



## Staff Report

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**File #:** LN-486

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### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: OCTOBER 16, 2023

### 324 HAUS

**Request:** Major Site Plan  
**P&Z#** 22-12000032  
**Owner:** Pompano Devco I LLC  
**Project Location:** 324 NW 6<sup>th</sup> ST  
**Folio Number:** 484235480010  
**Land Use Designation:** DPTOC (Downtown Pompano Beach Transit-Oriented Corridor)  
**Zoning District:** TO-DPOD (Downtown Pompano Beach Overlay District)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Jose Gomez (786-717-8401/jgomez@logicaservices.com)  
**Project Planner:** Saul Umana (954-786-4662 / saul.umana@copbfl.com)

### Summary:

The applicant is requesting Major Site Plan approval for 20 residential units and commercial mixed use project in the Downtown Pompano Beach Overlay. The project consists of one building of four stories, 28 parking spaces, 1 retail space and associated landscaping.

### Staff Conditions:

#### PLANNING

Plan Reviewer: Max Wemyss | max.wemyss@copbfl.com

Status: Pending Resubmittal

Comments requiring action from the Applicant:

-Land use for this parcel is DPTOC. An application requesting to construct 21 multifamily residential units (Garden Apartments), 1,935 square feet of retail/commercial, as well as amenities for residents. The DPTOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units (distributed by unit type) as affordable housing or

contribute the in-lieu-of fee (currently \$10,300) for each unit.

-Area of property is 19,717 square feet per site plan. Area calculations for density appear to round up. This is not permitted. What is the density bonus option that is used to obtain the additional 10 units per acre? Please provide this reference number in the data table.

--The survey indicates that a portion of the property was platted (western portion) - Raysor Plat (Broward County Records: Plat Book 109 Page 33), and the remaining area is noted by deed (Deed Book 388 Page 428) as a Lot 6 of "Groom and Gays Subdivision". Provide a platting determination letter from Broward County Planning Council, confirming whether or not platting would be required for this prior to development..

-The property is abuts NW 6th Street. Based on the Street Network Connectivity Regulating Plan, NW 6th Street is an existing secondary street. NW 6 Street is not specifically listed in the Trafficways plan or Chapter 100 of the City's code, but the minimum of 60 feet width is required (30 feet to the centerline), and must be dedicated as public right-of-way, prior to building permit approval. (Plans show 30' CL dimension)

-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.

-The city has sufficient resource capacity to accommodate the proposal.

## **FIRE**

**Plan Reviewer:** Jim Galloway \ [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com) <mailto:jim.galloway@copbfl.com>

**Status:** Pending Resubmittal

10/01/2024

### Conditions for Development Approval:

( ) 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.

East Stair discharge must be clear of the structure and not discharge into the parking under the building. Exit discharge must meet all requirements of NFPA 101 chapter 7 Egress for the walking surface and lighting to public right of way

( ) 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.

( ) 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.

) 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).

( ) 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)

## UTILITIES

**Plan Reviewer :** Nathaniel Watson \ Nathaniel.Watson@copbfl.com

### Status: Pending Resubmittal

1. Additional comments may be contingent upon future submittals to the PAM and/or DRC review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. This is required during the official e-plan submittal.
3. Please follow best management practices for sedimentation and erosion control of any on-site and off-site storm systems.
4. 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 promptly to ensure the services are available for installation.
5. Civil plan C-204 Water Main shows a 1 irrigation service from an existing water service. The proposed 1 irrigation service must be an independent connection. Please correct.
6. Civil plan C-204 Water Main proposes a 6 fire service. Please show this service with a 6 decided fire meter as required by City Ordinance. Please correct.
7. Please show all water and sewer services behind the recorded property line on Civil plan C-204 Water Main. Please correct.
8. Please note on Civil plan C-204 Water Main that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the main as per City specification. Please correct.
9. Please note on L-102 Landscape Plan that as per City Ordinance(s) 50.02(A) (4) and 100.35(E), street trees shall not be placed on top of or 5of 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.
10. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification Marker, 210-2 Sewer Box and Cover Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.
11. Please indicate on Civil plan C-204 Water Main the total site water consumption in (GPD) gallons per day.
12. Please indicate on Civil plan C-204 Water Main the total wastewater discharge from the site in (GPD) gallons per day.

