

DRC Committee
Planning Division
100 West Atlantic Blvd.
Pompano Beach, FL 33060
Phone: (407)836-8181

Subject: **Response Comments.**
Project Name: **CHICK-FIL-A ATLANTIC & POWERLINE #5557**
PID #: **23-12000037**
File #: **LN-527**

Comments

Planning **Disapproved** 1
Zoning: **Disapproved** 2
Landscape Review **Disapproved** 6
Engineering Department **Disapproved** 9
Building Division **Disapproved** 10
BSO: **Disapproved** 14

Planning **Disapproved**

REVIEWER: DANIEL KEESTER – Daniel.keester@copbfl.com

- 1. LAND USE FOR THIS PARCEL IS COMMERCIAL ©, AND THE PROPOSED USE (4950 SQUARE FOOT RESTAURANT) IS PERMITTED IN THE LAND USE CATEGORY.
Response: Noted.
- 2. THE PROPERTY IS PLATTED (TRACT "A" OF ATLANTIC BUSINESS CENTER; PLAT BOOK 169 PAGE 126), WHICH WAS RECORDED MARCH 6, 2001. THERE HAVE BEEN TWO PLAT NOTE AMENDMENTS (PB 38277 PG 0406 & PB 50161, PG 568). THE ORIGINAL PLAT NOTE RESTRICTED THE PROPERTY TO 490,300 SQUARE FEET OF OFFICE/ INDUSTRIAL USES, 203,750 SQUARE FEET OF ASSEMBLY/ DISTRIBUTION INDUSTRIAL USE AND 50,000 SQUARE FEET OF COMMERCIAL USE. SUBSEQUENT PLAT NOTE AMENDMENTS CHANGED THE NOTE TO DECREASE THE AMOUNT OF OFFICE SPACE (253,300 SQUARE FEET), AND INCREASE THE INDUSTRIAL USE TO 1,013,250 SQUARE FEET), AND ADDED A CHILDREN’S RECREATION FACILITY.
Response: Noted.

3. THE PROPERTY ABUTS W ATLANTIC BLVD , WHICH IS LISTED ON THE TRAFFICS PLAN THE REMAINING STREETS ARE PRIVATE. THE OVERALL WIDTH OF W ATLANTIC BLVD EXCEEDS THE MINIMUM WIDTH REQUIRED OF 120 FEET (60 FEET TO THE CENTER LINE). NO ADDITIONAL RIGHT-OF-WAY IS REQUIRED.

Response: Noted.

4. THE CITY HAS SUFFICIENT CAPACITY TO ACCOMMODATE THE PROPOSAL.

Response: Noted.

Zoning: *Disapproved*

REVIEWER: HELLENA LAHENS – Hellena.lahens@copbfl.com

1. APPLICANT SHALL PROVIDE EVIDENCE THAT THE PROJECT WILL ACHIEVE AT LEAST TWELVE SUSTAINABLE DEVELOPMENT POINTS, PRIOR TO ZONING COMPLIANCE PERMIT APPROVAL, PER TABLE 155.5802: SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS.

Response: Noted.

2. IN ALL NEW DEVELOPMENT, AS WELL AS REDEVELOPMENT THAT INCREASES GROSS FLOOR AREA BY 50 PERCENT OR MORE, ALLOVERHEAD UTILITIES LOCATED ON THE DEVELOPMENT SITE AND/OR ALONG THE PUBLIC RIGHT-OF-WAY FRONTING THE DEVELOPMENT SITE SHALL BE PLACED UNDERGROUND TO THE MAXIMUM EXTENT PRACTICABLE-PROVIDED THAT THE DEVELOPMENT SERVICES DIRECTOR SHALL WAIVE THIS REQUIREMENT WHERE THE RELEVANT UTILITY COMPANY DEMONSTRATES THAT UNDERGROUNDING WILL BE DETRIMENTAL TO THE OVERALL SAFETY AND/OR RELIABILITY OF THE CIRCUIT (155.5509).

Response: Noted.

3. PROVIDE A LIFE-SAFETY PLAN.

Response: Noted, please see sheet 004 G-003.

4. PROVIDE A BREAKDOWN OF THE NUMBER OF TABLES AND SEATS INDOOR AND OUTDOOR ON THE SEATING TABLE.

Response: Noted. please see the breakdown on the site plan sheet C-2.0.

5. THE OUTDOOR SEATING IS SUBJECT TO SEC. 155.4303.V. INCLUDE IN NARRATIVE THE OUTDOOR SEATING WILL COMPLY WITH THE PROVISIONS OF THIS ACCESSORY USE.

Response: Please note that outdoor seating has been removed from this proposed Chick-fil-A.

