



IDEA Architect LLC  
3323 NE 163<sup>rd</sup> St Suite 2  
North Miami Beach FL 33160

DRC

PZ23-12000054  
07/03/2024

### Response Narrative

Project : Canal Drive Pompano -

P&Z # : PZ23-12000054

Owner: GESTION MICHAUD 2021 INC

Project Location: 3233-3237 CANAL DRIVE, POMPANO BEACH FL 33062

ID # : 4843 30 03 0220

Agent / Principal, Senior Land Planner: Paola West (954-529-9417)

### WASTE MANAGEMENT (Beth Dubow // [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com))

1. Show the locations of the garbage and recycling cart storage for this property. Carts must be stored out of sight, preferably in the garages.

Response : See revised ground floor plan which now show the location of the stored trash and recycling bins within each private garage.

2. Show the staging area(s) for servicing the garbage and recycling carts for this property.

Response : As discussed during our pre-app meeting, and as explained in comment #1, the carts will be stored and rolled out to the curb once a week for the scheduled pickup date. Waste management can then stage in the front of the property to pick them up.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).

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

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

### ZONING (Pamela Stanton // [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com))

1. Provide written responses to all comments.



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Response : Acknowledged.

2. The proposed project will be a Minor Site Plan application.

Response : Acknowledged.

3. Revise the site plan to include the full extent of the property. Clarify how the portion of the property on the south side of Canal Drive will be treated.

Response : See sheet A-080 for full extent of property now shown on site plan. The south side of Canal drive will remain as is, no improvements will be made.

4. On all plans, remove the center property line that no longer exists. The project site is one parcel of land, according to Broward County records. On sheet A-002, revise the Lot Width information to reflect the width of the single lot.

Response : The center property line has been removed from the plan. See revised A-002.

5. Section 155.3210.A, NOTE 2: Each townhouse needs its own individual lot, minimum 18 feet wide and 1800 square feet. Delineate the perimeter of each townhouse lot on the site plan. The four individual townhouse lots may correspond with the private areas outlined on the site plan.

Response : This project shall be considered a Condominium Residential Project. We do not meet the minimum 18 feet wide / 1800 SF min per individual lot. Based on comment #4 above, we shall utilize the project in one parcel of land.

6. Section 155.3210.A, NOTE 4: Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft. The building elevations show encroachments into setbacks above 20 feet. Portions of the building and glass railings appear to encroach into the setbacks. Table 155.9402.C states that balconies may extend up to 5 feet into the rear yard.

Response : See attached revised elevations showing how we've addressed the additional 1:4 setbacks on all sides. The side balconies have been eliminated having in mind that per section 155.5601.C.8.b, upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the dwelling's rear yard. The rear corner balconies will also be screened to prevent direct views. Only the west and north side of the building abuts but we kept a symmetry on both sides for consistency. See sheets A-501 @ A-504.

7. Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces: Each 3-bedroom townhouse requires a minimum of two parking spaces. Provide parking calculations in accordance with the requirements of this Table.

Response : Each unit is equipped with an enclosed garage (1 vehicle) + a driveway (1 vehicle) for a total of 2 parking spaces per DU.

8. Section 155.5401: The General Exterior Lighting Standards are applicable to this project. Provide a lighting plan (including a photometric plan) that addresses the standards of this Section.

Response : See attached Photometrics Plan Sheet PH-01 by Lighting Dynamics.



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9. Section 155.5601.C.3.a: Wall offsets, either projections or recesses spaced no more than 30 feet apart, minimum depth of 2 feet are required for the building facade that faces Canal Drive.

Response :

155.5601.C.3.a. Building Facades

- a. Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.
- b. Wall offsets shall have a minimum depth of two feet.

See elevations A-501 @ A-504 showing this requirement is met.

- c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

Below all (4) elements are met (see conceptual renderings + elevations)

- i. A recessed entrance;
- ii. A covered porch;
- iii. Pillars, posts, or columns adjacent to the doorway;
- vi. Raised corniced parapets over the entrance door;

10. Section 155.5601.C.3.c: Other than recessed entrances shown on the plans, identify two design features from this Code Section for each unit, for a total of three design features as required by this Section.

Response : See response #9 above.

11. Section 155.5802: All multi-family development must achieve ten points for Sustainable Development from Table 155.5802: Sustainable Development Options and Points. Provide a Sustainable Development Narrative/Plan that describes the options proposed for the development.