(13). Civil plan C-204 Water Main shows a 1" irrigation service from an existing water service. The proposed 1" irrigation service must be an independent connection. Please correct.

(14) Civil plan C-204 Water Main proposes a 6" fire service. Please show this service with a 6" decided fire meter as required by City Ordinance. Please correct.

(15) Please show all water and sewer services behind the recorded property line on Civil plan C-204 Water Main. Please correct.

(16) Please note on Civil plan C-204 Water Main that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the main as per City specification. Please correct.

(17) Please note on L-102 Landscape Plan 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.

(18) Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification Marker, 210-2 Sewer Box and Cover Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

(19). Please indicate on Civil plan C-204 Water Main the total site water consumption in (GPD) gallons per day.

(20) Please indicate on Civil plan C-204 Water Main the total wastewater discharge from the site in (GPD) gallons per day.

## **ENGINEERING**

**Plan Reviewer :** David McGirr \ david.mcgirr@copbfl.com

**Status: Pending Resubmittal**

9-23-2024

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

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

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

5. Place note on landscape plans as per City Ordinance(s) 50.02(A) (3) and 100.35(G) 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.

6. Clarify if this project is on 324 NW 6 Ave. or 324 NW 6 St. Plans show NW 6 Ave. The title block on plan sheets shows NW 6 St.

7. Please note on the PGD plan sheet C-200 that the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public works director, or a designated representative for damage due to construction before the final acceptance. A partial or complete milling and overlay of the roadways may be required

8. Full note needs to be on the plan sheet C-204

Please note on the civil plan sheet (Note the plan sheet number) 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 must be as-built per our engineering as-built standards.

How to retire old laterals

- If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral)
- If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)
- If the existing main is clay pipe, you must 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)

9. On plan sheet C-204, the 1" irrigation service needs to have its tap coming from the water main.

10. On plan sheet C-200, the existing sidewalk needs to be 6" thick where it comes through the proposed driveway.

11. On plan sheet C-200, the grass swale area within the city right-of-way must be 6", and the driveway must have a 3" swale.

12. On Plan sheet C-200 show truncated warning dome mats are on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

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 - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. \*\*\*\*

## URBAN FORESTRY

**Plan Reviewer:** Wade Collum \ wade.collum@copbfl.com

**Status:** Pending Resubmittal

10-1-2024

1. Note; Site layout has been changed
2. 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.
3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. No dollar values were provided on Sheet L.101. provide the DBH to caliper

calculation and populate the cell on the tree dispo list.

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

5. Remove mitigation table on the plans as proposed as it does not align with code calculations for mitigation, see dbh - caliper comment above.

6. Provide a separate suspended pavement systems sheet showing the highlighted location and the scaled out required soil volume of a minimum of 1200 cubic feet per tree for large medium canopy trees.

7. Based on site inspection for trees proposed to remain, trees #'d 8, 14A, 17, 20, 24, & 25 shall be shown to be removed and mitigated for based on current conditions

8. As per 155.3501.J.3 a. Suspended pavement systems must be specified 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.

9. 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.,

10. Provide a separate sheet suspended pavement for this and include on the civil plans.

11. 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.

12. Provide VUA requirements as per 155.5203.D along the perimeters @ 1:40 along the West, East and South perimeters. This is currently not being shown

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

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

15. Provide 4 islands along the south property line for parking, is this area under overhang?

16. As per 155.3501.K.5.d correct Oak tree 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 at 1:30', only the Oaks should be in the ROW swale. Remove or relocate everything else out of there

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

18. 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 slabs as it relates to these areas.

19. Please provide a consistent 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.

20. Please provide a more palm like symbol for proposed palms on the plan

21. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 5' wide and contain trees, sod and irrigation. Suspended pavement or structural soil shall be used in this application.