6. LABEL SETBACKS ON THE SITE PLAN AS FOLLOWED: FRONT YARD- PREMIER DRIVE, STREET SIDE YARD- SOUTH SIDE OF PROPERTY LINE, INTERIOR- ABUTTING CANAL, AND REAR- ABUTTING WEST PROPERTY LINE.

Response: Noted. please see the revised site plan C-2.0.

7. REVISE THE BUILDING SETBACKS ON THE ZONING DATA TABLE. THE REQUIRED REAR SETBACK IS 30 FT, PURSUANT TO SEC.155.3304 GENERAL BUSINESS.

Response: Noted. please see the revised site plan C-2.0 building set back table.

8. THE SITE PLAN SHOWS A SHARED DRIVEWAY TO THE WEST OF THE PROPERTY. EASEMENTS ALLOWING CROSS-ACCESS TO AND FROM PROPERTIES SERVED BY A SHARED DRIVEWAY, ALONG WITH AGREEMENTS DEFINING MAINTENANCE RESPONSIBILITIES OF PROPERTY OWNERS, SHALL BE RECORDED WITH THE BROWARD COUNTY RECORDS DIVISION BEFORE ISSUANCE OF A ZONING COMPLIANCE PERMIT FOR THE DEVELOPMENT PROPOSING THE SHARED DRIVEWAY ACCESS.

Response: Noted, a copy of the agreement will be provided.

9. THE SOUTHWEST ENTRANCE ABUTS A PRIVATE DRIVE. PROVIDE DOCUMENTATION DEMONSTRATING APPROVED ACCESS OF THE PRIVATE DRIVE.

Response: Noted, a copy of the agreement will be provided.

10. REVISE THE PARKING CALCULATIONS TO REFLECT A BREAKDOWN OF EACH USE. THE PARKING CALCULATION SHOULD DEPICT EACH USE SEPARATELY ON THE PARKING CALCULATION TABLE. A RESTAURANT REQUIRES ONE PARKING SPACE PER 4 PERSONS OF MAXIMUM OCCUPANCY CAPACITY OF CUSTOMER SERVICE AREAS(S), NOT THE NUMBER OF SEATS. THE OUTDOOR SEATING REQUIRES 1 SPACE PER 8 PERSONS OF MAXIMUM OCCUPANCY CAPACITY OF OUTDOOR SEATING AREA(S).

Response: Please note that outdoor seating has been removed from this proposed Chick-fil-A.

11. BASED ON THE PROPOSED LAYOUT, STAFF RECOMMENDS ANGLED PARKING ON THE ONE WAY DRIVE AISLES FOR BETTER VEHICLE CIRCULATION AND BACKING OUT OF THE SPACE.

Response: Noted.

12. PROVIDE STACKING MEASUREMENTS FOR THE DRIVE-THRU. RESTAURANTS REQUIRE A MINIMUM OF 4 STACKING SPACES MEASURED FROM THE ORDER BOX. ADDITIONALLY, RESTAURANTS WITH DRIVE-THROUGH SERVICE SHALL PROVIDE AT LEAST FOUR ADDITIONAL STACKING SPACES BETWEEN THE ORDER BOX AND THE PICK-UP WINDOW-SEE FIGURE 155.5101.G.8.A: STACKING SPACES FOR A DRIVE-THROUGH RESTAURANT.

Response: Noted. Please see revised site plan sheet C-2.0.

13. REQUIRED STACKING SPACES ARE SUBJECT TO THE FOLLOWING DESIGN AND LAYOUT STANDARDS:

- A. STACKING SPACES SHALL BE A MINIMUM OF NINE FEET WIDE AND 18 FEET LONG.
- B. STACKING SPACES SHALL NOT IMPEDE ONSITE OR OFFSITE VEHICULAR TRAFFIC MOVEMENTS OR MOVEMENTS INTO OR OUT OF OFF-STREET PARKING SPACES.

- C. STACKING SPACES SHALL NOT IMPEDE ONSITE OR OFFSITE BICYCLE OR PEDESTRIAN TRAFFIC MOVEMENTS.
- D. STACKING SPACES SHALL BE SEPARATED FROM OTHER INTERNAL DRIVEWAYS BY RAISED MEDIANS IF DEEMED NECESSARY FOR TRAFFIC MOVEMENT AND SAFETY BY THE DEVELOPMENT SERVICES DIRECTOR.

Response: Noted. please see site plan sheet C-2.0 showing all stacking requirements.

- 14. PERIMETER LANDSCAPING STRIPS SHALL BE PROVIDED AND MAINTAINED AROUND THE PERIMETER OF A VEHICULAR USE AREA TO SCREEN VIEW OF IT FROM ANY ABUTTING PUBLIC RIGHT-OF-WAY. LABEL AND PROVIDE A 10FT WIDE LANDSCAPE STRIP IN ACCORDANCE WITH THE CODE. (155.5203.D.3)

Response: Plan revised to show and label 10' wide landscape strip on sheet L-100. Also see Landscape Review comment #10.