Response : Note added on A-002 - ZONING CODE ANALYSIS

- Efficient Cooling / All air conditioners are Energy Star qualified 2 POINTS
- Efficient Water Heating / At least 75 percent of hot water on premises is heated via tankless water heaters or solar water heaters. 2 POINTS
- Parking Structure / At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage. 2 POINTS
- White Roof / All roof surfaces are painted white. 2 POINTS
- Hurricane Resistant Structures / The principal building is constructed to meet increased wind loads. (150 mph load minimum) 4 POINTS

The following items will be utilized for our project for a total of 12 points.



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12. Section 155.9401.G: The height of a structure is determined by measuring the vertical distance from the average elevation of the finished grade at the front of the structure to the top of the roof for a flat roof. Provide a dimension for the building height on the elevations, in accordance with the measurement standards of this Section.

*Response :* All elevations (A-501 - A-504) now demonstrate maximum building height of 35' measured vertically from the average elevation of the finished grade at the front of the structure to the top of the roof. + All NAVD information has been added to all levels.

13. Clarify to what elevation the site will be raised. Provide the elevation of the proposed finished grade on site at the front of the building.

*Response :* The proposed finish grade as shown on the elevation sheet A-501- A-504 and on civil plans paving and grading, 7.0 NAVD.

14. Section 155.9402.B: The total area of all rooftop structures and structural elements shown on the roof plan cannot exceed 25% of the roof area. Provide the square footage of the roof area and the square footage of all rooftop structures and structural elements including but not limited to stair enclosures, trellises, etc., not to exceed 25% of the roof area.

*Response :* Acknowledged. See attached revised roof deck layout with area diagrams demonstrating maximum 25% total area of all rooftop structures and structural elements.

15. Remove the landscaping from the building elevation sheets. Trees and other plant material obscure the direct view of the building and creates difficulty in reading the drawings.

*Response :* Acknowledged. See attached all revised elevations (A-501 @ A-504).

16. Clarify whether a gate will be placed at the east and west sides of the building. If fenced with no gate, clarify how the rear yard will be accessed for maintenance.

*Response :* As described in the CPTED plan, the east and west sides of the building will be equipped with a 5' H. black picket fence w/ integrated pedestrian access swing gate. Shown and tagged on elevations A-501- A-504

17. Clarify where the trash receptacles will be stored. If stored in the carports, verify the width of the carport will accommodate the 9-foot x 18-foot parking space and the size of the receptacles.

*Response :* See revised ground floor plan which now show the location of the stored trash and recycling bins within each private garage. A 9 x 18 dimensioned and hatched area in each garage has been added to the plans to demonstrate how the receptacles will remain out of the required length and width of the parked cars.

18. Clarify whether each townhouse unit has a carport or a garage. The renderings appear to show garage doors, yet the ground floor plan labels the areas as carports. By Zoning Code definition, a garage is an enclosed building whereas a carport is a roofed structure open on one or more sides.

*Response :* Each unit has an enclosed garage. The labels have been revised on the plans.

19. Conflicts appear between the landscape plan and the paving, grading and drainage plan. Revise plans to alleviate conflicts between required landscape material and drainage inlets, wells, and exfiltration trench.



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Response : By Beta Jones Group

20. Label all elements on all plans and elevations including but not limited to pavers, patios, terraces, walls and fences, trellises, planters, easements, etc., with dimensions for length, width, height, etc. as necessary.

Response : All the plans and elevations now include additional labels and more dimensions for increased clarification.

21. Overhead utilities are existing at the rear of the property. Verify whether utility easements exist. Walls and other structures cannot be located within utility easements without permission from all utility agencies.

Response : By Beta Jones Group

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

Response : By Beta Jones Group

The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.

ENGINEERING DEPARTMENT (David McGirr // david.mcgirr@copbfl.com)

1. Note on plan sheet 031 C3.0 PGD plan that the on-site drainage is private and cannot have any manhole covers, lids or grates that say City of Pompano Beach.

Response :

2. Plan sheet 030 C2.0 utility plan calls for 12LF of 2" SDR 18 pipe. Please see Eng. standard detail 107-2 which we require 2" Polyethylene Blue tubing.