22. Please provide a drawing or clarification as to which parts, if any, are open to the sky.

23. Provide rooftop planter detail with soil composition, soil profile, material, waterproofing, drainage specs, soil specs, top dressing, etc. Where is rooftop plan?

24. Please propose some alternate flowering trees along the street on the site, Tabebuia caraiba may be an option. This should be on

site if it has available sunlight - if not then nix it.

25. Please remove note referencing Miami Dade County.

26. 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. Including ROW swale area and please note rust free.

27. Bubblers will be provided for all new and relocated trees and palms. Please note on the plans.

28. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.

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

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

## **ZONING**

**PLAN REVIEWER** : Saul Umana \ [saul.umana@copbfl.com](mailto:saul.umana@copbfl.com) <mailto:saul.umana@copbfl.com>

Status : Pending Resubmittal

1. Please provide a written response to all comments with the resubmittal.
2. A Plat must be filed with the City prior to County approval. Please contact Maggie as instructed.
3. Consult with the City Engineer regarding the required ROW dedication. It appears that 30 feet of ROW has already been dedicated.
4. Clarification needed: Is the site area calculated based on the post-dedication area?
5. Openings off any street must not exceed 2 lanes in width or 30 feet maximum per entrance/exit.
6. While the trash room area allows for servicing, the zoning code prohibits back-out parking. To avoid further inconsistency with the code, provide internal on-site circulation. Team to explore a staging area option to be discussed.
7. Regarding the Zoning Data:
  - Add the building typology used (Flex).
  - Required side and rear setbacks are 0 feet.
  - Provide the 10% required Private Open Space (indicate this on the floor plan/site plan).
  - Explain the Density Bonus being applied.
  - The Density Maximum is 20 units.
  - The Parking Calculation should meet either full parking compliance with a reduction or 80% of the minimum requirement (note that all developments, except single-family detached dwellings and eating/drinking establishments, must provide at least 80% of the minimum off-street parking spaces per Table 155.5102.D.1).

- EV Charging Stations are not required but are encouraged.
8. Continuous curbing is required for exposed surface parking lots.
  9. The minimum width of landscaping areas is 5 feet.
  10. Provide setback measurements for balconies-6 feet encroachment is allowed.
  11. Floor Plans: Minimum floor areas in the DPOD
    - 1 Bedroom: 575 sq. ft.
    - 2 Bedroom: 850 sq. ft.
  12. Provide elevations measured from the average finished grade.
  13. Include a legend on the elevation with all materials and color callouts.
  14. Metal mesh roll-up doors are prohibited.
  15. Overhead doors facing the street are discouraged; however, non-traditional designs may be approved by the AAC. Please provide more details of the overhead door for review.
  16. Include the ground floor fenestration requirement-Retail uses must have a transparent clear glazed area of at least 70% of the facade.
  17. Address the following requirements for the Architectural Review:
    - **Offsets Required:** Street-facing front building facades greater than 60 feet wide must have wall offsets (e.g., projections or recesses) that are at least 1 foot deep, at least 10 feet wide, and spaced no more than 40 feet apart.
    - **Offset Alternatives:** Alternatives to the required front facade offsets include:
      - Changes in facade color or material meeting the same dimensional standards as the offset requirements;
      - Columns or pilasters at least 8 inches deep and wide, with a height equal to at least 80% of the facade's height;
      - Roofline changes that align with wall offsets or changes in facade color/material, including variations in roof planes or parapet wall height;
      - Awnings or shading devices over doors and windows that match the dimensional standards of the offset requirements.
  18. Include a line on the elevations for flat roofs, ensuring a 3-foot parapet is present throughout.
  19. Nonresidential and mixed-use developments in the Transit-Oriented (TO) district must achieve at least 18 points.
  20. Exterior lighting must comply with Part 4 (Exterior Lighting) of Article 5: Development Standards,



along with the following:

- Light poles must not exceed a height of 17.5 feet above the adjacent finished grade.
- Cobra head lights are not permitted.
- Maximum illumination at the property line is 3 footcandles.