- 15. THE VEHICLE USE AREA IS SUBJECT TO AT LEAST 15 PERCENT LANDSCAPED PLANTING AREAS. LANDSCAPED PLANTING AREAS MAKING UP AT LEAST 15 PERCENT OF THE TOTAL AREA OF A VEHICULAR USE AREA SHALL BE PROVIDED AND MAINTAINED WITHIN THE INTERIOR OF A VEHICULAR USE AREA IN ACCORDANCE WITH THE FOLLOWING STANDARDS (155.5203.D.4). REVISE THE LANDSCAPE PLAN TO COMPLY.

Response: Plan revised to show calculation of 15% of landscape area for vehicular use area on sheet L-100.

- 16. A LANDSCAPED AREA SHALL BE PROVIDED BETWEEN A VEHICULAR USE AREA AND AN ABUTTING BUILDING. THE MINIMUM WIDTH OF THE LANDSCAPED AREA SHALL BE A MINIMUM OF EIGHT FEET FOR EACH 15 FEET OF HEIGHT OF THE ABUTTING BUILDING FACADE. FOR STRUCTURES TALLER THAN 15 FEET, THE LANDSCAPED AREA SHALL BE A MINIMUM OF ONE ADDITIONAL FOOT FOR EVERY TWO FEET (OR MAJOR FRACTION THEREOF) OF HEIGHT, UP TO A MAXIMUM OF 24 FEET OF LANDSCAPED AREA (155.5203.D.5).

Response: Plan revised to show 50% of minimum width and plantings on sheet L-100 and L-101. Also see "Landscape Review" comment #12.

- 17. MEASUREMENTS FOR THE HEIGHT OF THE BUILDING, ON THE ELEVATIONS, SHALL BE FROM "AVERAGE FINISHED GRADE" OF THE PROPERTY. THE ELEVATIONS ARE SHOWN MEASURED FROM THE FINISHED FLOOR; REVISE THE HEIGHT MEASUREMENTS TO BE FROM AVERAGE FINISHED GRADE. (155.9401 G. HEIGHT).

Response: Average building height of 23'-6" is shown on A301 – Elevations.

- 18. CLARIFY THE FOLLOWING ON THE DUMPSTER ENCLOSURE DETAILS, PURSUANT TO SECTION 155.4302.C. 3)
 - A. THE EXTERNAL SIDES OF WALLS SCREENING A COMMERCIAL CONTAINER SHALL HAVE A "FINISHED" SURFACE (E.G., TEXTURED OR PAINTED) AND SHALL BE LANDSCAPED TO

SOFTEN THEIR VISUAL IMPACT IN ACCORDANCE WITH SECTION 155.5302.F.3., FENCE AND WALL LANDSCAPING.

Response: Refer to sheet A103 for refuse enclosure details. Refer to Landscape sheets for landscaping.

19. PROVIDE THE FINISH SCHEDULE ON THE ELEVATION SHEET WITH LEGEND. THE PROPOSED FINISH SCHEDULE SHOULD INCLUDE THE EXACT PRODUCT, MANUFACTURE, COLOR AND MODEL NUMBER (SHEET A-6.2). THE SUBMITTED SAMPLE BOARD 11"X17". SHOULD REFLECT WHAT IS SHOWN ON THE ELEVATIONS AND FINISH SCHEDULE.

Response: Exterior finish legend provided on sheet A301. Sample Board will be provided for the AAC meeting.

20. AT LEAST 30 PERCENT OF THE STREET-FACING FAÇADE AREA OF THE GROUND-LEVEL FLOOR OF BUILDINGS (AS MEASURED FROM THE GRADE TO THE UNDERSIDE OF THE EAVE, TOP OF THE PARAPET, OR THE STORYLINE DENOTING THE SECOND FLOOR) SHALL BE OCCUPIED BY WINDOWS OR DOORWAYS, AS PER 155.5602.C.7.A. VERIFY IT ON EXTERIOR ELEVATIONS.

Response: Façade and glazing areas along with percentages are calculated for the North and East elevations on sheet A301. Both elevations meet the 30 percent requirement.

21. THE PROPOSED FINISH SCHEDULE SHOULD INCLUDE THE EXACT PRODUCT, MANUFACTURE, COLOR AND MODEL NUMBER (SHEET A301). THE SUBMITTED SAMPLE BOARD 11"X17" SHOULD REFLECT WHAT IS SHOWN ON THE ELEVATIONS AND FINISH SCHEDULE.

Response: Exterior finish legend provided on sheet A301. Sample Board will be provided for the AAC meeting.

