



March 27<sup>th</sup>, 2024

**RE: 675 SW 12 Ave  
Site Plan Approval Application PZ23-1200024  
City of Pompano Beach, FL**

The following is an itemized response to the comments pertaining to the above referenced project for the comments received from the City of Pompano Beach's Planning and Zoning review.

**Planning Department (Daniel Keester, Daniel.Keester@COPBFL.com)**

1. The property was platted in 1984 (Pompano Business Park - Plat Book: 111 Pg: 26), and the plat note restricts the entire plat to 260,000 square feet of "office" and 798,000 square feet of general "industrial use." Based on the approved plat & the proposed scope, there are no additional platting requirements. The estimated total building area for this plat is currently: 852,442, thus the addition of 20,118 addition exceeds the 798,000 square feet allowance of the general industrial use. A Plat note amendment may be required, provide an assessment that the existing offices compensate for the overage on the allowance for industrial uses.

**Response: Please see plat area calculation documents showing compliance with plat note for proposed development.**

2. The property abuts SW 12 Avenue (AKA: S Andrews Avenue) & SW 6 Ct. The survey indicates that there is an existing 500 feet to the centerline of Andrews & 60 feet of right-of-way for SW 6 Ct. The required right-of-way width at this location of Andrews is 106 feet, on the Trafficways Plan & Chapter 100. The required right-of-way width for SW 6 Court is 60 feet. Thus, no additional dedication is required for SW 6 Court, but 3 feet must be dedicated abutting Andrews for future right-of-way.

**Response: Please see the updated survey showing 53' from the property line to the centerline of the road**

3. Land use for this parcel is Industrial (I). The proposed use listed on the site plan indicates this is two buildings for: contractors offices (2,089 square feet), warehouses (16,920 square feet) with ancillary offices (3,591 square feet) which is a permitted use in this land use category. The total building area is 22,868 square feet & the offices are less than 20% of the total area.

**Response: The current proposed site plan proposes a total of 24,801 SF of new building space which is comprised of 23,201 SF of warehouse space and 1,600 SF of office space. Currently on the existing site there is 49,200 SF of warehouse space and 7,900 SF of office space. Thus the total building space that will be on the property with the addition of the proposed building area will total 74,901 SF. Please refer to the site plan for additional building space calculations.**

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

**Response: Noted.**

5. Applicant may submit to DRC for a formal review.

**Response: Acknowledged.**



**Building Division (James DeMars, James.DeMars@COPBFL.com)**

6. A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Acknowledged. Please see Sheet C1.00-C1.12 for erosion control notes, plans and details outlining the use of BMPs to reduce pollutants and sediment in stormwater runoff.**

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

**Response: Understood. Please see Note #15 on Sheet C1.10 instructing the contractor to provide temporary fencing around areas of construction to allow for adequate screening complying with City requirements.**

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

**Response: Please see Note #16 on Sheet C1.10 for the demolition plan instructing that pedestrians shall be protected at all times during construction and demolition. Sheet C1.10 also shows signage to be used to redirect pedestrians to avoid construction areas.**

11. 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).

**Response: Per FEMA Flood Map 12011C0357H dated 08/18/2014, the project site is located within Zone AH (EL 7 Feet NAVD). All drawings will be prepared to scale and will include delineation of flood hazard area boundaries. Please see Note #14 on Sheet C2.00.**

12. 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.

**Response: Noted. The building is accessed at the main entrance by a ramp. The facility has handicapped restrooms at the main office building for the warehouse.**

13. 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.

**Response: Noted. The building is accessed at the main entrance by a ramp. The facility has handicapped restrooms at the main office building for the warehouse.**

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

**Response: Acknowledged. Please see the proposed crosswalk and sidewalk on the east side of the building connecting to S Andrews Ave to provide an accessible route as required. Additionally, four ADA-compliant parking spaces are provided on the site plan.**

15. 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.

