

**CITY OF POMPANO BEACH  
PRE-APP COMMENT RESPONSES**



**CASE NUMBER:** PZ23-12000046

**DIVISION: BUILDING**

**Reviewer Name:** Todd Stricker  
[todd.stricker@copbfl.com](mailto: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.

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

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

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

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

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

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above

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and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

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

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

#### **CASE COMMENTS:**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

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**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

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

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**ARCHITECT RESPONSE: Acknowledged.**

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

**ARCHITECT RESPONSE: Acknowledged.**

19. 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.

**ARCHITECT RESPONSE: Acknowledged.**

20. 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.

**ARCHITECT RESPONSE: Acknowledged.**

21. 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.

**ARCHITECT RESPONSE: Acknowledged.**

22. 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.

**ARCHITECT RESPONSE: Acknowledged.**

23. 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.

**ARCHITECT RESPONSE: Acknowledged.**

**DIVISION: ENGINEERING DEPARTMENT**

**Reviewer Name:** David McGirr

[david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

954-786-5514

**CASE COMMENTS:**

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

**CIVIL RESPONSE: Civil engineering plans will be submitted as requested.**

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

**CIVIL RESPONSE: Acknowledged.**

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

**CIVIL RESPONSE: Acknowledged.**

4. Conceptual civil plan design lacked detail and specifics. Nor did the design properly delineate the adjacent City mains, sizes or connection size and characteristics. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com

**CIVIL RESPONSE: Utility information has been requested from Tracy Wynn and plans will be updated accordingly.**

5. 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.

**CIVIL RESPONSE: Warning dome mats have been added as requested.**

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.

**CIVIL RESPONSE: Civil engineering plans will be submitted as requested.**

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

**CIVIL RESPONSE: Civil engineering plans will be submitted as requested.**

8. With the proposed construction please 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.

**CIVIL RESPONSE: Acknowledged.**

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

**LANDSCAPE: See boxed notes on sheet L-2 Landscape Plan referencing City Ordinance(s) §50.02(A) (4) and §100.35(E). Also see notes #33 & 34 to the same effect on the General Landscape Notes, sheet L-3 Details & Notes. See Engineering Standard street tree details 316-1 and 315-1 on sheet L-3 Details & Notes. All utilities are now depicted on the Landscape Plans.**

10. on plan sheet 006 C-2 the existing sewer manhole that is going to have the proposed sewer line cored into needs to have a note on the plan sheet that the manhole will be required to be SEWPER COATED. Per the COPB Eng. Div. standard details.

**CIVIL RESPONSE: Acknowledged.**

11. Please submit PGD plans showing right-of-way paving calculations. Per CO 100.38 you can only pave 50% of the city right-of-way. If paving more than 50% drainage will be required within the right of way. 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided.

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Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.

(B) 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.

**CIVIL RESPONSE: Paving calculations are provided on the PGD plan as requested.**

12. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**CIVIL RESPONSE: Acknowledged.**

13. Please note on civil plan sheet 006 C-2 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)

**CIVIL RESPONSE: Acknowledged.**

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. \*\*\*\*

**DIVISION: BROWARD SHERIFF OFFICE (BSO)**

**Reviewer Name:** Deputy Anthony Russo

[anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)

Development Review Committee Date Reviewed: 10/20/23

Subject: CPTED and Security Strengthening Report: PZ#:23-12000046

Address: 31 NE 22nd Avenue, Pompano Beach, FL

Type: Major Site Plan

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

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M-(954) 709-7006 (Call, Text & Email; No Voicemail)

Monday - Thursday; 8 AM - 4 PM

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

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

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

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

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

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

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

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

\*\*\*Note\*\*\*

DRC Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance. Please issue Comment Responses in the Affirmative such as "Will Do", "Will Be Done" or "Will Comply".

Additionally, the author of your CPTED NARRATIVE should provide their name & contact information on the document. This would help to expedite any necessary communication.

FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM):

\*\*\*PLEASE NOTE THAT ALL COMMENTS MADE BY THE BROWARD SHERIFF'S OFFICE REGARDING YOUR PLAN ARE PRELIMINARY ONLY, AS ADDITIONAL C.P.T.E.D & SECURITY STRENGTHENING ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES. \*\*\*

\*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: \*\*\*

**CASE COMMENTS:**

**ALL THESE RESPONSES HAVE A SUPPORT RESPONSE DOCUMENT IN THE CPTED NARRATIVE.**

**1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage**

a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

**ARCHITECT RESPONSE: Will be done.**

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.

**ARCHITECT RESPONSE: Will be done.**

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.

**ARCHITECT RESPONSE: Will comply.**

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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.

**ARCHITECT RESPONSE: Will comply.**

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

**ARCHITECT RESPONSE: Will comply.**

## **2A: Natural Surveillance - Landscaping**

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.

**LANDSCAPE: Exterior site & street lighting are coordinated to avoid conflicts & obstructions with proposed landscaping.**

## **2B: Territorial Reinforcement - Landscaping**

a. 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.

**LANDSCAPE: Dense, low-profile landscaping is provided in the appropriate locations and proximity to prevent criminal activities. Note # 32 on sheet L-2 Landscape Plan pertains to maximum hedge maintained heights.**

## **3. 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."

**ARCHITECT RESPONSE: Will comply.**

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.

**ARCHITECT RESPONSE: Will be done.**

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

**ARCHITECT RESPONSE: Will be done.**

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

**ARCHITECT RESPONSE: Will be done.**

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.

**ARCHITECT RESPONSE: Will be done.**

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#### **4. 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.

**ARCHITECT RESPONSE: Will comply.**

b. For Residential, (Homes, Apartments, Condos, Hotel, Motel, etc.) all solid exterior doors must have a see-through reinforced security window or at the minimum a 180-degree wide angle door viewer (peephole). 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.

**ARCHITECT RESPONSE: Will comply.**

e. Solid walls, specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

**ARCHITECT RESPONSE: Will comply.**

f. Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.

**ARCHITECT RESPONSE: Will comply, but none proposed in the design right now.**

g. 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.

**ARCHITECT RESPONSE: Will comply, but none proposed in the design right now.**

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

**ARCHITECT RESPONSE: If applicable, will comply with.**

#### **5. 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.

**ARCHITECT RESPONSE: Will be done.**

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b. For Residential only: Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended.

**ARCHITECT RESPONSE: Will comply, but no safes will be done.**

c. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, etc.

**ARCHITECT RESPONSE: Will comply.**

d. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops &/or bar should be designed with a clear delineation &/or enclosure separating public from private areas. The purpose is to deter the accidental or intentional trespass into a restricted area & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. This also provides a greater sense of security for employees utilizing the space.

**ARCHITECT RESPONSE: Will comply.**

#### **6. Dumpster Enclosures / Trash Rooms (if any): CPTED, Natural Surveillance and Security Strengthening**

a. Enclosed trash rooms must be secured with Access Control & video surveillance.

**ARCHITECT RESPONSE: Will be done.**

b. Enclosed trash rooms must have vandal resistant motion-sensor security lighting to illuminate the area when in use.

**ARCHITECT RESPONSE: Will be done.**

#### **7. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:**

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

**ARCHITECT RESPONSE: Noted.**

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

**ARCHITECT RESPONSE: Signage for "Resident Only" parking spaces will be provided to separate retail parking aside from residential spaces. As well as additional signage for "Resident Parking Area Only" passed a certain point of the garage.**

c. An interior parking garage Access Control vehicle gate must be incorporated to secure private resident parking from non-resident / public parking. Ensure to utilize systems that prevent tailgating / "piggybacking" by non-legitimate users attempting to gain unauthorized access.

**ARCHITECT RESPONSE: No vehicular gate will be put in place. Size of property is not feasible to accommodate a vehicular gate plus the stacking distance requirement.**

d. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life threatening criminal situation.

**ARCHITECT RESPONSE: Noted, will need to be discussed with client.**

e. (If applicable) Use highly reflective light color / anti-graffiti paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.

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**ARCHITECT RESPONSE: Noted, will be considered.**

f. 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)

**ARCHITECT RESPONSE: Will be done.**

g. Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

**ARCHITECT RESPONSE: Will be done.**

h. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

**ARCHITECT RESPONSE: Will be done.**

## **8. Enclosed Parking Garage Emergency Blue Light Call System – Security Strengthening**

a. Locate the Blue Light Call Assistance System or an equivalent Emergency Call System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light / Emergency Call Box and surrounding area must be under video surveillance.