22. ILLUSTRATE LOCATIONS OF LIGHTING FIXTURES WITH 15 FT RADIUS CIRCLE ON THE LANDSCAPE PLAN TO VERIFY CONFLICTS WITH TREE TRUNKS, PER SECTION 155.5203.B.2.G., IF PALM OR TREE TRUNKS ARE SHOWN WITHIN 15 FT RADIUS CIRCLE, RELOCATE THE LIGHTING FIXTURES.

Response: LIGHT FIXTURES HAVE BEEN UPDATED AND COORDINATED WITH LANDSCAPING TO ENSURE PALM AND TREE TRUNKS ARE OUTSIDE OF A 15' RADIUS OF ANY LIGHT FIXTURE MOUNTED ON A POLE.

23. PROVIDE A COMMENT RESPONSE SHEET AS TO SPECIFICALLY HOW COMMENTS HAVE BEEN ADDRESSED AT TIME OF RESUBMITTAL.

Response: Noted, please see this document as the comment response letter.

24. ADDITIONAL COMMENTS MAY BE RENDERED A TIME OF RESUBMITTAL.

Response: Noted.

25. AAC REQUIRES ORIGINAL PAINT COLOR AND MATERIAL SAMPLES. A SAMPLE BOARD, DESORED FPR 11' X 17' IN SIZE SHALL BE SUBMITTED WHEN THE PROPOSED DEVELOPMENT IS REQUESTED TO BE PLACED FOR THE AAC MEETING.

Response: A material sample board will be provided for the AAC meeting.

Landscape Review **Disapproved**

REVIEWER: HELLENA LAHENS- Hellena.lahens@copbfl.com

1. 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. PLEASE COPY AND LABEL ONE OF THE SURVEY SHEETS AS THE TREE SURVEY.

Response: Please see sheet 001-S-3 Survey.

2. SUBMIT A TREE APPRAISAL PREPARED BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH RULE 14-40.030 OF THE FLORIDA ADMINISTRATIVE CODE AS AMENDED, FOR ALL TREES AND PALMS THAT ARE SPECIMEN SIZE , AND DBH FOR CALIPER FOR ALL NONSPECIMEN TREES, THAT ASSIGNS EACH EXISTING TREE A NUMBER; THAT SPECIFIES THE COMMON AND BOTANICAL NAME FOR EACH EXISTING TREE; DESCRIBES THE OVERALL SIZE AND CALIPER OF EACH EXISTING TREE; EVALUATES THE HEALTH CONDITION OF EACH EXISTING TREE; IDENTIFIES THE STATUS OF EACH EXISTING TREE (WHETHER THE TREE IS TO BE PROTECTED IN PLACE, BE RELOCATED, OR BE REMOVED); AND PROVIDES A DOLLAR VALUE FOR EACH EXISTING TREE INCLUDED ON THE TREE SURVEY IN ACCORDANCE WITH CODE SECTION 155.2411, AND PART 5.

Response: ISA certified arborist tree appraisal provided with contact on sheet L-001.

3. PROVIDE THE DOLLAR VALUE FOR SPECIMEN TREES, HEIGHT ON PALMS, AND DBH OF ALL NON SPECIMEN TREES REMOVED VS. THE DOLLAR VALUE, PALM HEIGHT, AND CALIPER OF TREES REPLACED.

Response: Tree appraisal provided on sheet L-001.

4. AS PER 155.5204.E.B.I-IV; MITIGATION IS TO BE ABOVE AND BEYOND REQUIRED PLANTINGS.

Response: Noted.

5. SHOW TREE #73 TO REMAIN AND BE PROTECTED

Response: Plan revised to show #73 to remain and be protected on sheets L-001 and L-100

6. PROVIDE TREE #S ON THE LANDSCAPE PLAN FOR ALL EXISTING TREES PROPOSED TO REMAIN.

Response: Plan revised to show tree numbers for existing trees to remain on sheet L-100, with proposed trees.

7. UPDATE THE DATA TABLE SHOWING HOW THE SITE IS MEETING THE REQUIREMENTS OF 155.5203. C MINIMUM SITE DEVELOPMENT LANDSCAPING.

Response: Plan revised to show required calculations of (1) tree and (5) shrubs per 3,000 SF of area on sheet L-100 and L-101.

8. PROPOSED TREE HEIGHTS MUST MEET MINIMUMS; LARGE CANOPY TREES ARE @ 12', UNDERSTORY @ 10' TALL. PALMS @ 14' TALL OA. MYRCIANTHES CANNOT BE COUNTED TOWARDS REQUIRED @ 6'.

Response: Myrcianthos fragrans (Simpson stopper) will not be counted towards requirements on sheet L-100.

9. PROVIDE VUA REQUIREMENTS AS PER 155.5203.D ALONG THE EAST SIDE FOR A TOTAL OF 6 CANOPY TREES.

Response: Plan revised to show (6) canopy trees along Premier Drive on sheet L-100.