**Response: Noted. ELA is licensed and insured. It is our professional obligation to comply with the applicable codes.**

16. 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. See civil sheets for all site works.**

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

**Response: Noted. Please see asbestos letter obtained by the owner.**

18. 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: Noted. Fire sprinkler drawings will be provided at a later date.**

19. 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.**

20. 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. Fire resistance ratings will be provided at a later date.**

21. 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.**

22. 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: Understood. The project is located within the “I-1 – General Industrial” zoning.**

23. 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. Please refer to Life Safety plans (LS1.1 and LS1.2).**

24. 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.**

25. 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.**

26. 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. Each sheet is digitally or electronically signed and sealed.**

27. 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: N/A. All sheets are digitally or electronically signed and sealed.**

28. 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.**

29. 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: Noted.**

30. 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: Noted.**

31. 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.**

32. 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. The site plan (Sheet C2.00) currently shows a table calculating the necessary number of parking spaces and that the proposed number of spaces meet the requirement. Additionally, 4 accessible parking spaces are provided per ADA requirements.**

33. 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: Understood. The proposed parking is in accordance with requirements shown in Table 208.2. For 64 parking spaces provided, Table 208.2 of the FBC requires a minimum of 3 accessible spaces, as shown on the site plan (C2.00).**

34. 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. Proposed ADA parking spaces feature a "Van Accessible" sign in front of the parking space and the symbol of accessibility painted on the pavement per ADA standards and FBC A502.2**

35. 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. Provisions are made in the plans to prevent the accumulation of water at the foundation or adjacent properties.**

36. 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.**

37. 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: The owner and contractor will ensure ROW remains free of construction waste.**

38. 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. The project is being bid at this time and a preliminary project budget will be provided at the time of DRC submittal.**

39. 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.**

**Zoning Department (Diego Guevara, [Diego.Guevara@COPBFL.com](mailto:Diego.Guevara@COPBFL.com))**

40. All the Standards and requirements included in the Code apply to the entire parcel.

**Response: Noted.**

41. The proposed project is for the construction of a 20,118-sf. one-story warehouse. Clarify if the proposed building is an addition to the existing building or an independent building.

**Response: The proposed 23,201 SF of warehouse and space and 1,600 SF office annex is an addition onto the existing 55,536 SF building.**

42. Explain how the proposed additional parking will replace 7 parking stalls. What is happening with the existing parking spaces to be "replaced"??

**Response: The proposed site plan calls for 64 parking spaces available which exceeds the requirement of 51 spaces as per the calculations shown on Sheet C2.00. The existing 15-space parking lot on the west of the site would be demolished but replaced with a new 24-space lot thus increasing the total parking capacity of the lot.**

43. Provide a narrative explaining if the additional parking is open to the public (public parking or is it for the exclusive use of the visitors of the proposed facility. Explain how the additional parking "will alleviate the strain of existing parking facilities".

**Response: Parking is not open to the public. The additional parking proposed on-site is intended for the exclusive use of visitors to the facility.**

44. Explain if trucks are going to be parked overnight or if the vehicles will be park for long time. Specify the size of the trucks and average time the vehicles are parked on the premises. Provide a written response to all comments issued.

**Response: The loading docks will be serviced by WB-50s (three westernmost docks) and WB-67s (for all other docks). All other parking spaces are designed for standard passenger vehicles. Trucks will park for short periods of time during loading/unloading and will not remain at the loading dock throughout the night. Passenger cars are expected to be parked onsite during the facility's hours of operation.**

45. Sec. 155.3402.C. Intensity and dimensional Standards is incomplete. Incorporate all the standards listed. Provide the required values of the Code and those reflecting the proposed building design (Required and Proposed). The Standards do not include Impervious Area Calculations. Revise and Comply.

**Response: Please see the updated Project Data tables on Sheet C2.00 for all intensity and dimensional standards. The proposed development complies with all of the standards as listed in the table in Sec. 155.3402.C**

46. Sec. 155.3402.C. Intensity and dimensional Standards requires the building height information. A height value was provided in the Chart; however, no elevations drawings were submitted.

**Response: Noted. See building elevations on sheets A2.1 and A2.2 for additional information.**

47. Building height must be measured from the average finished grade. Revise and comply.

**Response: Noted. Please see building elevation on sheets A2.1 and A2.2 drawings for revisions.**

48. Provide dimensions showing the width of the two access driveways on the property.

**Response: Please see Sheet C2.00 for dimensions of the two existing access driveways.**

49. Show the Sight Visibility Triangles as needed for the two access driveways.

**Response: Please see Sheet C2.00 for sight triangles for the two access driveways.**

50. As required by Sec. 155.5101.I.1.b Sidewalks Required, all developments shall install sidewalks along the front of the development site with an existing street (unless an existing sidewalk meeting city standards is already in place). Provide sidewalks along the frontage on SW 6th Court. Revise to comply.