**ARCHITECT RESPONSE: Will comply.**

## **9. 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.

**ARCHITECT RESPONSE: Will be done.**

## **10. Electronic Surveillance – Security Strengthening**

a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

**ARCHITECT RESPONSE: Will be done. Please reference CPTED Narrative under Electronic Surveillance for more description.**

b. 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.

**ARCHITECT RESPONSE: Will be done. Please reference CPTED Narrative under Electronic Surveillance for more description.**

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

**ARCHITECT RESPONSE: Will be done. Please reference CPTED Narrative under Electronic Surveillance for more description.**

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

**ARCHITECT RESPONSE: Will be done. Please reference CPTED Narrative under Electronic Surveillance for more description.**

## **11. Miscellaneous: CPTED & Security Strengthening**

a. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, with

frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

**ARCHITECT RESPONSE: If applicable, all exterior water spigots will have a secure locking cap to deny unauthorized use public benches will be designed to deter irregular use.**

b. 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.

**ARCHITECT RESPONSE: Will comply.**

c. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

**ARCHITECT RESPONSE: Will be done.**

d. 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.

**ARCHITECT RESPONSE: Will comply.**

e. 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.

**ARCHITECT RESPONSE: Will comply.**

f. Elevator - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

**ARCHITECT RESPONSE: Will comply.**

j. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.

**ARCHITECT RESPONSE: If applicable, will comply.**

\*\*\*Important Please Read\*\*\*

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

**ARCHITECT RESPONSE: Please reference Sheet SP-103 with CPTED Notes after CPTED Drawings.**

#### **DIVISION: ZONING**

**Reviewer Name:** Pamela Stanton

[pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)

#### **CASE COMMENTS:**

1. Provide written responses to all comments.

**ARCHITECT RESPONSE: Please refer to this document for all comment responses.**

2. The proposed project will be a Major Site Plan/Building Design application.

**ARCHITECT RESPONSE: Acknowledged.**

3. The proposed outdoor seating areas shown on the site plan appear to be included in the pervious area calculations as "PERVIOUS PAVERS." Paver areas are not considered pervious due to the compaction rate of the underlying subgrade and the resulting coefficient of runoff of those areas. Revise the plans and calculations to provide at least the minimum required pervious area with acceptable material.

**ARCHITECT RESPONSE: Noted and pervious pavers have been eliminated from design.**

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4. The EOD Street Development Regulating Diagrams are applicable to this project. Street cross-section T-3 (typical 60-foot right of way with on-street parking) and cross-section T-4 (typical 60-foot right of way without on-street parking) apply to the project area. Revise plans to reflect the components and dimensions shown on the cross-sections. For the portion of the length of right-of-way that will include on-street parking, if any, relocate the loading zone and/or fire lane to accommodate the parking. Coordinate with Fire Prevention on the location of the fire lane.

**ARCHITECT RESPONSE: Please refer to Ground Floor Plan, Sheet A-101, where requested items have been implemented to comply with the for N.E. 22<sup>nd</sup> Avenue EOD Street Diagram.**

5. Provide calculation indicating compliance with the requirements of Table 155.3709.I.2.b: Minimum Building Frontage (Active Use) Percentage per Street Type, for building frontage on a tertiary street in the Core Sub-Area.

**ARCHITECT RESPONSE: Please refer to Civil's Sheet C101.**

6. Density Bonus Option #5 is intended to include calculations based on residential and non-residential parking. Revise calculations to provide public parking as a percentage of all parking spaces.

**ARCHITECT RESPONSE: Correction has been made, please refer to Sheet C101 under Parking Analysis.**

7. Density Bonus Option #5 requires the use of one or more of the off-street parking alternatives in Section 155.5102.J, Off-Street Parking Alternatives. Clarify which alternative is proposed and provide evidence of compliance with the requirements of the selected alternative.

