

COMMENT RESPONSE LETTER

PERMIT #: PZ22-12000015

ADDRESS: 3232 NE 12th St Pompano Beach FL 33062

DATE:

CYCLE:

BUILDING DIVISION – Authorized With Conditions

Todd Stricker

todd.stricker@copbfl.com

Advisory Comments

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

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

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

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

Acknowledged

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

See Civil plans sheet C-3

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.

Acknowledged

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

Information shown on sheet Sp-1

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.

Acknowledged

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

Acknowledged

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.

Acknowledged

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.

Acknowledged

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

Acknowledged

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.

Acknowledged

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

Fire sprinkler system note added in Project Data on sheet T-1

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

Acknowledged

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

Acknowledged

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

See Life Safety Plans

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

See Life Safety Plans

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

See Life Safety Plans

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

Deferred submittals

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

Deferred submittals

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

Acknowledged and done

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

Acknowledged

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

Acknowledged

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

Acknowledged

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

Acknowledged

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

Acknowledged

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.

Acknowledged

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

Complied with

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

Acknowledged

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

Acknowledged

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

Deferred submittal

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

See Civil plans

21.1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

See Civil plans

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

Acknowledged

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

Acknowledged

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

Statement added in all Title block

ENGINEERING DEPARTMENT – Authorized With Conditions

David McGirr

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

Note added, see Landscape plan sheet L-2

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

Noted

3. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

Noted

4. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

2019 Details Added

5. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

Provided – see sheet C3

6. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

Added

7. Show on the PGD plan that all grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.

Noted in Section B/2

8. Place a note on the PGD plans 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.

Note #7 added

9. 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

**** 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. ****

Please note on civil plan WS-1 Water & Sewer Connection, 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)

Note #6 added

WASTE MANAGEMENT – Resubmit Required

Beth Dubow

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REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. On the site plan, demonstrate there is adequate storage area for garbage and/or recycling carts in the garages of these units, or show where the carts will be stored.

Garbage / Recycling Carts added in Garages

2. Garbage trucks will not be able to enter the property, so collection service for this site needs to be along NE 12th Street in the swale area. Building maintenance staff or the individual owners will be responsible for staging the containers for collection.

Acknowledged

3. On the site plan, show the staging/service area in the swale for the garbage and/or recycling carts.

Garbage/Recycling Carts added along NE 12TH street swale area

4. Are these units rentals or condominiums?

Condominiums

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. or the current City franchise collector. Rental communities are considered commercial properties.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler (if 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 (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

Acknowledged

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

FIRE DEPARTMENT – Resubmit Required

Jim Galloway

jim.galloway@copbfl.com

() Post: "No Parking Fire Lane by Order of Fire and Police". Signs max 60ft apart. (NFPA 1 2018ed chapter 18 section 18.2.3.5)

Signs added on sheets SP-1 & Civil plans C-1

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

First Floor unit plans revised to add man door adjacent to Garage Door

() 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.

See attached report. Two (2) fire hydrants shown in sheet Sp-1 Site Plan

() 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.

Acknowledged

All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Acknowledged

LANDSCAPE REVIEW - – Resubmit Required

Wade Collum

wade.collum@copbfl.com

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

See note on revised Landscape plan indicating that existing overhead utilities will be buried on the project per 155.5509

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

Attached

3. Provide a minimum 5' perimeter landscaping strip requirement on the West side of the property as per 155.5203.D.

See revised Site and Landscape Plans providing the required 5' perimeter landscaping strip on the west side of the property

4. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 16.5' 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.

Additional trees and palms have been incorporated into the perimeter of the site abutting buildings on the side of the VUA, see revised plan

5. 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.

Additional trees and palms are added on perimeters due to limited space to provide landscape under roof and building façade on the VUA

6. Provide sod, irrigation and 2 street trees in the ROW swale.

See revised Landscape and Irrigation Plans showing 2 street trees in the ROW swale as requested

7. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

Street trees are provided at 1:40' as per 155.5203.G.2.c, see revised landscape plan

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

See revised Irrigation Plans including bubblers for all new and relocated trees and palms as required

9. Are we able to scoot the Tabebuia to more visible location?

See revised Landscape Plan locating the tabebuia tree towards the front of the property

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

Acknowledged

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

Acknowledged

12. Additional comments may be rendered a time of resubmittal.

Acknowledged

PLANNING REVIEW – Authorized With Conditions

Daniel Keester

daniel.keester@copbfl.com

-Land use for this parcel is Medium Residential (MH). The size of this property is 12,000 square feet / 0.275 acres. The zoning for the property is RM-20 (Multi-family Residential) and would restrict the maximum density to 20 units per acre (.275 acres x 20 units / acre = 5 units). The plans submitted propose 5 multi-family (townhouse) units on the property.

