatch or highlight the outdoor storage area in the site plan and provide the total square footage of it.*

RESPONSE: The total square footage allocated for the outdoor storage is 2.0 AC. An outdoor storage exhibit depicting the areas allocated for the outdoor storage use is shown on Sheet C-308.

- *As a reminder, this comment was repeated. The front of the project is the one located along Northwest 27th Avenue. The front along 33rd Street is considered a side.*

RESPONSE: Noted. The site plan has been revised to show the front of the project located along Northwest 27th Avenue and the 33rd street to be the side of the property.

Provide a written response to all comments issued.

1. *Sec. 155.3402.C. Intensity and dimensional Standards requires the lot area. On the application form, the area listed was 449,978 Sf (10.33 Acres Approximately). however, on the Site Data Table included on the Site Plan drawing, the total area listed is 51,433 Sf. Revise and coordinate.*

RESPONSE: The gross acreage of the proposed development is 451,421 SF (10.36 AC).

2. *The area of the office building, in the site plan, has an extra number. Revise and coordinate with the narrative.*

RESPONSE: The proposed office building consists of two story. The gross area square footage is 4,580 SF and has a total area is 9,160 SF due to consisting of two stories, see Sheet C-301.

3. *Sec. 155.3402.C. Intensity and dimensional Standards requires the building height information. Revise and Comply. Add dimensions to the elevation drawings. Building height is measure from the average finish grade to the top of the roof.*

RESPONSE: Building heights are called out on Sheets A201-203.

4. *Provide a site plan showing the pervious areas provided. Include the entire property.*

RESPONSE: Please see Sheet C-307 for the pervious area exhibit depicting the pervious area allocated for the site.

5. *Add to the Site Data table the proposed Accessory Outdoor Storage area. Include square footage area intended for this particular use. Sec. 155. 4303.W Outdoor Storage, as Accessory Use, allows up to a 35% of the total gross floor area of the building(s) containing the principal use(s) of the lot, and establish additional standards for the storage area (dustless surface, landscaping buffers, screening, etc.). Revise and comply.*

RESPONSE: The proposed use is outdoor storage as principle use with the warehouse and office as accessory uses. The 35% max storage area doesn't apply due to outdoor storage being the principal use. The special exception for the previous outdoor storage will carry over onto this application.

6. *Revise the Landscaping Plan provided. The matching sheet numbers labels seems to be off.*

RESPONSE: Noted.

7. *Revise Sec. 155.5101.G.7. Driveway Layout and Design. Provide a clear plan showing the proposed internal driveways, traffic direction, width dimension, curbing, etc., as needed. Provide dimensions to the proposed parking areas and driveways.*

RESPONSE: The site plan depicts the driveway layout and design showing the proposed internal driveways, traffic, width dimensions, curbing and the proposed parking areas and driveways, see Sheet C-301 toC-306.

8. *Add visibility triangles to the site plan as required by Sec. 155.5101.G.9.*

RESPONSE: Visibility triangles were added to the site plan per Sec. 155.5101.G.9., see Sheet C-305.

9. *Provide a continuous sidewalk along NW 27 Avenue as required by Sec. 155.5101.b.i*

RESPONSE: There currently is an existing continuous 5 FT sidewalk along NW 27th Avenue and has been hatched for better visibility.

10. *All developments shall be served by an internal pedestrian circulation system as required by Sec. 155.5101.I - Pedestrian an access circulation. Include signals and security elements as needed. This is related to pedestrian movement within the property, no to the CPTED requirements.*

RESPONSE: Building heights are called out on Sheets A201-203.

11. *Add width dimension to the walkway along the front parking area. It must be 7 feet wide minimum, to accommodate the required 2 feet overhang of the parking spaces.*

RESPONSE: A dimension of 7 FT has been provided along the front parking area to accommodate the required 2 FT overhang of the parking spaces, see Sheet C-305.

12. *ma Show a dotted line of the parking overhang, add dimensions to show compliance with the parking space size requirements.*

RESPONSE: A dashed line is shown on the walkway along the front parking area to depict the 2 FT overhang of the parking spaces and dimensions have been added to the parking stalls to show parking spaces meet code requirements, see Sheet C-305 and C-306.