10. PROVIDE 10' PERIMETER LANDSCAPING STRIP REQUIREMENTS AROUND ENTIRE PROPERTY AS PER 155.5203.D. THIS IS TO BE A CLEAR MEASUREMENT NOT TO INCLUDE VEHICULAR OVERHANG, NORTH SIDE.

Response: Plan revised to show and label 10' wide landscape strip on sheet L-100. Also see Zoning comment #14

11. SHOW HOW REQUIREMENTS FROM 155.5203.D.5 VUA LANDSCAPING ARE BEING MET. PROVIDE A MINIMUM OF 10' OF LANDSCAPE AREAS BETWEEN A VEHICULAR USE AREA AND AN ABUTTING BUILDING ALONG EAST SIDE OF BUILDING IN THE DRIVE THRU LANE. PROVIDE WHAT IS REQUIRED VS. WHAT IS GOING TO BE PROPOSED AS TO A SUPERIOR LANDSCAPE DESIGN.

Response: Plan revised to show 50% of required width and planting along east side of building on sheet L-100 and L-101. Also see Zoning comment #16.

12. AS PER 155.5203.D.5 VUA IN PART, THE DEVELOPMENT SERVICES DIRECTOR MAY GRANT MODIFICATIONS TO THE REQUIRED LANDSCAPING BETWEEN VEHICULAR USE AREAS AND BUILDINGS FOR DEVELOPMENT THAT PROVIDE AT LEAST 50% OF THE REQUIRED WIDTH, SUBJECT TO PROVIDING SUPERIOR LANDSCAPE DESIGN THAT INCLUDES A MINIMUM OF TREES OR PALMS AS FOLLOWS WITHIN THE SUBJECT AREA AND MUST INCLUDE ONE OR MORE OF THE FOLLOWING ELEMENTS:

- I. PALMS MUST BE PROVIDED IN MULTIPLES (DOUBLES OR TRIPLES);
- II. IF PALMS AND TREES ARE COMBINED, ONE ROW OF SHRUBS CAN BE PROVIDED;
- III. IF PALMS OR TREES ARE PROVIDED, SHRUBS MUST BE INCLUDED IN LAYERING OR HEIGHT TIERING WITH A MINIMUM OF 2 LAYERS OR TIERS;
- IV. IF TREES ARE PROVIDED, DESIGN MUST INCLUDE A MINIMUM OF 2 SPECIES;
- V. TREES OR PALMS MUST BE A MINIMUM OF 14 FEET IN HEIGHT;
- VI. LAYERED OR HEIGHT TIERED SHRUBS ARE PROVIDED IN VARIETY WITH A MINIMUM OF TWO (2) SPECIES;

- VII. SUSPENDED PAVEMENTS SYSTEMS ARE PROVIDED FOR THE ADJACENT VEHICULAR USE AREA..

Response: Plan revised to show 50% of minimum width and plantings on sheet L-100 and L-101. Also see Zoning comment #16.

13. NO EXTERIOR LIGHTING FIXTURES SHALL BE LOCATED IN ANY LANDSCAPED PLANTING AREAS REQUIRED IN AND AROUND VEHICULAR USES AREAS IN ACCORDANCE WITH SECTION 155.5401.C, VEHICULAR USE AREA LANDSCAPING (E.G., PERIMETER LANDSCAPING STRIPS, LANDSCAPED ISLANDS IN PARKING BAYS, LANDSCAPED AREAS BETWEEN PARKING BAYS, AND LANDSCAPING BETWEEN VEHICULAR USE AREAS AND BUILDINGS).

Response: Plan revised to avoid lighting fixtures on sheet L-100.

14. SHOW LIGHT POLES WITH RADII AND FDC'S ON THE LANDSCAPE PLAN.

Response: Plan revised to show light poles with radii and FDC's on sheet L-100 and L-101.

15. 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. NW CORNER.

Response: Plan revised to show tree #73 to remain in northwest corner on sheet L-001 and L-100.

16. 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. NW CORNER.

Response: Plan revised to show tree #73 to remain in northwest corner on sheet L-001 and L-100.

17. PROVIDE AN ADDITIONAL TREE IN NE PARKING ISLAND.

Response: Plan revised to show tree in northeast parking island on sheet L-001 and L-100.

18. AS PER 155.5203.D.4. VUA PROVIDE AN 8' WIDE LANDSCAPE AREA WITH A CONTINUOUS HEDGE AND 1 LARGE CANOPY TREE PER 40' BETWEEN ABUTTING PARKING ROWS. FOUR (4) LARGE CANOPY TREES PER ROW. IS THIS GOING TO BE A SWALE? IF SO CYPRESS TREES WOULD BE AN ACCEPTABLE SOLUTION. ADD THE TREES.

Response: No swale is being promised currently. Tree added for a total of (8) trees required in 8' landscape in parking lot on sheet L-100.