**Response: Per Sec. 155.5101.I.1.b, existing sidewalks are currently provided along S Andrews Ave. SW 6<sup>th</sup> Ct currently features no sidewalks along the frontages of adjacent lots.**

51. Revise Sec. 155.5101.G.7. Driveway Layout and Design. Provide a clear plan showing the proposed internal driveways, traffic direction, width, curbing, etc., as needed. All parking stalls, including truck parking spaces shall be striped as required. Show them on the site plan, add dimensions as needed.

**Response: Noted. Please see Sheet C2.00 for further information about internal traffic directions, widths and curbing. All passenger parking stalls are striped as required and dimensioned for clarity.**

52. The width of the driveway aisle circulation of the western additional parking area is too narrow. Revise and comply.

**Response: The proposed driveway width has been updated to 24' wide per Code requirements.**

53. The parking spaces can be reduced to 16'x9' when a 2 feet overhang is provided. Show dotted line of the parking overhang on the site plan. Add dimensions as needed. The overhang shall not reduce the width of the pedestrian walkways or sidewalks.

**Response: Noted. Please see the updated site plan on Sheet C2.00 for adjusted parking space dimensions to show 16'x9' with a 2' overhang delineated by a dotted line.**

54. 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.

**Response: Acknowledged. Pedestrian crosswalks, sidewalks and signage is provided around the VUA. Please see Sheet C2.00 for proposed pedestrian features including the addition of a crosswalk and sidewalk connection to the sidewalk adjacent to S Andrews Ave.**

55. Table 155.5102.D List 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, etc.) in the total calculation. Revise and comply.

**Response: Please see Sheet C2.00 for a parking space calculation table listing all proposed uses and referencing the minimum requirements per Table 155.5102.D.1 as well as showing the total spaces provided in the proposed site plan.**

56. 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. Show location in the Site Plan.

**Response: Noted. At least four bicycle parking will be provided for each 10 car parking spaces on the site plan per Code requirements.**

57. 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. Revise and comply.

**Response: Currently, the site plan shows 33 loading berths on the north side of the building. 11 berths are proposed, the remaining 22 are existing.**

58. Any Mechanical equipment mounted on the roof or on the ground shall be screened as required per Section 155.5301.1.a.

**Response: Noted. Please see roof plans (Sheets A1.4 and A1.5) and elevations (Sheets A2.1 and A2.2) for additional information.**

59. 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: Landscape plan drawings have been revised to document/locate the existing landscaping between the adjacent right-of-ways (6<sup>th</sup> Court and 12<sup>th</sup> Ave) and loading areas to determine if sufficient existing screening is provided. Please see Sheets L-100 and L-101 for landscape plans.**

60. Commercial containers, garbage dumpsters, etc., shall be screened on three sides as per Sec. 155.5301.C. The location of the containers was not shown on the site plan. Revise and Comply.



**Response: Noted. Dumpsters as shown on the updated site plan shall be designed to provide screening on three sides. Please see Sheets L-100 and L-101 for additional information.**

61. 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: Noted.**

62. 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.

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

**Response: Noted. Please refer to building elevation drawings (Sheets A2.1 and A2.2).**

63. 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.

**Response: This is an addition to an existing building. The existing entrance is well defined by walkways and lighting.**

64. Provide color elevations with proposed materials and call-outs describing them as required. Include dimensions and the total height of the facades.

**Response: Noted. Please see color elevation drawings (Sheets RE1 and RE2).**

65. Elevation height should be measured from the average finish grade. Add dimensions to the elevation drawings showing compliance.

**Response: Noted. Please see building elevation plans (Sheets A2.1 and A2.2).**

66. Loading and service areas shall be separated from patron parking, pedestrian areas, and main drive aisles as required by Sec. 155.5603.H.