**ARCHITECT RESPONSE: A Drop-off and Pick-up Area parking space will be assigned.**

8. Density Bonus Option #7 requires 25% of the units be provided as small studio or 1-bedroom units of 600 square feet or less. The unit size must also comply with the minimum unit size for studio and 1-bedroom units. Provide a square footage breakdown for each unit type, in compliance with Table 155.3709.I.4: Minimum Unit Sizes for Residential Development Floor area per dwelling unit, minimum (square feet)

**ARCHITECT RESPONSE: Please refer to Sheet A-100 with unit mix and square footage per unit tables.**

9. While the TO allows up to 90% impervious area, this does not indicate that the City will accept inferior or substandard landscape plans to accompany the dense urban development that is the intent of the Zoning District. The TO regulations include multiple modifications to landscape requirements of Section 155.5203, however a reduction in the quality of the landscape plan is not included in those modifications. Examples of the inferior quality of the landscape plan include but are not limited to:

- Trees must be located in areas that will accommodate mature canopies and root systems, whether the trees have an upright growth habit or spreading canopy;
- The use of a suspended pavement system is a requirement of the TO in lieu of a root barrier for landscape areas that abut paved areas, with a suitable soil volume.
- The plan depicts canopy trees located in close proximity to the loading zone/fire lane where nearly 50% of the canopy will be in conflict with those vehicular use areas.

Revise the landscape plans, details, notes and specifications and the site plan if necessary, to provide plans that are consistent with the intent of the TO Zoning District as well as the overall Zoning Code.

**ARCHITECT RESPONSE: Acknowledged.**

10. 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.

**ARCHITECT RESPONSE: Entire building was moved east to allow for a minimum of 5 foot clearance in the rear/west side of the building to allow for this utility easement.**

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11. The existing overhead utility lines are located at the rear property line. The survey does not show an easement to accommodate the utilities. Whether the utilities will be buried or will remain overhead, a utility easement will be needed and will most likely encumber the property by several feet along the extent of the west property line. The building cannot be located within the easement. Staff recommends addressing this issue at the site plan stage of the project, as the site layout and building design will be impacted by this issue.

**ARCHITECT RESPONSE: Entire building was moved east to allow for a minimum of 5 foot clearance in the rear/west side of the building to allow for this utility easement.**

12. Various figures on the Site Development Data Table of sheet C-1 and the Zoning Data of sheet A-1 are inconsistent. Revise the data on the sheets as necessary to provide consistent and correct calculations and figures for all Site Development Data and Zoning Data.

**ARCHITECT RESPONSE: All Zoning Data now only lives in sheet C101.**

13. Clarify whether a vehicular access gate will be placed in the parking garage. If a gate will be provided, show a dimension for the stacking distance, in compliance with Table 155.5101.G.8.b.

**ARCHITECT RESPONSE: No vehicular access gate will be placed.**

14. If a gate will not be provided, show the minimum required stacking distance of 50 feet, pursuant to Table 155.5101.G.8.b, where the stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking space.

**CIVIL RESPONSE: Stacking distance is provided on the Site Plan.**

15. The requirements of Section 155.3501.M, TO Exterior Lighting Standards are applicable to this project. For DRC submittal, provide an exterior lighting/photometric plan in accordance with the requirements of this Section.

**LANDSCAPE: Exterior site & street lighting are coordinated to avoid conflicts & obstructions with proposed landscaping.**

16. Section 155.9401.G: Building Height is measured from average finish grade in front of the building, and is measured as NAVD. The building elevation sheet indicates that the building height is measured from finish floor, not finish grade.

**ARCHITECT RESPONSE: Requested dimensions have been added to exterior elevations.**

17. Provide labels and dimensions on all drawings for all project elements.

**ARCHITECT RESPONSE: Requested labels and dimensions have been added to all drawings.**

18. Provide a dimension from the right-of-way line to the center line of NE

**ARCHITECT RESPONSE: Requested dimension has been added to Sheet C101.**

22 Ave on the site plan.

**ARCHITECT RESPONSE: Requested label has been added to Site Plan, refer to Sheet C101**

19. A roof plan is required for the next submittal. Show and label all rooftop elements.

**ARCHITECT RESPONSE: Requested Roof Plan drawings has been submitted, refer to Sheet A-109.**

20. Clarify whether the interior parking area will be naturally or mechanically ventilated.

**ARCHITECT RESPONSE: Naturally ventilated. Refer to elevation sheets where keynote #5 calls out for "Metal Open Painted Louvers".**

21. Show all interior parking spaces with double striping and wheel stops.

**ARCHITECT RESPONSE: Requested item is now shown in plans.**

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22. Provide a plan that shows the locations of the building footers/foundation and how far they extend outward from the building. The intent is to minimize the impact of the footers to the green areas that are intended for landscape material.