19. AS PER 155.5102.C.9; PROVIDE CONTINUOUS CURBING AROUND ALL VUA AREA TO PROHIBIT VEHICULAR ENCROACHMENT INTO REQUIRED LANDSCAPING, REMOVE WHEEL STOPS.

Response: No wheel stops are proposed.

20. AS PER 155.5203.B.5.A THRU E: PROVIDE A SCALED IRRIGATION PLAN ILLUSTRATING A RUST FREE, AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE BUILDING CODE, INCLUDE A RAIN-SENSING CUTOFF DEVICE, PROVIDING 100% COVERAGE WITH 50% OVERLAP, AND REUSE WATER WHEREVER PRACTICABLE AND AVAILABLE.

Response: Plan revised to show irrigation system on sheet L-200 and L-201.

21. BUBBLERS WILL BE PROVIDED FOR ALL NEW AND RELOCATED TREES AND PALMS.

Response: Plan revised to show bubblers for all relocated and proposed trees and palms on sheet L-200.

22. CLARIFY THE USE OF DRIP IRRIGATION IN THE SANDY ENVIRONMENT AND HOW WILL IT BE INSTALLED IN THE AREAS OF EXISTING TREES AND ROOT SYSTEMS.

Response: In areas of existing trees, a valve with a 1" lateral line will be installed along the back of new curbing, located outside the limits of disturbance. At which point 1/2" drip tubing is connected to the 1" lateral lines and is ran on surface to each new and existing trees, with no disturbance to their root systems. Drip irrigation will provide better, more efficient coverage as water is distributed directly to the roots of plants.

23. SEPARATE SHRUBS AND GROUNDCOVERS FROM THE TREES AND PALMS ON THE PLAN SO THAT IS NOT SO MUDDIED AND WILL BE EASIER TO READ AT TIME OF FINAL INSPECTION.

Response: Plantings separated. Trees and palms are on sheet L-100, and shrubs and groundcovers are on sheet L-101.

24. SEPARATE SPECS ON THE PLANT LIST SO EACH HAS A CELL

Response: Plan revised to clear up Plant List on sheet L-100 and L-101.

25. ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.

Response: Note added as #10 of "City of Pompano Beach Notes" on sheet L-100.

26. PROVIDE A COMMENT RESPONSE SHEET AS TO SPECIFICALLY HOW COMMENTS HAVE BEEN ADDRESSED AT TIME OF RESUBMITTAL.

Response: Noted, please see this document as the comment response letter.

27. ADDITIONAL COMMENTS MAY BE RENDERED A TIME OF RESUBMITTAL.

Response: Noted.

Engineering Department *Disapproved*

REVIEWER: David McGirr – David.mcgirr@copbfl.com

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.

Response: This will be uploaded once we submit for building permit.

2. PRIOR TO THE APPROVAL OF THE CITY ENGINEERING DIVISION, THE CITY'S PLANNING AND ZONING DIVISION MUST APPROVE THESE PLANS..

Response: Noted.

3. PRIOR TO THE APPROVAL OF THE CITY ENGINEERING DIVISION, THE CITY'S UTILITIES DIVISION MUST APPROVE THESE PLANS.

Response: Noted.

4. SUBMIT / UPLOAD THE (FDEP) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES GENERAL PERMIT FOR THE PROPOSED STORM WATER DISCHARGE FROM THE PROPOSED SITE CONSTRUCTION ACTIVITIES.

Response: This will be uploaded once we submit for building permit.

5. SUBMIT / UPLOAD A SEDIMENT AND EROSION CONTROL PLAN FOR THE SUBJECT PROJECT.

Response: Please see sheets 003 C-3.1 and 003 C-3.2.

Building Division **Disapproved**

REVIEWER: Virginia Renteria – virginia.renteria@stcloudfl.gov

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.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

7. FBC_BCA 107.3.5.6 THE ENFORCING AGENCY WILL REQUIRE PRODUCT APPROVALS BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER PRIOR TO SUBMITTAL TO VERIFY THAT SUCH PRODUCTS COMPLY WITH THE DESIGN SPECIFICATIONS. REVIEWED AND APPROVED PRODUCT APPROVALS SHALL THEN BECOME PART OF THE PLANS AND/OR SPECIFICATIONS. PRODUCT APPROVAL SHALL BE FILED WITH THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

Response: Noted.

8. FBC_BCA 107.3.5.2 THE ENFORCING AGENCY WILL REQUIRE THAT ALL SHOP DRAWINGS, (I.E. COMPONENTS ATTACHED TO BUILDING STRUCTURE, TRUSSES/JOISTS, WINDOW WALLS, RAILINGS, AWNINGS, CHUTES...ETC), NECESSARY TO SHOW COMPLIANCE WITH APPLICABLE CODES; SHALL BE APPROVED BY THE ARCHITECT OR PROFESSIONAL ENGINEER AND SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

Response: Noted.