13. *Provide a narrative explaining the reason to have a parallel driveway along the south property line. You shall be using the existing NW 33 Street for a means of vehicular egress and avoid the extra impervious area. Use the proposed driveway as a landscaping buffer, providing additional tree and plants to screen the long solid wall of the warehouse building.*

RESPONSE: The parallel southern driveway is to allow trucks to exist onto NW/33rd and NW 27th avenue. The existing curb cut will remain in place, and a propose entrance is provided 550 feet away from existing which meets min separation. The parallel driveway is also needed because of fully separating trucks and pediatrician maneuvering as a safety measure.

14. *Add the required notes to the site plan, show compliance with watera Surface Paving Material.*

RESPONSE: Please advise where notes can be found.

15. *Show compliance with Sec. 155.5102.C.8 and Sec. 155.5203.D Vehicular Use Landscaping requirements.*

RESPONSE: Acknowledged. Refer to sheet C-705 through C-710.

16. *Show compliance with Sec. 155.5102.C.9 Provide a continues curbing and overhang as required in parking areas. Abutting Sidewalks shall be seven feet wide, to include the required overhang area. Show a dotted line to illustrate the overhang area and provide dimensions as needed.*

RESPONSE: A 7 FT sidewalk along the front parking area is provided to include the 2 FT overhang area shown by a dashed line, see Sheet C-305.

17. *Table 155.5102.D. Lists the Minimum Number of Off-Street Parking Spaces required according to the proposed use of the property. The applicant must include all the listed uses (Offices, warehouse, outdoor storage) in the total calculation. Revise and comply.*

RESPONSE: The minimum number of off-street parking spaces are shown on the site data table, see Sheet C-301.

18. *The Code requires the provision of at least four (4) bicycle parking for each ten (10) car parking space. Max. 20 on each parking area. Therefore, additional bicycle parking is needed to comply with Sec. 155.5102.I.1.L. Revise and comply.*

RESPONSE: A total of 32 bicycle parking spaces is provided per Sec. 155.5102.I.1.L., shown on the Site Data Table, see Sheet C-301.

19. *Show location in the Site Plan. Sec. 155.5102.M.1. Minimum number of Off-street Loading Berths. No loading berths are shown on the plans. The number of berths requires varies according to the square footage of the proposed premises. The narrative mentioned three berths, however, they are not shown on the site plan. Revise and comply.*

RESPONSE: A total of four loading berth is provided along the north side of the warehouse building per Sec. 155.5102.M.1., see Sheet C-304.

20. *Show compliance with minimum development site landscaping as required on Table 155.5203.C Provide calculation of tree and shrubs as required. Show them on the landscaping plan as required.*

RESPONSE: Acknowledged. Refer to sheet C-705.

21. *Any Mechanical equipment mounted on the roof or on the ground shall be screened as required per Section 155.5301.1.a. Add the needed notes to the roof plan and elevations.*

RESPONSE: Note added to roof plan and elevations

22. *Exterior off-street loading and service areas shall be screened from view from the street as required by Sec. 155.5301.B. Revise to comply.*

RESPONSE: The off-street loading and service areas will be screened from view from the street per Sec. 155.5301.B.

23. *Commercial containers, garbage dumpsters, etc., shall be screened on three sides, as per Sec. 155.5301.C. Provide a detail of the dumpster area, with dimensions and specifications as needed.*

RESPONSE: The garbage dumpster screened per 155.5301.C. A dumpster detail is provided on Sheet C-902.

24. *Screening of outdoor storage areas shall comply with the standards in Sec. 155.4303.W Outdoor Storage (as an accessory use). Revise and comply.*

RESPONSE: The proposed development primary use is Outdoor Storage, and the site will comply with the screen requirements for Outdoor Storage (primary use) as required per code.

25. *A development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views as per Sec. 155.5603.D.2. Revise and comply.*

RESPONSE: The site exceeds setbacks, heavily screened with landscaping and fencing, the storage containers do not exceed max height.

26. *Comply with Section 155.5603.E. Façade Articulation; particularly the following requirements:*

- *Wall Plane Horizontal Articulation: Each façade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the façade plane), changes in façade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted façade does not exceed 100 feet.*
- *Vertical Articulation: Each façade greater than 30 feet in height shall incorporate a change in the wall surface plane or in façade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted façade does not exceed 30 feet.*
- *Roof Line Variation: The façade shall include variations in roof planes and/or in the height of a parapet wall at least every 60 feet of roofline length along the façade.*

RESPONSE: Revised Façade Articulation Narrative has been provided.