**ARCHITECT RESPONSE: Requested detail has been added to Sheet A-100.**

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

**ARCHITECT RESPONSE: Project will comply with the 15% of affordable units. Please refer to Sheet A-100 where it has been added as a footnote under the Unit Mix table.**

#### **DIVISION: LANDSCAPE**

**Reviewer Name:** Mark Brumet

[mark.brumet@copbfl.com](mailto:mark.brumet@copbfl.com)

#### **CASE COMMENTS:**

1. Submittal appears incomplete.

**LANDSCAPE: See revised Landscape Plans with this resubmittal.**

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

**LANDSCAPE: See note added to sheet L-2 Landscape Plan**

3. As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas.

**LANDSCAPE: Silvacell suspended pavement systems are now specified for trees in the landscape areas directly abutting paved areas. See Silvacell detail, Reference Notes, & Reference Schedule on sheet L-2 Landscape Plan.**

4. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

**LANDSCAPE: A tree survey matching the tree Disposition Plan is now provided with this resubmittal.**

5. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

**LANDSCAPE: Required trees are provided at heights relative to the building. See Landscape Plans.**

6. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Remove any language referencing 3:1 for palms.

**LANDSCAPE: See asterisk annotation note at the bottom of the Data Table on sheet L-2 Landscape Plan for clarification as to how the site is meeting Sec. 155.5203.C. Language referencing 3:1 palms is no longer included.**

7. All trees are to large / medium canopy trees. Understory trees are only allowed where overhead wires are present. Some flowering trees such as Tabebuia's on the street facing side would be preferred.

**LANDSCAPE: Due to the height & lot coverage of the proposed mid-rise development, only small trees & palms may be accommodated on site. Large Trees with suspended pavement systems are proposed as Street Trees in the ROW. See sheet L-2 Landscape Plan.**

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8. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System

**LANDSCAPE: Silvacell suspended pavement systems are now specified for trees in the landscape areas directly abutting paved areas. See Silvacell detail, Reference Notes, & Reference Schedule on sheet L-2 Landscape Plan. See note above Silvacell details for Wane Tree Preservation system to be installed according to manufacturer's specifications..**

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

**LANDSCAPE: See Root Barrier detail on sheet L-3 Details & Notes.**

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

**LANDSCAPE: Sec. 155.5203.E. is not applicable "to a building facade constructed along or within one foot of the street right-of-way boundary...". See revised Building configuration with Zero lot-line configuration at the street frontage.**

11. 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).

**LANDSCAPE: Exterior site & street lighting are coordinated to avoid conflicts & obstructions with proposed landscaping.**

12. 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.

**LANDSCAPE: Sec. 155.5203.E. is not applicable "to a building facade constructed along or within one foot of the street right-of-way boundary...". See revised Building configuration with Zero lot-line configuration at the street frontage. Comment not applicable.**

13. Provide bumpouts in the ROW for proper locations of street tree placement.

**LANDSCAPE: See revised sheet L-2 Landscape Plan. A bumpout is provided at the proposed Fire Lane for Street Tree Placement.**

14. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk. Trees species shall be changed to a more readily available tree species to meet the requirements, staff recommends Oak trees, either Reason 7 or RPG certified trees

**LANDSCAPE: 24-foot height Street Trees are now proposed. Gumbo Limbo trees are proposed to match existing Street Trees on the property across the street from the subject development. See sheet L-2 Landscape Plan.**

15. As per 155.3501.H.6. vi. Except as modified through the Street Development Regulating Diagrams for each TO District, all streets and alleys/service roads shall adhere to the following standards: b. For streets only, tree grates a minimum of five feet by five feet may be utilized in place of the required landscape strip. The use of tree grates is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.