9. F.S. 481.221(2) THE ENFORCING AGENCY WILL REQUIRE DIGITAL SIGNATURE PANEL TO BE ACTIVE ON ALL DOCUMENTS SUBMITTED FOR REVIEW TO AUTHENTICATE THE SERIAL NUMBER

MATCHES THE SUBMITTED ESA. F.A.C. 61G1-16.005 EACH SHEET IS REQUIRED TO BE DIGITALLY OR ELECTRONICALLY SIGNED, AND BEAR THE IMPRESS SEAL OF, AN ARCHITECT OR ENGINEER (FBC_BCA 107.3.4.0.1).

Response: Noted.

10. FBC_BCA 107.3.4.0.8 ALL PLANS AND/OR SPECIFICATIONS PREPARED BY AN ARCHITECT OR AN ENGINEER PURSUANT TO THE REQUIREMENTS OF THIS CODE SHALL BE HAND SIGNED, DATED AND SEALED.

Response: Noted.

11. FBC_BCA 110.10.1 THE ENFORCING AGENCY WILL REQUIRE A SPECIAL INSPECTOR FOR VARIOUS COMPONENTS OF THE BUILDING AS DETERMINED BY THE BUILDING OFFICIAL. BUILDING DEPT. WILL REQUIRE SPECIAL INSPECTOR FORM BE COMPLETED AND SUBMITTED FOR APPROVAL.

Response: Noted.

12. FBC_BCA 110.7 FOR THRESHOLD BUILDINGS, SHORING AND ASSOCIATED FORMWORK OR FALSE WORK SHALL BE DESIGNED AND INSPECTED BY AN ENGINEER, EMPLOYED BY THE PERMIT HOLDER OR SUBCONTRACTOR, PRIOR TO ANY REQUIRED MANDATORY INSPECTIONS BY THE THRESHOLD BUILDING INSPECTOR.

Response: Noted.

13. FBC_BCA 110.8.1 THE ENFORCING AGENCY SHALL REQUIRE A SPECIAL INSPECTOR TO PERFORM STRUCTURAL INSPECTIONS ON A THRESHOLD BUILDING PURSUANT TO A STRUCTURAL INSPECTION PLAN PREPARED BY THE ENGINEER OR ARCHITECT OF RECORD. THE STRUCTURAL INSPECTION PLAN MUST BE SUBMITTED TO THE ENFORCING AGENCY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A THRESHOLD BUILDING.

Response: Noted.

14. FBC 1512.3.1 THE ENFORCING AGENCY WILL REQUIRE THAT ALL NEW ROOFING CONSTRUCTION, INCLUDING RECOVERING AND REROOFING, REPAIR OR MAINTENANCE SHALL HAVE A HVHZ UNIFORM ROOFING PERMIT APPLICATION, AS ESTABLISHED BY THE AUTHORITY HAVING JURISDICTION, COMPLETED AND EXECUTED BY A LICENSED CONTRACTOR. FBC 1512.3.2 THE UNIFORM ROOFING PERMIT SHALL INCLUDE CALCULATIONS IN ACCORDANCE WITH CHAPTER 16 (HIGH-VELOCITY HURRICANE ZONES) OF THIS CODE, UNLESS THE ROOFING ASSEMBLY IS LESS THAN THE HEIGHT/PRESSURE THRESHOLD ALLOWED IN THE APPLICABLE PROTOCOLS HEREIN).

Response: Noted.

15. FBC A208.2 MINIMUM NUMBER. PARKING SPACES COMPLYING WITH 502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2 EXCEPT AS REQUIRED BY 208.2.1, 208.2.2, AND 208.2.3. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY..

Response: Noted.

16. FBC A208.2.3.3 PARKING FOR GUESTS, EMPLOYEES, AND OTHER NON-RESIDENTS. WHERE PARKING SPACES ARE PROVIDED FOR PERSONS OTHER THAN RESIDENTS, PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2.

Response: Noted.

17. FBC A502.6 THE ENFORCING AGENCY WILL REQUIRE PARKING SPACE IDENTIFICATION COMPLY WITH THE FOLLOWING CODE: SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH FBC A703.7.2.1. SIGNS IDENTIFYING VAN PARKING SPACES WHEN REQUIRED BY FBC A502.2 SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." REFERENCE ENGINEERING STANDARD 300-5.

Response: Noted.

18. 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.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

BSO: *Disapproved*

REVIEWER: Cameron Crandell – cameron.crandell@stcloudfl.gov

1. 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.

Response: Noted. signage will be added as needed and requested.

2. Complies with crime prevention ****Security Strengthening and CPTED Standards****, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes."

Response: Noted.

3. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage
- Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
 - 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.
 - Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
 - 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.

- 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.

Response: Noted.