**Response: Noted. The proposed patron parking, pedestrian areas and main drive aisles are separated from loading and service areas. Please refer to Sheet C2.00.**

67. As required by Sec. 155.5603.I., no more than two bays of Off-street parking may be located between the front building façade and the street it faces.

**Response: Proposed parking is located on the western façade of the building out of view from the main street. Please refer to Sheet C2.00 for more information.**

68. Provide a Landscaping plan showing the entire property.

**Response: A revised Landscape Plan encompassing the entire property (including documentation of existing plan material to remain/be used to meet minimum landscape standard requirements) can be found on Sheets L-100 and L-101.**

69. Revise the Minimum Development Site Landscaping Table and comply.

**Response: Please see the updated land use table on Sheet C2.00. Pervious area constitutes 26.4%, over the minimum of 20% of the total area per Code.**

70. Show the required VUA landscaping area in the Landscaping Plan, as required by Sec. 155.5103.D

**Response: VUA landscaping (both proposed for new parking area and existing landscape in east side/existing parking area) has been provided as part of the revised landscape plan on Sheets L-100 and L-101.**

71. Provide the Building Base Planting as required.

**Response: Foundation planting along the western façade (as required by the VUA/Building requirements) and southern façade (continuous Clusia hedge) of the building footprint/expansion has been provided in Sheets L-100 and L-101.**

**Waste Management (Beth Dubow, Beth.Dubow@COPBFL.com)**

72. The site plan does not show a garbage/recycling collection area. Demonstrate adequate trash collection service has been planned for this site.

- a. Provide a narrative explaining how the garbage (and recycling if any) will be collected from this site;
- b. Show a dumpsters and enclosures on the site plan that is accessible for service from a garbage collection truck.

**Response: Noted. Dumpster area has been added to the proposed site plan on Sheet C2.00. A narrative will be provided as requested.**

73. Specify what type and size containers will be used to accommodate the trash generated on this site.

**Response: The proposed dumpster enclosure is 12'x14' as shown on Sheet C2.00**

74. Provide a circulation plan showing all turning radii measured in feet (not auto turn) along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'

**Response: A garbage truck circulation plan with radii of 35' and 50' is provided on Sheet C6.00**

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



**Response: Noted.**

76. Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

**Response: Noted.**

77. 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.

**Response: Noted.**

**Engineering Department (David McGirr, David.McGirr@COPBFL.com)**

78. 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: The BCEPMGD Surface Water Management permit will be uploaded once obtained.**

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

**Response: Noted.**

80. 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.

**Response: Note has been added to the revised landscape plans.**

**Fire Department (Jim Galloway, Jim.Galloway@COPBFL.com)**

81. 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: Noted. A hydrant fire flow test will be conducted as requested to determine the available water supply to the site.**



82. 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: Acknowledged.**

83. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated “color heat map” showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City’s public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

**Response: Noted.**

**Landscape Review (Wade Collum, Wade.Collum@COPBFL.com)**

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

**Response: A Tree Appraisal by an ISA Certified Arborist has been provided as a part of this resubmittal package. This appraisal report was used to inform the “Tree Disposition Table” located on sheet L-002, which documents the above requested information for all trees and palms (both specimen and non-specimen) within the subject property. Please note that there were trees that were “off” the subject property that were documented as apart of the report, but those values were omitted from the Disposition list. Additionally, due to the high number of trees and palms on the subject property, the “Tree Disposition Summary” was split into two charts – Trees and Palms.**

85. Identify tree # 60.

**Response: Tree #60 has been identified on the revised plans.**

86. 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: Dollar value for specimen trees has been provided, height for palms removed has been provided, and DBH (as well as a dollar value) for non-specimen trees have been provided.**

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

**Response: Noted. Please refer to comment response #86 regarding mitigation requirements.**

88. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.

**Response: Noted. Approvals from Broward County Surface Water Management will be provided for filling in the existing retention area.**

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

**Response: Noted. A site landscaping data table is provided showing compliance with Code requirements.**

90. Provide a copy of the approved landscape plan of record of the property and adjust the new drawing to capture the entire site.