Provide a narrative explaining how the proposed building meets this requirement.

27. *Provide a Section illustrating the variation of the vertical plane.*

RESPONSE: Section of Assembly Building provided (sheet A-301).

28. *The warehouse building is almost 300 feet long. Add Horizontal articulation to the building to comply with the Façade Articulation requirement.*

RESPONSE: Assembly building is articulated vertically. Code only requires one condition to be met.

29. *Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one design features to emphasize the importance of the entrance, as listed on Sec. 155.5603.F. Is there a primary entrance for the warehouse building?*

RESPONSE: Assembly building revised to create and define primary entrance by providing an entry canopy over entrance (see 7/A-203).

30. *Provide color elevations with proposed materials and call-outs describing them as required. Include dimensions and the total height of the facades. Add the call-outs to the B&W elevations. Reference numbers have been added but there is no legend.*

RESPONSE: Color elevations will be provided for AAC. Materials and colors are tagged on elevations, material and color palette provided on Finish Legend Sheets A201-203.

31. *Provide a Photometric Plan as required. Additional comments may be render upon resubmittal.*

RESPONSE: Please see Photometric Plan on Sheet C-801.

LANDSCAPE:

Note: Previously submitted and withdrawn under PZ#22-12000046.

1. *No comment response sheet was provided as per previous comments.*

RESPONSE: Acknowledged.

2. *It is unclear what is being proposed.*

RESPONSE: Acknowledged. Refer to sheet C-705 through C-710.

3. *Submittal is incomplete and has little to no incorporation of the landscape code.*

RESPONSE: Acknowledged. Refer to sheet C-701 through C-712.

4. *Provide pervious area calculations.*

RESPONSE: Acknowledged. Refer to sheet C-705 for landscape data.

5. *Tree appraisal is inaccurate; correct, recalculate and resubmit.*

RESPONSE: Arborist report is still pending.

6. *Tree disposition table is vague and unclear.*

RESPONSE: Acknowledged. Refer to sheet C-704 for updated Tree Disposition Table. Arborist report and valuation is still pending.

7. *Tree disposition plan does not match tree disposition list.*

RESPONSE: Acknowledged. Refer to sheet C-704 for updated Tree Disposition Table.

8. *Plans, tree disposition, and appraisal do not match as to tree prosed for removal or to remain.*

RESPONSE: Acknowledged. Refer to sheet C-704 for updated Tree Disposition Table.

9. *Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.*

RESPONSE: Acknowledged. Refer to sheet C-704 for updated Tree Disposition Table. Arborist report and valuation is still pending.

10. *Coordinate all sheets to match the multiple match lined sheets. Landscape does not match Site Plan #'s, Civil sheet #'s, PGD Sheet #'s etc. Correct and update plans / sheets.*

RESPONSE: All sheets have been revised, updated match lines on sheets C-701 through C-710.

11. *Sheets labeled in ePlan do not match the sheet names on the plans.*

RESPONSE: Acknowledged

12. *Why does the landscape sheets have a "C" in the title block?*

RESPONSE: The C aligns with the overall Bohler civil set.

13. *As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.*

RESPONSE: Acknowledged. Additional trees may be required, or fees shall be paid in lieu of tree mitigation.

14. *Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping across the board.*

RESPONSE: Acknowledged. Refer to sheet C-705 for landscape data.

15. *Street trees do not count towards the site tree number requirement.*

RESPONSE: Acknowledged.

16. *Tree plantings arrangement on the East side wide islands is not cohesive, staff discussion.*

RESPONSE: Acknowledged. Refer to sheet C-705 for landscape latest landscape plan.

17. *Remove ranges in sizes.*

RESPONSE: Acknowledged. Size range has been removed.

18. *EF's and MF's are required to be a minimum of 10' tall.*

RESPONSE: Acknowledged. Size range has been updated.

19. *CS's and CE's have two different callouts and line items on the plant list, clarify and correct.*

RESPONSE: Acknowledged. Different tree species have been allocated for each callout.

20. *Provide canopy spread on the plan of tree proposed to remain.*

RESPONSE: Following submittal will be provided existing tree canopy to remain.