-The property has been platted (Pompano By The Sea - PB 1 Pg 22). Based on the Broward County Administrative Code (policy 4.3. Exemptions) the proposal should not require a replat or amendment; however, staff recommends submitting a Platting Determination Request for confirmation that platting is not required.

Acknowledged

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

Acknowledged

-The property is abuts NE 12 Street. The survey indicates on NE 12 Street that there is an existing 25 feet to the centerline of the right-of-way, and a total of 50 feet wide for this roadway. Therefore, it appears that no additional dedications are required for this property.

Acknowledged

-The property does NOT front on a road identified on the Broward County Trafficways Plan.

Acknowledged

Brian Bullock, AIA

DRC
Brian@tbbg.net

PZ22-12000015

10/5/2022

561-846-1880

-The city has sufficient capacity to accommodate the proposal.

Acknowledged

UTILITIES REVIEW – Pending Resubmit

Nathaniel Watson

nathaniel.watson@copbfl.com

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

Noted

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

Noted

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

Noted

4. Please note that proposed water meters 3" and larger are not stock items. These meters are subject to a 60 to 75 business day order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Noted

5. Please indicate on Landscape Plan 015 LP-1 that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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.

Note added on sheet LP-1

6. Please attach the following City Engineering Standard details as they apply: (2022 UPDATED Version) 106-4 Meter Install Dimensions List, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Details added

ZONING REVIEW – Pending Resubmit

Diego Guevara

diego.guevara@copbfl.com

1. Provide a complete Intensity and Dimensional Standards chart (RM-20 Standards). Include all values requested and applicable to the project.

Plans & Elevations are dimensioned

2. Revise all calculations. (Pervious area, Coverage, etc.)

Calculations on sheet SP-1 Revised

3. Revise Site Plan and First Floor Building Plan. Provide general measurements of the building. Dimensions included in both plans should match.

SP-1 Site Plan & A-1 First Floor building plan dimensioned

4. Relocate the Bicycle racks. They should be located on a hard surface, not the landscape area.

Added concrete pad to the Bike Rack

5. The visitor's parking is too deep. Revise and adjust to comply with the standard size (9'x18'). Provide dimensions.

Visitor's Parking on sheet SP-1 revised and dimensioned

6. Revise all floor plans. Unit No. 1 is not aligned with the ground floor. It is shifted to the west on the second, third, and roof plans. Is this intentional, or is it a drafting mistake? Clarify.

Updated

7. Revise second and third-floor plans. All dimensions are shifted too.

Updated

8. Revise all drawings, they should be clear, and no elements should be shifted or misplaced. The balconies are inside the building on the north end of the third-floor plan.

Updated

9. The architectural floor plan shall not include roof drainage.

Roof Drainage turned off

10. Add vertical projections of the property lines on the elevations. Include also dimensions showing compliance with the setback requirements on the top floor.

Added in all Elevations and Sections, sheets A-5, A-6 & A-7

11. Add call-outs with the proposed finishing materials.

Added in all Elevations sheets A-5 & A-6

12. Provide the proposed building height. Measure it from the average finish grade to the top of the roof (flat roof). Add dimensions to the elevation drawings showing the total building height as needed.

Added in all Elevations and Sections sheets A-5, A-6 & A-7

13. Review Section 155.5601.C. Multifamily Residential Design Standards – Provide a narrative explaining how the project meets the requirements of this provision.

Narrative attached

14. The Code requires Multifamily residential developments to be configured with the primary building entrance oriented toward the external street. In this case, only Unit No. 1 has a frontage facing the street. Modify this particular unit to provide a front elevation acknowledging the street, as required. The north frontage elevation shall not be designed as a side or secondary frontage. This facade must include the unit's main door, wall offsets, and all other architectural design elements necessary to create a front elevation for the building that complies with the Code. This is the main façade of the project.

Main door relocated to the front facing 12TH Street.

15. The Code requires buildings to be articulated with wall offsets. Review Code's section 155.5602.C.5. Façade Articulation; provide a narrative explaining how the proposed project meets the requirements of this provision.