**BSO**

**Plan Reviewer:** Anthony Russo \ Anthony\_Russo@sheriff.org

**Status: Pending Resubmittal**

Development Review Committee Date Reviewed: 09-20-2024

Subject: CPTED and Security Strengthening Report: PZ#: 22-12000032

Name: 324 Haus

Address / Folio: 324 NW 6th St., Pompano Beach, FL

Type: Major Site Plan

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach

anthony\_russo@sheriff.org

M-(561) 917-4556 (Send Text & Email; No Voicemail)

Tuesday - Friday; 8 AM - 3 PM

\*\*\* ATTENTION \*\*\*

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

A. \*\*\* CPTED / SECURITY CONSULTANT \*\*\*

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

Initials \_\_\_\_

B. \*\*\* DISCLAIMER \*\*\*

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Initials \_\_\_\_\_

C. \*\*\* CPTED & SECURITY STRENGTHENING \*\*\*

CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance.

Initials \_\_\_\_\_

D. \*\*\* 155.2407.E.9., SITE PLAN REVIEW STANDARDS \*\*\*

"... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..."

THIS REQUIRES BOTH CPTED & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials \_\_\_\_\_

E. \*\*\*PLEASE NOTE\*\*\*

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

Initials\_\_\_\_\_

F. \*\*\* PRELIMINARY APPLICATION REVIEWS (PAM) \*\*\*

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

Initials \_\_\_\_\_

G. \*\*\* ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING \*\*\*

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans.

As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer.

Initials \_\_\_\_\_

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

Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required.

Initials \_\_\_\_\_

I. \*\*\* LATE-NIGHT BUSINESS NOW OR LATER? YES \_\_\_\_ OR NO \_\_\_\_

Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials \_\_\_\_\_

J. \*\*\* ATTENTION VERY IMPORTANT \*\*\*

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.

Initials \_\_\_\_\_

K. \*\*\*BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM\*\*\*

Please note that 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.

Initials\_\_\_\_\_

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE

SIGN FULL NAME: \_\_\_\_\_

PRINT FULL NAME: \_\_\_\_\_

\*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. \*\*\*

A. Natural Surveillance (Landscaping)

1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Goal: Increase visibility & deter concealment.

2.) Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)

Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

3.) Design in dense & defensive, 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.

Goal: Deter 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.

#### A1. Natural Surveillance (Lighting)

1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

2.) 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.

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

4.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.

5.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc.

6.) Security Motion Sensor Lighting will be utilized in areas that have features or designs such as an overhang or any other obstructive feature.

Goal: To deter potential vagrancy, loitering, trespassing, etc.

7.) Shared use storage rooms designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum have a secured motion sensor lighting system that will provide immediate illumination upon entry.

## A2. Natural Surveillance - Security Strengthening

1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.

Goal: To provide 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 cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

2.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).

Goal: 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.

3.) The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)

Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.

4.) Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)

Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design

5) Exterior design elements and/ or features, whether elevated or not, such as walkways, stair wells, promenades, ramps, whether ADA compliant or not, must not have solid walls obstructing &/ or preventing Natural Surveillance.

6.) Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc.

Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, unintended use, etc.

**A3. Electronic Surveillance - Security Strengthening**

\*\*\* ATTENTION \*\*\*

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

2.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.

Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. 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 front desk, lobbies, the managers' office, etc.

3.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

4.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

5.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.

6.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.

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

8.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage.

Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes more rapidly.

9.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.

#### B. Access Control - Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.

Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

2.) 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.

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

4.) 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.

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

6.) For Commercial including COMMERCIAL / INDUSTRIAL / 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, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

7.) For Residential, 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. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. Safes for valuables such as cash and/ or other important items including firearms, etc., are also strongly recommended.

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

9.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

#### B1. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

3.) Bottom gate clearances must be 8" above the ground.

Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

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

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

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

7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

#### B2. Access Control - Security Strengthening for Key Control & Management Offices

1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.



- 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.
- 3.) A surveillance camera must monitor the office key storage area.
- 4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.
- 5.) Solid walls (if any) and elevated platform features used in design elements, 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.
- 6.) Solid walls (if any) that are low to the ground (knee high for example) & used as symbolic barriers or security 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 can include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade unauthorized activity.