**LANDSCAPE: A landscape strip is provided with on-street parking and fire lane parking. See revised Site Plan & sheet L-2 Landscape Plan. Suspended pavement systems are utilized for adequate root growth considering tree maturity.**

16. As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas.

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**LANDSCAPE:** Silvacell suspended pavement systems are now specified for trees in the landscape areas directly abutting paved areas. See Silvacell detail, Reference Notes, & Reference Schedule on sheet L-2 Landscape Plan. See note above Silvacell details for Wane Tree Preservation system to be installed according to manufacturer's specifications.

17. Provide a tree grate or pervious aggregate detail for palms and trees proposed in paver or walkway areas.

**LANDSCAPE:** Street trees are now provided in a landscape strip between the back of curb & sidewalk with the use of suspended pavement systems. See sheet L-2 Landscape Plan.

18. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

**LANDSCAPE:** Underground utilities do not conflict with proposed trees with the revised layout. See sheet L-2 Landscape Plan.

19. 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.

**LANDSCAPE:** See sheet IR-1 Irrigation Plan

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

**LANDSCAPE:** See sheet IR-1 Irrigation Plan

21. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

**LANDSCAPE:** Revised building configuration with Zero lot-line at the street frontage does not allow for staggered palms in the requested locations. See L-2 Landscape Plan.

22. Provide a landscape notes and details sheet.

**LANDSCAPE:** See sheet L-3 Details & Notes

23. Show sod on the plan and in the plant list.

**LANDSCAPE:** See sheet L-2 Landscape Plan & Plant Schedule for sod quantities.

24. 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.

**LANDSCAPE:** See note #32 on Sheet L-3 Details & Notes.

25. 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 codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**LANDSCAPE:** See note #2 on Sheet L-3 Details & Notes.

26. 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.

**LANDSCAPE:** See note #1 on Sheet L-3 Details & Notes.

27. 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.

**LANDSCAPE:** See boxed note on sheet L-2 Landscape Plan.

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

**LANDSCAPE: See note #5 on Sheet L-3 Details & Notes.**

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

**LANDSCAPE: Provided.**

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

**LANDSCAPE: Acknowledged.**

#### **DIVISION: PLANNING**

**Reviewer Name:** Max Wemyss

[max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com)

Planning | Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com) | 954-786-4671

#### **Summary:**

Land use for this parcel is ETOC. An application requesting to construct 70 unit mixed-use development (Studio, 1-bedroom, 2-bedroom), 1,981 square feet of retail/commercial (Sheet A-4 says 2,241 sf). The ETOC land use requires affordable housing a minimum of 15% of the proposed units must be affordable housing, and in accordance with Resolution 2022-185, the applicant must utilize Broward County Policy 2.16.3 or 2.16.4 for the residential entitlements. The property is 0.45 acres in size, and does not appear to require dedication. The property is within the Mixed Use Main Street Optional Residential (0-90) [MM (0-90)]. Additionally, the applicant is seeking density bonuses, to increase the number of units by 30 (additional 40 units per acre).

#### **CASE COMMENTS:**

1. The City will use County Policy 2.16.4 (see below) to generate the residential entitlements for this project. Because it's located within an Activity Center and is not on a County "Qualified Road", no specified amount of mixed use is required to allow the use of this policy which generates the units by right as long as 15% is set aside for affordable housing. Policy 2.16.4 does allow for a buy-out of the affordable requirement at a cost of \$10,000 for every unit in the project. This amount will escalate 3% on January 1st of every year.

**ARCHITECT RESPONSE: Will comply.**

2. Please specify unit sizes in tabular data and distribute the affordable units in the same proportions as the project as a whole per 2.16.4.

**ARCHITECT RESPONSE: Project will provide 15% of units has affordable units to comply. Noted as well on Sheet A-100 under the Unit Mix Table.**

3. The property is Platted and legally described as Lots 5, 8 and 9, Block 14, "Pinehurst," according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida. Platting Determination Letter confirms that replatting of the subject property is not required.