**Response: Please refer to the revised landscape plan, which now includes an inventory of the existing plant material (site investigation conducted Jan 2024) and documents all existing trees on site.**

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

**Response: Due to significant changes to the site design and landscape design since the June 2023 Pre-Application meeting, we request a re-review by staff to determine if a landscape elevation(s) is required. Should staff require, and elevation sheet will be submitted as apart of the next review.**

92. 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: All proposed canopy trees are 16' HT. Minimum. There are no proposed palms as apart of this project scope – all palms as part of the project are proposed transplants.**

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

**Response: No new palms are proposed as part of this project – all (11) proposed trees are native canopy trees.**

94. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.



**Response: A 10' (or 20' for the 12<sup>th</sup> Ave buffer) perimeter landscape strip as required by section 155.5203.D has been provided on the revised landscape plan. No perimeter buffer plantings have been proposed along the southern property line due to the existing railway track corridor. It is the intent to keep this area "as-is" if deemed acceptable by staff.**

95. As per 155.5203.D, provide a minimum width of 20' for all parts of the property in a industrial development abutting a major arterial, minor arterial, or collector street.

**Response: Please see response to comment #94.**

96. 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: Revised landscape plan and site data/compliance table provides VUA landscape requirements and how these requirements are being met. Please note that the proposed landscape area between the new parking lot (VUA) area and the abutting building is 9', which is below the minimum requirement of 10'. Additional plantings (two tiers of shrubs) and 12 mature (relocated) palms have been proposed along the building façade to satisfy the requirement of a 50% reduction in landscape width between a VUA area and building façade.**

97. 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: Please see the response to Comment #97 regarding "superior" landscaping provided to satisfy the 50% reduction requirement for VUA/building landscape. 2 layers/tiers of shrubs (Clusia + Flax Lily) has been provided. Additionally, in lieu of "multi-trunked" palms, 12 relocated Sabal Palms have been proposed along the building facade, which is requested to be considered as an equivalent or better to new, multi-trunk palms.**

98. 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: Noted. Proposed site lighting shall comply with Sec. 155.5401.C and not be located in landscaped planting areas.**

99. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

**Response: Noted. Please see Sheet C2.00 for proposed landscaped islands with 8' internal widths and placed at a maximum of every 10 spaces per Sec. 155.5203.D.4.**

100. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

**Response: Provided. No proposed planting area for a tree is less than 120 SF.**

101. Use this as an opportunity to correct the north side island.

**Response: Acknowledged. Please see Sheet C2.00 for the corrected north side island.**

102. 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: The building foundation is well below the landscaping soil space. Please see building sections for additional information.**

103. Verify availability of proposed Annona glabra (pond apple), plant species as they are outside the range of what is currently available at Florida Grade #1

**Response: Landscape Plan has been revised to relocate/transplant 41 Sabal Palms in lieu of new plantings around the retention area.**

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

**Response: Please see Sheet C2.00 for continuous curbing around all proposed VUA areas.**

105. Provide a pervious area sheet with calculations to meet the minimum requirements.

**Response: Noted. A pervious area sheet will be provided to show compliance with minimum requirements. Please see Sheet C2.00 for area calculations.**

106. 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: Provided. Refer to revised landscape site data/code compliance table.**

107. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C

**Response: The proposed dumpster location is shown on Sheet C2.00 and a dumpster detail will be provided.**

108. 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: A note on the plan has been provided stating the site will have irrigation but an underground, automatic irrigation system. Formal irrigation plans to be provided at a later date.**

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

**Response: Acknowledged.**

110. Provide a mechanical equipment screening detail.

**Response: Noted. A mechanical equipment screening detail can be found on Sheet A1.4.**

111. Provide existing tree numbers on the landscape plan.

**Response: Existing tree numbers have been provided on the landscape plan.**

112. 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 staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

**Response: Provided.**

113. 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: Noted.**

114. 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: Provided.**

115. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.

**Response: Tree pruning notes have been provided on sheet L-001.**

116. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**Response: Provided.**

117. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

**Response: Provided.**

118. 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: Provided.**

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

**Response: Provided.**

## **BSO (Anthony Russo, Anthony\_Russo@Sheriff.org)**

120. 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.