#### C1. Security Strengthening - Parking Lots / Parking Garages / Covered Parking

- 1.) (Only if applicable such as with an enclosed garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.
- 2.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka "piggybacking") by unauthorized users attempting to gain access into a private / restricted area without permission.  
(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)
- 3.) 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)
- 4.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.
- 5.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
- 6.) Install sufficient sidewalk safety aisles (non-mountable curbs) in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car

travel lanes.

7.) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.

8.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

9.) (For Enclosed Parking Garages) Any ground & second level "window" openings / wall punchouts that would enable unauthorized entry into the garage must incorporate see through barriers. Some examples of such barriers are picket style fencing, metal mesh, perforated panels, louver style paneling or other architectural abstract designs that provide transparency while simultaneously preventing improper entry.

Purpose: To prevent unauthorized users from circumventing the designated entry / exit points thereby depriving suspects the ability to covertly enter the garage undetected for the purpose of committing crimes to include robbery, burglary, auto theft, sexual assault, ambush style attacks, criminal mischief, etc. Please note that horizontal bars are NOT preferred as they can facilitate climbing depending on their spacing.

10.) (Enclosed Parking Garages) 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 System and surrounding area must be under video surveillance.

11.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

12.) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

13.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop signs, Stop Bar pavement markings, an illuminated Stop sign, flashing red light, rumble strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

#### D. Maintenance & Management - Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator 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, maintenance, etc.

2.) 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.

Purpose: Graffiti vandalism occurs frequently and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions & can sometimes be associated with gang activity. It can also incur costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

3.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.

Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

4.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.

Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

5.) Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.

Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

6.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.

7.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern.

Purpose: To provide the legitimate user with increased visibility in areas such as, but not limited to lengthy intersecting hallways, alleys, parking garages, vehicle entry / exit points to the public right of way, blind corners, elevators, retail shopping isles, etc.

8.) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.

9.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

#### E. Activity Support - Security Strengthening

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

2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.

Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.

Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

4.) Thorough criminal background checks should be completed for all full-time & part-time employees as well as volunteers, especially for any positions involving access to juveniles, sensitive information & the handling of money.

5.) For projects with multiple stairwells, each stairwell must be prominently identifiable with wayfinding signage, preferable by number or letter, to help expedite response times for emergency personnel (Police, Fire Rescue, Security, Management Staff) in case of possible crisis events within the building.

6.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.

#### \*\*\*Note\*\*\*

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

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

The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.

**BUILDING**

**Plan Reviewer:** Todd Stricker \ [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com) <<mailto:todd.stricker@copbfl.com>>  
**Status:** Authorized with Conditions

BLDG 9-18-23

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

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

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of

the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

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

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

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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).

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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



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**FW: PZ22-12000034 - NW 6th Street ( 484235480010)**

3 messages

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**Saul Umana** <Saul.Umana@copbfl.com>  
To: Jose Rafael Gomez <jgomez@logicaservices.com>

Wed, Oct 16, 2024 at 3:04 PM

Hi Jose,

Below are the specifications that waste services said regarding the dumpster location. Highlighted yellow.

**Hours of Operation Mon-Thurs 7am to 6pm (Closed Fridays)**

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**From:** Russell Ketchem <Russell.Ketchem@copbfl.com>  
**Sent:** Monday, October 14, 2024 11:07 AM  
**To:** Saul Umana <Saul.Umana@copbfl.com>  
**Subject:** RE: PZ22-12000034 - NW 6th Street ( 484235480010)

Saul,

The challenge with wheeling the dumpster out is the distance, then the placement. It appears to be a long run (36'). Not to mention, you can only use a 4-yard dumpster (small), which causes the cost to client for solid waste collection to significantly increase. Then there is the issue of staging the container outside. This is an approach that I rarely approve due to having dumpsters outside significantly decreases the overall curb appeal of the area.