**ARCHITECT RESPONSE: Acknowledge.**

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

**PLANNER EXPEDITOR: As been requested.**

5. The City has sufficient resource capacity to accommodate the proposal.

**ARCHITECT RESPONSE: Noted.**

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

**ARCHITECT RESPONSE: Acknowledge.**

For reference:

# DRC

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POLICY 2.16.4 Within parcels located west of and including US 1\*, and designated "Commerce" on the Broward County Land Use Plan and fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners, herein after referred to as a "Qualified Road," or within a parcel designated "Activity Center," multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

(1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following "bonus" units to "affordable" unit formula(s) described below:

(a) Moderate income: six (6) bonus units for every (1) one moderate income unit.

(b) Low income: nine (9) bonus units for every (1) one low income unit.

(c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.

**ARCHITECT RESPONSE: Project will consist of category "a".**

(2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or

**ARCHITECT RESPONSE: Noted and will comply.**

(b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).

**ARCHITECT RESPONSE: Noted and will comply.**

(3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.

**ARCHITECT RESPONSE: Will comply, project does not proposing any units at ground level.**

(4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.

**OWNER RESPOSNE: Acknowledged.**

(5) Within a development containing residential units, the following shall apply:

(a) Office and commercial use may either be vertically or horizontally integrated providing the following:

1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;

2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

(b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.

**ARCHITECT RESPONSE: Acknowledged.**

(6) "Affordable unit" requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund\*\* equal to \$10,000 per unit for the total number of units within the development which sum shall increase by 3% annually.

**ARCHITECT RESPONSE: Acknowledged.**

(7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated

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within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.

**ARCHITECT RESPONSE: Acknowledged.**

(8) Local government utilization of the additional permitted residential density provisions described in this Policy is subject to the following, as enforced by the applicable local government: (a) One hundred percent (100%) of the “affordable” units shall be available for occupancy before the final twenty-five percent (25%) of bonus units are available for occupancy.

**ARCHITECT RESPONSE: Acknowledged.**

(9) In addition to the provisions of this Policy, parcels designated “Commerce” and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners (“Board”), the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:

(a) Local government adoption of this Policy into the municipal Comprehensive Plan;

(b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);

(c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:

1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre;

2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories;

and

3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.

(d) The Urban Planning Division, in consultation with the Office of the

County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.

**PLANNER EXPEDITOR: Acknowledged.**

(10) Units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.

**PLANNER EXPEDITOR: Acknowledged.**

\* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1 and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.

\*\* Fifty percent (50%) of in lieu fees may be paid into an Affordable Housing Trust Fund of the applicable municipality, provided the municipality requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permit.

#### **DIVISION: FIRE DEPARTMENT**

**Reviewer Name:** Jim Galloway

[jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

#### **CASE COMMENTS:**

( ) 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.

Fire hydrants must be on the accessible side of building (East).

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- Provide location and size of proposed water supply tap, backflow and meter for building fire protection system.
- Provide location of proposed fire protection systems fire dept connection. Must be within 100ft of an existing fire hydrant.
- Provide location of proposed buildings fire pump. Fire pump room must be accessible from the exterior of the building.

**CIVIL RESPONSE: The requested items are shown on the Utility Plan.**

( ) 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.

**CIVIL RESPONSE: Fire Flow Data has been requested and will be provided once issued.**

( ) 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.

**CIVIL RESPONSE: A fire flow test has been requested.**

( ) 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).

**CIVIL RESPONSE: Acknowledged.**

( ) Building Egress: Provide egress plan showing that floors meet travel distances for common path of travel and that two means of egress meet exit remoteness as per NFPA 101 ch 7 sec 7.5.1.3.

**ARCHITECT RESPONSE: Items requested shown on each floor plan.**

( ) Exit stair discharge: only one stair can exit through main lobby. Second, North Stair, provide means of exit discharge to public right of way. Plans show North stair with landscaping and not exit discharge path to right of way. Stair must discharge free and clear of building. This stair cannot exit discharge into the parking garage. NFPA 101 ch 7 sec 7.7.1 Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments

**ARCHITECT RESPONSE: Items requested shown on plan, refer to Sheet A-100.**

( ) BFCF F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

**ARCHITECT RESPONSE: Will be done.**

( ) F-121.2.1 Assembly occupancy:

a. Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.

b. Theaters, restaurants, drinking establishments, with a capacity of one hundred (100) or greater.