Response :

3. 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 :

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



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Response :

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

Response :

6. 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 :

7. 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 :

8. With the proposed construction please place a note on PGD plan sheet 031 C3.0 that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

Response :

9. Please note on civil plan sheet 030 C2.0 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards. How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

Response :

10. 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

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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 :**

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. \*\*\*\*

BSO Patrick Nobel [Patrick.Noble@sheriff.org](mailto:Patrick.Noble@sheriff.org) [Ryan.Skolte@copbfl.com](mailto:Ryan.Skolte@copbfl.com)

CPTED

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

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

Initials \_\_MS\_\_

\*\*\* DISCLAIMER \*\*\*

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

Initials \_\_MS\_\_

FOR PRELIMINARY APPLICATION REVIEWS (PAM):

\*\*\*Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. \*\*\*

Initials \_\_MS\_\_

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

155.2407.E SITE PLAN REVIEW STANDARDS:

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COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING  
AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED

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SECTION A:

MUST COMPLETE AND INITIAL THE FOLLOWING AND INCLUDE WITH  
CPTED SAFETY & SECURITY PLANS:

\*\*\* A STATEMENT MUST BE PROMINENTLY PLACED ON THE "CPTED  
SECURITY STRENGTHENING DRAWING PLAN" DECLARING THAT:  
"EACH AND ALL OF THE CPTED SECURITY STRENGTHENING  
NARRATIVE PLAN CONDITIONS ARE PART OF AND INTEGRAL TO THE  
APPROVED DEVELOPMENT PLANS AND WILL BE COMPLETED FOR  
PROJECT APPROVAL."

Initials \_\_MS\_\_

THIS IS NECESSARY AS CONTRACTORS ARE STATING THAT THEY  
DID NOT RECEIVE THE CPTED NARRATIVE PLANS AND THAT THEY  
ONLY THOUGHT THEY HAD TO DO ONLY WHAT WAS ON THE CPTED  
DRAWING PLAN WHICH IS ABSOLUTELY WRONG.

ADDITIONALLY, THE AUTHOR OF YOUR CPTED NARRATIVE MUST  
PROVIDE THEIR NAME & CONTACT INFORMATION ON THE  
DOCUMENT FOR CERTIFICATION, AND TO HELP TO EXPEDITE ANY  
NECESSARY COMMUNICATIONS.

IF THESE SECURITY STRENGTHENING AND CPTED DRAWING AND  
NARRATIVE PLANS ARE A RESUBMITTAL, YOU MAY INCLUDE  
'COMMENT RESPONSES' TO CONDITIONS, BUT YOU MUST  
ABSOLUTELY INCLUDE YOUR RESPONSES ONTO BOTH THE ACTUAL  
DRAWING AND NARRATIVE PLANS.

Initials \_\_MS\_\_

DO NOT SIMPLY WRITE "ACKNOWLEDGED" AS A RESPONSE. "WILL  
COMPLY" WORKS AND INCLUDE SPECIFIC DETAILS OF HOW THE  
PROJECT WILL COMPLY.

Initials \_\_MS\_\_

\*\*\*PER FLORIDA STATE STATUTE 812.173, MUST INDICATE IF THERE  
WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR  
THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE."  
NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES

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ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS NEW AND RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET. \*\*\*

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LATE-NIGHT BUSINESS NOW OR LATER? YES \_\_\_\_ OR NO \_\_X\_\_

\*\*\*ENSURE TO INCLUDE COMPLETE DETAILS REGARDING ALL THE ITEMS REFERRED TO DIRECTLY INTO AND WITH THE SECURITY STRENGTHENING AND CPTD SAFETY AND SECURITY PLAN DOCUMENTS AND FILES. \*\*\*

OWNER/ OWNER'S AGENT:

PRINT NAME: \_Serge Michaud\_\_\_\_\_ CONTACT TEL#: 514-293-2961

EMAIL: [serge@mcgreg.org](mailto:serge@mcgreg.org) DATE: \_\_05/29/2024\_\_\_\_\_

CPTD PRACTITIONER PREPARING PLANS & COMPANY NAME:

PREPARER

PRINT NAME: \_\_Idea Architect LLC\_\_\_\_\_

CONTACT TEL#: \_\_3057920015\_\_\_\_\_ EMAIL: [abaramily@absolute-idea.com](mailto:abaramily@absolute-idea.com)\_\_\_\_\_

DATE: \_\_05/29/2024\_\_\_\_\_

OUTSTANDING CONDITIONS STILL REQUIRED FOR PLANNING & ZONING SECURITY STRENGTHENING AND CPTD SAFETY AND SECURITY PLAN APPROVAL:

1. ALONGSIDE THE SECURITY STRENGTHENING AND CPTD FILE SUBMISSION PACKAGE INCLUDE A SEPARATE 3D ISOMETRIC PERSPECTIVE SKETCH FILE DOCUMENT.