21. *Clarify the purpose of the all-encompassing sidewalk that goes around the site.*

RESPONSE: Refer to civil plans and responses.

22. *Clarify area that appears to be proposed sod that is now asphalt. Provide notes road rock excavation and soil remediation in these areas.*

RESPONSE: Refer to civil plans and responses.

23. *Provide the approved plans and permit #'s for the cell tower facility located at the west end of the parcel. Provide a means of access for this site.*

RESPONSE: Refer to civil plans and responses.

24. *Provide written and signed approvals for the proposed changes in this area.*

RESPONSE: Refer to civil plans and responses.

25. *Provide pervious area calculations and provide a pervious are sheet.*

RESPONSE: Acknowledged. Refer to sheet C-705 for landscape data.

26. *Remove any reference to removal of trees outside the property line, i.e. Trees #’d 87, 88, 89, & 102.*

RESPONSE: Acknowledged. Trees still remain, existing trees outside of property lines will be removed upon next submittal.

27. *Provide VUA requirements as per 155.5203.D along all sides.*

RESPONSE: Acknowledged. Refer to sheet C-705 for landscape data.

28. *As per 155.5203. Provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.*

RESPONSE: Acknowledged.

29. *Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.*

RESPONSE: Acknowledged.

30. *Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.*

RESPONSE: Irrigation will be provided at later submittal.

31. *Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.*

RESPONSE: Acknowledged.

32. *As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 14 / 16’ tall and palms to be 18’ / 22’ OA, please adjust.*

RESPONSE: Acknowledged.

33. *As per 155.5203.B.2.g No more than 50 percent of the total number of required trees shall be palm trees.*

RESPONSE: Acknowledged. Less than 50% of trees proposed are palms.

34. *Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.*

RESPONSE: Acknowledged. Refer to sheet C-705 for landscape data.

35. *As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:*

- i. Palms must be provided in multiples (doubles or triples);*
- ii. If palms and trees are combined, one row of shrubs can be provided;*
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;*
- iv. If trees are provided, design must include a minimum of 2 species;*
- v. Trees or palms must be a minimum of 14 feet in height;*
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;*
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.*

RESPONSE: Acknowledged.

36. *Show how requirements as per 155.5203.E., Building Base Plantings are being met.*

RESPONSE: Acknowledged. Refer to sheet C-705 for landscape data.

37. *Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.*

RESPONSE: Acknowledged. Refer to sheet C-705 for landscape data.

38. *As per 155.4228.3.a. i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.*

RESPONSE: Acknowledged.

39. *As per 155.4228.3.a.ii. Perimeter buffers in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a Type C buffer provided between an outdoor storage area and the front lot line, a Type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a Type A buffer provided between an outdoor storage area and any other side or rear lot line.*

RESPONSE: Acknowledged.

40. *Provide Street Trees at 1:40' as per 155.5203.G.2.c. on both sides.*

RESPONSE: Acknowledged.

41. *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.*

RESPONSE: Acknowledged.

42. *As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.*

RESPONSE: Acknowledged.

43. *No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).*

RESPONSE: Acknowledged.

44. *As per 155.5203.D.3.b VUA Perimeter show Where more than ten canopy trees are required, large palm trees may be substituted for 50 percent of required canopy trees and shall be spaced a maximum average of 20 feet on center were used along an entire side of the vehicular use area.*

RESPONSE: Acknowledged.

45. *Provide dimensions on the site plan.*

RESPONSE: Acknowledged. Refer to sheet C-705 through C-710.

46. *Provide a plant list on every sheet.*

RESPONSE: Plant list will be provided on each sheet at next submittal.

47. *Clarify areas newly proposed to be sod and provide soil remediation notes.*

RESPONSE: Acknowledged.

48. *Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.*

RESPONSE: Acknowledged. Refer to sheet C-705.

49. *As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.*

RESPONSE: Acknowledged. Note shall be added sheet C-705.

50. *Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.*

For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

RESPONSE: Acknowledged. Note shall be added to sheet C-712, Landscape Notes.

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

RESPONSE: Acknowledged. Note added to sheet C-705.

53. *Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.*

RESPONSE: Acknowledged. Refer to sheet C-705.

54. *As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.*

RESPONSE: Acknowledged. Irrigation will be provided at next submittal.