Places of worship with a capacity of one hundred (100) or greater.

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**ARCHITECT RESPONSE: N/A**

( ) F-121.2.7 Residential occupancy:

a. All hotels and motels.

**ARCHITECT RESPONSE: N/A**

b. Multi-story residential/dormitory buildings five (5) floors or more

**ARCHITECT RESPONSE: Acknowledged.**

( ) Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

**ARCHITECT RESPONSE: Will be done.**

( ) 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)

**ARCHITECT RESPONSE: If applicable, will be provided.**

**DIVISION: WASTE MANAGEMENT**

**Reviewer Name:** Nathaniel Watson

[nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

**CASE COMMENTS:**

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

**CIVIL RESPONSE: Acknowledged.**

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

**CIVIL RESPONSE: Acknowledged.**

3. Please indicate on Civil Plan 006 C-2 the total site water consumption in (GPD) gallons per day.

**CIVIL RESPONSE: Provided as requested.**

4. There is an existing large diameter meter (6" or 8") that may not be in service or feeding any property. Check with our customer service dept. to see if that can be utilized for your project.

**CIVIL RESPONSE: Acknowledged.**

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

**CIVIL RESPONSE: Acknowledged.**

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

**CIVIL RESPONSE: Acknowledged.**

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7. Please indicate on Civil Plan 006 C-2 the total wastewater discharge from the site in (GPD) gallons per day.

**CIVIL RESPONSE:** Provided as requested.

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

**LANDSCAPE:** See boxed notes on sheet L-2 Landscape Plan referencing City Ordinance(s) §50.02(A) (4) and §100.35(E). Also see notes #33 & 34 to the same effect on the General Landscape Notes, sheet L-3 Details & Notes. See Engineering Standard street tree details 316-1 and 315-1 on sheet L-3 Details & Notes. All utilities are now depicted on the Landscape Plans.

9. Please note on civil plan 006 C-2 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.

**CIVIL RESPONSE:** Acknowledged.

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

**CIVIL RESPONSE:** Acknowledged.

11. Please note that a dedicated fire meter is required for the fire line. Please correct. 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)

**CIVIL RESPONSE:** Acknowledged.

#### **DIVISION: ENVIRONMENTAL SERVICES**

**Reviewer Name:** Beth Dubow

[Beth.dubow@copbfl.com](mailto:Beth.dubow@copbfl.com)

954-545-7047

#### **CASE COMMENTS:**

1. Provide a narrative explaining how the garbage is going to be handled for this site. A garbage truck must have access on-site (not in the right-of-way or driveway) in order to safely service the containers.

**ARCHITECT RESPONSE:** Garbage truck will not be entering the building. Trash pick-up will be carried out at the service trash pathway to the south of the property.

2. Please provide a garbage collection plan that shows the route from the trash rooms to an acceptable staging area so that the containers can be serviced. Currently the plans appear to have two trash rooms



(residential and commercial) connected to a hallway that leads to the lobby. There is no clearly designated area on the plan for garbage collection and service.

**ARCHITECT RESPONSE: Please refer to Sheet A-100 where the service corridor, trash room, staging area, and trash path are implemented to show these routes for trash collection and pick-up.**

3. Provide a circulation plan that shows all the turning radii MEASURED IN FEET (not auto-turn) along the path a garbage truck would need in order to provide service to all buildings on this site. Minimum inside radii are 35 feet; minimum outside radii are 50 feet.

**ARCHITECT RESPONSE: Garbage truck will not be entering the building. Trash pick-up will be carried out at the service circulation area to the south of the property. The trash path will be on this designated area where it will lead to a pick-up staging area for the containers at the street.**

4. It is highly suggested that this multi-story building has a trash compaction system for the 70 residential units in the trash room on the ground floor.

**ARCHITECT RESPONSE: Trash compactor will be implemented inside trash room.**

NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

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.

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### End of Responses

If you have any questions during your review do not hesitate in contacting me directly at our offices at 954-314-9242. We appreciate your assistance during this process.

Very truly yours,

**Austin Fox, RA,AIA,NCARB**

Principal

Austin Fox Architecture

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**DRC**

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