**Response: Noted.**

- 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: Noted. Please see the site plan (Sheet C2.00) for proposed locations for "Broward Sheriff's Office No Trespass" signage.**

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

**Response: Noted. A note has been added to the site plan (Sheet C2.00) requiring that BSO Trespass signs meet the criteria as described.**

- d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

**Response: Noted.**

121. CPTED Landscaping Standards

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

**Response: Noted. All landscaping and lighting conflicts shall be resolved in the proposed design.**

- b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

**Response: Noted. This goal has been implemented into the design of the proposed site.**

- c. 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: Noted. Please see the landscaping plans for more information.**

122. CPTED Lighting Standards

- a. 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: Noted. Proposed site lighting as shown on the site lighting plan complies with the IESNA G-1-2016 Guide for Security Lighting for People, Property and Critical Infrastructure**

- b. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

**Response: Noted. Motion-sensor security cameras will be used as needed in strategically targeted areas.**

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

**Response: Noted. Security lighting will be concentrated on the areas specified.**

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



**Response: Noted. Focused soft lights with shielded fixtures will be used as requested.**

- e. Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

**Response: Understood.**

123. 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.

**Response: Noted.**

- b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.

**Response: Noted.**

- c. 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.

**Response: Noted.**

- d. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

**Response: Noted.**

- 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.

**Response: Noted.**

124. Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening

- a. 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: Noted. Security alarms and safes will be installed as necessary.**

- b. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

**Response: Understood. Alarms will be activated during non-business hours.**

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

- a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:
- b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

**Response: Acknowledged.**

- c. Bottom gate clearances must be 8” above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

**Response: Understood. An 8” clearance will be provided underneath the bottom gate.**

- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

**Response: Noted. A lockable gate will be installed and kept locked when not in use.**

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

**Response: Noted. Video surveillance will be implemented in the dumpster area.**

126. 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.

**Response: The project will be master keyed and the key lock will be housed in the main office of the administration building.**

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

**Response: Noted. An alarm and mechanical locking system will be provided.**

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

**Response: Noted. A surveillance camera will be provided.**

- d. Management office door must have a security viewer (peephole) or reinforced security window.

**Response: The entrance door will be glass.**

127. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters: Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

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

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted. Please see the proposed surveillance plan on Sheet C7.00 for details.**

- d. (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.

**Response: Not Applicable.**

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

**Response: Not Applicable.**

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



**Response: Not Applicable.**

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

**Response: Not Applicable.**

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

**Response: Noted. Please see site plan for proposed sidewalks and pedestrian access.**

128. Graffiti Maintenance – CPTED

- a. 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: Noted. The building is painted with graffiti resistant paint.**

129. 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. 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."

**Response: Noted. Security cameras will be installed in compliance will §115.26**

- b. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

**Response: Acknowledged. Video surveillance will be implemented.**

- c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager’s office, front desk, lobbies, etc.

**Response: Noted. Sight cones shall be shown indicating coverage.**



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

**Response: Noted. Camera placement will account for growth of landscaping.**

- e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

**Response: Noted. Please see site lighting plan on Sheet C8.00 for details.**

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

**Response: Acknowledged. Cameras will view all parking areas, building entrances and pedestrian paths.**

130. Miscellaneous: CPTED & Security Strengthening

- a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

**Response: Understood. Outdoors outlets will be lockable and capable of being cut off.**

- b. 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.

**Response: Noted. All exterior water outlet spigots will have a locking cap.**

- c. 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.

**Response: Noted. Mirrors will be provided to cover blind areas from posted cameras.**

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

**Response: Understood. All exterior air conditioning units will be marked with recorded serial numbers.**

- e. 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.



**Response: Noted.**

- f. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

**Response: Noted.**

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

**Response: Noted.**

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

**Response: Noted.**

- i. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, vandalism, auto-theft, robbery, sexual assault & battery, etc.

**Response: Noted. Motion-activated cameras will be provided in the prescribed areas.**

- j. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

**Response: Noted. Motion-activated cameras will be provided as described.**

- k. 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: Noted.**

Please accept the revised plans and comments for approval and if you require any additional information or further clarification please do not hesitate to contact me at 954-716-8824 and [George.Balaban@kimley-horn.com](mailto:George.Balaban@kimley-horn.com). Thank you for your assistance with this project.

Sincerely,



George Balaban, P.E.  
Kimley-Horn and Associates, Inc.