55. *Bubblers will be provided for all new and relocated trees and palms.*

RESPONSE: Acknowledged. Irrigation will be provided at next submittal.

56. *Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite.*

RESPONSE: Acknowledged. Refer to sheet C-705.

57. *Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.*

RESPONSE: Acknowledged. Refer to sheet C-705.

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

RESPONSE: Acknowledged. Refer to sheet C-705.

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

RESPONSE: Acknowledged.

60. *Additional comments may be rendered a time of resubmittal.*

RESPONSE: Acknowledged.

ENGINEERING DEPARTMENT:

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

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

RESPONSE: Prior to submittal to the building division and permitting, Bohler will 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.

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. *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: A permit will be submitted for after the site plan is approved.

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

RESPONSE: Prior to construction, Bohler will 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.

6. *Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.*

RESPONSE: A permit will be submitted for after the site plan is approved.

7. *Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements.*

RESPONSE: A permit will be submitted for after the site plan is approved.

8. *Submit / upload COPB Engineering standard details for the road restoration of NW 33 St. Which is city right-of- way. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.*

RESPONSE: For the proposed watermain connection, a hatch has been added on sheet C-503 and C-504 which calls out the detail for the surface restoration on sheet C-902.

9. *NW 33 St. has COPB drainage utilities within the right of-way. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.*

RESPONSE: Acknowledged. This will be provided at next submittal.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

***** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. *****

RESPONSE: Acknowledged.

BUILDING DIVISION:

Status: Authorized with Conditions

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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

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.

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

RESPONSE: Noted

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

RESPONSE: Noted

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: Noted

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: Noted

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: Noted

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

RESPONSE: Noted

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

RESPONSE: Noted

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

RESPONSE: Noted

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

RESPONSE: Noted

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

RESPONSE: Noted

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

RESPONSE: Noted

12. *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.*
13. *FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. FBC 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High- Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.*

RESPONSE: Noted. The proposed buildings are not threshold buildings.

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

RESPONSE: Noted. See proposed Site Plan for proposed parking.

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

RESPONSE: Noted.

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

RESPONSE: Noted.

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

RESPONSE: Noted.

18. *1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.*

RESPONSE: Noted. See Civil drawings for proposed grading.

19. *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: Noted.

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

RESPONSE: Noted.

21. *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: Noted.

Environmental Services:

1. *Garbage enclosure should be relocated or angled to allow for a garbage truck to service the container. Currently the site plan shows one-way traffic that would prevent a garbage truck from accessing the dumpster in the enclosure.*

RESPONSE: Garbage enclosure has been relocated/angled to allow for a garbage truck to better service the container, see Sheet C-309.

2. *It is highly suggested that the garbage enclosure includes bollards to protect the enclosure walls from the rolling dumpsters.*

RESPONSE: Dumpster enclosure include bollards, see details.

3. *If there will be a lot of waste (broken pallets for example) generated on this site, a roll-off container may be needed. This would change the dimensions of the enclosure, as well.*

RESPONSE: Facility will not require additional containers for operations.

Fire Department:

1. *Please provide a written response for each of the following comments.*

RESPONSE: A Comment and Response letter is provided addressing each of the following comments.

2. *Provide a detailed plan for the exterior storage area. What are the commodities to be stored?*

RESPONSE: Please see the site plan Sheet C-303, C-304 and C-309 for exterior storage area. In addition, please see photo of the commodities on Sheet C-903.

3. *Submit to Fire Prevention for review and approval a site plan layout of the outdoor storage area. Include commodities, method and height of storage (Maximum height for outdoor storage as per Florida Fire Prevention Code is 20 feet), fire department access and water supply to the site before area use. (Refer to Florida Fire Prevention Code 7th Edition, NFPA 1, Chapter 10 Section 10.15 and Chapter 34 for Recommendations of Protection of Outdoor Storage.)*

RESPONSE: The site plan will be submitted for the fire department for review of the outdoor storage area, fire access and water supply to the site.

4. *Depending on commodities method of storage will determine layout and maximum allowed height. Additional information will be required for fire department approval.*

RESPONSE: The outdoor storage containers proposed will have a height of 20 FT or less to be compliant with the Maximum height for outdoor storage as per Florida Fire Prevention Code.