Wall offsets provided by means of balconies with railings & eyebrows

16. Revise Section 155.5602.C.6. Façade Materials. Provide further details, specifications, and physical samples regarding the proposed materials.

Acknowledged

17. Section 155.5602.C.8.b. requires Flat Roofs to be concealed by a parapet wall that extends at least three feet above the roof level and have three-dimensional cornice treatments that project at least 8 inches outward from the parapet façade plane. Provide detail and a narrative demonstrating compliance with this provision.

Parapet cornice treatment added to all elevations

BSO REVIEW – Pending Resubmit

Scott Longo

scott_longo@sheriff.org

Conditions:

Please specifically address the following details on the plans:

Brian Bullock, AIA

DRC
Brian@tbbg.net

PZ22-12000015

10/5/2022

561-846-1880

1. Trespass and Signage: Territorial Reinforcement and Access Control

- Submit a Broward Sheriff's Office No Trespass Program Affidavit with the application.
- Post sufficient BSO No Trespass Signage so that it is readily available at the main entrance and all sides of the property: North, South, East and West.
- Prominently post signs securely using robust fasteners at all corners.

Notes added on sheet PS-1 Public Safety Security Plan

2. CPTED Landscaping Standards

A: Natural Surveillance

- Design out landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.
- Design out existing or potential concealment/ ambush points.
- Maintain a MAXIMUM 2' to 2.5' foot height for all hedges, bushes, low plants and ground cover.
- Maintain a MINIMUM 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants.

B: Territorial Reinforcement

- 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 low first floor windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to help deny any concealed staging and ambush opportunity for potential criminal activity.

See Landscape Plans

3. CPTED Lighting Standards

- Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.
- All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage (and if any storage doors, sheds, etc.), especially those on the exterior perimeter that can be accessed directly from public property such as from public streets and sidewalks.
- Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, etc.
- Lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

- To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

Notes added on sheet PS-1 Public Safety Security Plan

4. Doors, Windows, Overhangs, Fences, etc.: Security Strengthening, Natural Surveillance and Access Control, Burglar Alarms

- Install either a reinforced security window or a 180-degree wide angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry.
- Include a robust anti-pry security bar or lock system on any sliding glass doors
- If there is any existing or future fencing it should be CPTED oriented such as metal railing or chain link 'see-through' to maintain critical Natural Surveillance. Do not block this see-through fence with dense high landscaping.
- Any fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing to prevent footholds.
- Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high hedges in front of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet.
- Prewire for Burglar/ Security Alarms

Notes added on sheet PS-1 Public Safety Security Plan

- Any costly equipment such as ground floor exterior air conditioning units must be robustly secured, and be clearly and permanently marked with serial numbers. Photos must be stored for equipment identification in the event of thefts resulting in criminal investigations. This identification information must be readily available in the event of a theft or burglary to help law enforcement try to quickly track and recover the stolen items, and arrest offenders.

Not applicable – Air Conditioning units are on the roof deck

5. (If any) Dumpster: CPTED, Natural Surveillance and Security Strengthening

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

- Bottom gate clearances must be 8" above the ground for viewing underneath.
- If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.
- Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

Not applicable – No Dumpsters are being proposed for this project.

7. Parking Lot and adjacent access perimeters:

- User's (Resident/ Guests personal 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.
- Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents and guests, therefore no security surveillance camera coverage gaps can exist.
- Comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".
- Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.
- Post signage in parking areas forbidding vehicles other than owner's / authorized guests to park and loiter in private parking lot.
- Post towing sign and enforce tow away policy consistently concerning non-resident/ non-authorized guests and abandoned vehicles.

Notes added on sheet PS-1 Public Safety Security Plan

8. Surveillance: Natural and Electronic

- Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
- Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- All exterior building entrances must have surveillance camera coverage.
- Any potentially vulnerable areas that cannot be covered by electronic monitoring should be viewable via natural surveillance

Notes added on sheet PS-1 Public Safety Security Plan

9. Miscellaneous: Security Strengthening

- Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

- Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash their bodies and clothes.

Notes added on sheet PS-1 Public Safety Security Plan

- Exterior A/C condenser equipment must have enhanced security strengthening features such as an A/C In-line alarm, One-Way Tamper Resistant Screws, A/C Security bar or cage or other adequate protection.

Not applicable – Air Conditioning units are on the roof deck

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