IF the dumpster service bay is open to the sky, then there is no issues, pertaining to the dumping of container. It seems the area is 12' wide, that's a bit tight due to the truck needs to drive up to where the dumpster is located. Better to be 15' wide or even wider. Otherwise the driver will have a tough time getting out of the vehicle to open doors.

The location of the proposed project is a section NW 6<sup>th</sup> Street that is not heavily traveled, so the backing out of the service vehicle is not an issue on our end.

**DRC**



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**From:** Saul Umana <Saul.Umana@copbfl.com>  
**Sent:** Monday, October 14, 2024 7:58 AM  
**To:** Russell Ketchem <Russell.Ketchem@copbfl.com>  
**Subject:** RE: PZ22-12000034 - NW 6th Street ( 484235480010)

Good morning,

Thank you – the issue is that zoning code does not allow for backing out so this approach would not work without staging area to be able for the dumpster to be wheeled out and collected.

As far as the height, what is the required height clearance for collection inside a building?



**Hours of Operation Mon-Thurs 7am to 6pm (Closed Fridays)**

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**From:** Russell Ketchem <Russell.Ketchem@copbfl.com>  
**Sent:** Wednesday, October 9, 2024 11:47 AM  
**To:** Saul Umana <Saul.Umana@copbfl.com>  
**Subject:** RE: PZ22-12000034 - NW 6th Street ( 484235480010)

Saul,

I have no issues with the proposed approach... however, need to have room dimensions... especially height. Pertaining to collecting along the street, this is not an approach that will be acceptable.

Thanks,

**DRC**

**PZ22-12000032**

**04/02/2025**



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**From:** Saul Umana <Saul.Umana@copbfl.com>  
**Sent:** Tuesday, October 8, 2024 4:42 PM  
**To:** Russell Ketchem <Russell.Ketchem@copbfl.com>  
**Subject:** PZ22-12000034 - NW 6th Street ( 484235480010)

Good afternoon, Mr. Ketchem,

We are currently reviewing a site plan that was initially reviewed in 2022. The design has since been modified and resubmitted. One of the primary concerns remains the circulation required for trash pickup. In our previous review, we noted that backing out into the street for trash collection was not allowed.

However, as indicated in the attached email, it was later permitted that backing out without a formal circulation plan would be acceptable. In the updated site plan, they have proposed servicing the dumpster inside the building, with trucks backing out into the street.

While this may be permitted by your department, the zoning code restricts traffic from backing out onto public streets. **As a recommendation, our team suggests they establish a staging area for the dumpster to facilitate easier pickup. Do you have any objections or comments on this approach? That way we do not create a condition prohibited by code. Our zoning code has no mention of collection of trash from the street just the backing out of vehicles.**



**Hours of Operation Mon-Thurs 7am to 6pm (Closed Fridays)**

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 **Containers\_\_Trucks\_Specifications.pdf**  
1424K

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**Jose Rafael Gomez** <jgomez@logicaservices.com>  
**To:** Eddie Seymour <eddie@thefluxarchitects.com>

Thu, Oct 17, 2024 at 4:10 PM

See below  
[Quoted text hidden]  
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**Jose Gomez**  
**logica**

Logica Construction  
+1 (786) 717-8401 (Direct)  
jgomez@logicaservices.com  
8180 NW 36th St, Suite 409

**DRC**

**PZ22-12000032**

**04/02/2025**

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 **Containers\_\_Trucks\_Specifications.pdf**  
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**Saul Umana** <Saul.Umana@copbfl.com>  
To: Jose Rafael Gomez <jgomez@logicaservices.com>

Mon, Nov 4, 2024 at 6:29 PM

Good afternoon Jose,

I am writing to check on you and the project. I also have an additional question :

**What is the intended commercial use for this project?** I know that there were issues regarding unit sizes and it occurred to me that , since several years have passed, that perhaps you may not be aware that the commercial component is optional and not mandatory.

Give me a call – let me know if I can be of any assistance.

Best,



**Saul Umana**  
*Planner*  
saul.umana@copbfl.com  
**954-786-4662**  
Pompanobeachfl.gov



**Hours of Operation Mon-Thurs 7am to 6pm (Closed Fridays)**

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