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

RESPONSE: Please see Sheet C-310 for the fire apparatus circulation plan, incorporating the road width of 24 FT or more, with the minimum turning radius of 30 FT inside and 50 FT outside/

6. *Additional fire access roads required throughout outdoor storage areas. Allows for FD access and additional fire breaks between fuel loads.*

RESPONSE: Please see Sheet C-310 for fire access roads throughout the outdoor storage area.

7. *Provide fire department apparatus access to within 50ft of front entry door required. (NFPA 1 2018ed Chapter 18 section 18.2.3.2)*

RESPONSE: A fire apparatus access within 50 FT of front entry door is shown on Sheet C-310.

8. *Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 2018ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)*

RESPONSE: The proposed buildings are located within 150 FT from the fire department access roads, see Sheet C-310.

9. *Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.*

RESPONSE: Please see Sheet C-501 to C-505 for the Utility plan. Coordination has begun for the fire calculations and it will be provided within the next resubmittal.

10. *Industrial/Storage requires minimum 8inch looped water supply system that supplies proposed building fire protection systems and fire hydrants. Systems must be connected to public water system in two separate and remote locations.*

RESPONSE: The Utility plan shows an 8-inch looped water supply feeding the domestic water line fire protection systems and fire hydrant, see Sheet C-503 to C-505.

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

RESPONSE: Fire Flow test has been ordered.

12. *Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non- fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.*

RESPONSE: Coordination in progress.

13. *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". Document located in the E-files folders of e-Plan. This is a minimum requirement Refer to NFPA 1 chapter 18.*

RESPONSE: The two proposed fire hydrants are within the 400 FT distance requirement. In addition, coordination is in progress to provide the required documents and "Water Supply Fire Flow" form,

14. *Additional fire hydrants required for proposed building, refer to NFPA 1 2018ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants. Maximum spacing is 500ft with all areas within 250ft of a fire hydrant. Depending on fire flow demands for outdoor storage, additional fire hydrants may be required.*

RESPONSE: Once the fire flow test is received, hydrants will be reanalyzed to ensure the meet the maximum spacing and number of hydrants.

15. *Provide location of proposed Fire Dept Connection for each building fire sprinkler systems. Locate on corners of buildings within 10 to 15 ft of a fire hydrant on the same side of roads.*

RESPONSE: The proposed FDC is located within 15 FT from the proposed fire hydrant located Infront of the warehouse building, see Sheet C-503.

16. *Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.*

RESPONSE: Documentation of purchase for the fire service backflow and meter assemblies will be provided to COPB Utilities and Fire Prevention before underground inspections of water mains.

17. *Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).*

RESPONSE: The proposed development will comply with the NFPA standards.

BSO:

1. *Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage: 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: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations.

2. *Territorial Reinforcement – Landscaping: 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. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.*

RESPONSE: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations.

3. *CPTED Lighting Standards: 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."*

RESPONSE: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations.

4. *Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.*

RESPONSE: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations.

5. *Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening: 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: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations.

6. *Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening: A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. Dumpster areas must be secured with Access Control and video surveillance.*

RESPONSE: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations.

7. *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 only, 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.*
 - c. *A surveillance camera must monitor the office key storage area.*
 - d. *Management office door must have a security viewer (peephole) or reinforced security window.*

RESPONSE: No localized key control system provided. Property to be equipped with security cameras throughout. See SP-101 / 102

8. *Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters: Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones". (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.*

RESPONSE: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations.

9. *Graffiti Maintenance – CPTED: Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.*

RESPONSE: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations (Note No.10)

10. *Electronic Surveillance - Security Strengthening*
- 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."*
 - b. *Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.*
 - c. *Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.*
 - d. *Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.*
 - e. *Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.*

RESPONSE: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations (Note No.1 and No.2)

11. *Miscellaneous: CPTED & Security Strengthening*
- a. *Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.*
 - b. *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.*
 - c. *Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.*
 - d. *Any exterior storage tanks utilized for keeping contents under pressure and / or*

containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.

RESPONSE: See sheets SP-101 and SP-102 for all corresponding application of BSO/CPTED regulations.

We believe the above responses and corresponding plan changes have adequately satisfied the comments. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (561) 571-0280.

Sincerely,



BOHLER ENGINEERING

Christopher Lall, P.E.
Project Manager

cc: File

DRC

PZ23-12000019
12/06/2023