IF NO PERSPECTIVE SKETCH IS AVAILABLE, THEN INCLUDE RELEVANT ELEVATION DRAWINGS. THE SKETCH OR ELEVATION DRAWING MUST INDICATE THE APPLIED SECURITY STRENGTHENING AND CPTD MEASURES.

SYMBOLIC ICONS MAY BE USED FOR ILLUSTRATION PURPOSES WITH THE UNDERSTANDING THAT FINAL LOCATIONS OF THESE

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MEASURES MAY VARY AS NECESSARY. ILLUSTRATED PLACEMENT  
OF THESE SYMBOLIC MEASURES DOES NOT EQUAL FINAL  
APPROVAL FOR FINALIZED REVIEW UNTIL THE REVIEWER GIVES  
FINAL APPROVAL.

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## 2. Additional CPTED Lighting Standards

a. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

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b. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

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c. 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.

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d. Install either pole or ground pedestrian scale lighting near the front entrances, both inside and outside the gates along the pathway. When the area is darker during sunrise and sunset when daylight hours are shorter, the concern is keeping pedestrians in this area safe with adequate lighting. As the tall canopy trees grow larger, they will diminish ambient and pole lighting due to the widely spreading branches and foliage. By using pedestrian scale lower or ground placed safety and security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination and physical protection from vehicle intrusion accidents.

## 3. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

a. Fencing and gates 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 advised.

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b. Fences and gates should not have easily accessible horizontal bars that



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could be used to facilitate climbing over and breaching any security fencing.

Use narrow spacing between vertical bars to prevent providing footholds.

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c. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing and gates 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.

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

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e. See section on Emergency Access regarding police and fire entry systems.

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

a. All residential apartment/ condo individual unit exterior doors must be pre-hardwired for burglar alarms, have non-removable door hinge pins, and have 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. At the minimum, if a completed alarm system is not included in the project, pre-hardwire each residential unit specifically for burglar alarms. Safes are also strongly recommended, especially because of the frequency of firearms that are left in residences and vehicles that are stolen and later involved in incidents such as accidental shootings or domestic violence incidents in the home, and/ or in serious and violent criminal incidents such as robbery, rape, etc.

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

a. To deter loitering by trespassers, illegal dumping and/ or 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:



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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. Initials \_\_MS\_\_

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.

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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. Ensure this passageway is ADA compliant.

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e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

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

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

a. Explain how this development will secure the parking area/ lot to avoid allowing non-legitimate unauthorized users, dangerous trespassers, and serious criminals from breaching inside private property to commit crimes such as auto theft, robbery, etc., and also all too common auto burglary resulting in significant property loss, including weapons, and the theft of personal identification which has resulted in identity theft fraud. Violent robbery incidents, primarily in parking areas, have resulted in serious personal injuries and death. Motion-sensor lighting and security surveillance camera coverage is required. (see Electronic Surveillance Section).

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7. Provide an approved Emergency Access Method/ System to Law Enforcement in the event of a law enforcement/ criminal incident, or medical emergency (police often arrive before fire rescue) inside the facility.

8. Miscellaneous CPTED & Security Strengthening:

a. Ensure any and all seating benches have single seat divider bars to deter and/ or prevent unintended use by persons loitering and laying down supine on the benches.



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BUILDING DIVISION // Todd Stricker (todd.stricker@copbfl.com)

## Advisory Comments

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

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

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

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

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

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

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

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



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private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

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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.

2. 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.

3. 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.

4. 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.

5. 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.



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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.

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.

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.

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).

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.

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.

12. 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.

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.

14. 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.



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

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

FIRE DEPARTMENT (Jim Galloway // [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com))

( ) Townhomes 3 story's or more are required to be protected by a fire sprinkler system that is supervised by a fire alarm. Provide site plan showing location of water supply tap, backflow, FDC for fire sprinklers.

( ) Provide on site plan location of fire alarm control panel. Panel must be located within a climate control environment meeting the specs of fire alarm equipment.



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( ) 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.

( ) 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.

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.

( ) 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.

( ) 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. 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).

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