4. 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.
- b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.
- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.
- d. 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.
- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from the above condition ONLY WHILE MATURING per code.

Response: LIGHT FIXTURE POLE LOCATIONS SENT FOR CPTED PLAN.

5. 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.

Response: Noted.

6. CPTED Lighting Standards

- a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.
- b. 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.
- c. 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.

- d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.
- e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- f. 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.
- g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.
- h. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.
- i. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Response:

- a. **LIGHT FIXTURE POLE LOCATIONS SENT FOR CPTED PLAN.**
- b. **ACKNOWLEDGED.**
- c. **COORDINATION WITH BUILDING ELECTRICAL ENGINEER/DESIGNER WILL BE REQUIRED TO CONFIRM FINAL LIGHT FIXTURE CONTROL SPECIFICATIONS. LIGHT FIXTURES SHALL BE CONTROLLED VIA PHOTOCCELL.**
- d. **BUILDING MOUNTED LIGHT FIXTURE SPECIFICATIONS AND LOCATIONS SHALL BE CONFIRMED AND FINALIZED BY BUILDING ELECTRICAL ENGINEER/DESIGNER.**
- e. **ACKNOWLEDGED.**
- f. **ACKNOWLEDGED.**
- g. **ACKNOWLEDGED.**
- h. **ACKNOWLEDGED.**
- i. **ACKNOWLEDGED.**

7. 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.
 - b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.
 - c. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.
 - d. Solid walls, (if any) 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.
 - e. Solid walls (if any) 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.
 - f. 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.
 - g. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

- h. Any exterior areas designated for customer use containing tables & seating must be enclosed with CPTED orientated fencing to facilitate natural surveillance & ensure its proper use. This area must also have a lockable gate to help prevent loitering, trespassing, vandalism, vagrancy, etc.

Response:

- a) **All exterior doors will be provided with security windows.**
- b) **No fenced areas provided.**
- c) **No fenced areas provided.**
- d) **No site walls provided.**
- e) **No low site walls provided.**
- f) **Door required to meet HVHZ. No removable door hinges provided. Exterior doors to be monitored.**
- g) **No sliding doors provided.**
- h) **No outdoor dining area or seating.**

- 8. 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.
 - b. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.
 - c. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Restaurants / 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.

Response:

- a. **CFA will install a security system/alarm.**
- b. **Noted.**

c. Noted.

9. Dumpster and Enclosure (if any): CPTED, Natural surveillance and security strengthening.
 - a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:
 - b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.
 - c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.
 - d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.
 - e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
 - f. Dumpster areas must be secured with Access Control and video surveillance.

Response: Dumpster area only accessed via swing gates. CFA provides pole mounted camera to surveil the dumpster access. Provided light fixture per cfa standard. Light fixture is controlled via photocell and will be on all night. PROVIDED LIGHT FIXTURE PER CFA STANDARD. LIGHT FIXTURE IS CONTROLLED VIA PHOTOCCELL AND WILL BE ON ALL NIGHT.

24. KEY SECURITY: ACCESS CONTROL AND SECURITY STRENGTHENING (FOR BUSINESSES WITH NUMEROUS KEYS ON SITE SUCH AS RESIDENTIAL OR COMMERCIAL MANAGEMENT OFFICES, WAREHOUSES WITH NUMEROUS VEHICLES, TRUCKS, ETC., VALUABLE ASSETS ON SITE INCLUDING EQUIPMENT, TOOLS, SUPPLIES, ETC., PROPERTY MANAGEMENT OFFICES, REALTORS, CAR DEALERSHIPS, RESTAURANTS, VALETS, ETC.)
 - A. MGT OFFICE / KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
 - B. MANAGEMENT OFFICE DOOR MUST HAVE A SECURITY VIEWER (PEEPHOLE) OR REINFORCED SECURITY WINDOW.
 - C. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

Response: Noted.

25. 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:
- B. ENSURE COMPREHENSIVE PARKING LOT AREA SURVEILLANCE CAMERA COVERAGE/ CAPTURE. SHOW OVERLAPPING SIGHT "CONES".
- C. POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.
- D. INSTALL SUFFICIENT SIDEWALK SAFETY AISLES IN FRONT OF THE PARKED CARS TO PROTECT PEDESTRIANS FROM DANGEROUSLY HAVING TO WALK BEHIND OTHER PARKED CARS THAT MAY BE BACKING UP, AND FROM HAVING TO RISK WALKING DANGEROUSLY IN CONFLICT WITH THE CAR TRAVEL LANES.
- E. INCORPORATED TRAFFIC CALMING DEVICES IN THE DRIVE-THRU LANES TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED.

Response: Noted. these security items have been included.

26. GRAFFITI MAINTENANCE – CPTED

- A. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM. GRAFFITI VANDALISM IS CHRONIC THESE DAYS AND THEREFORE BECOMES VERY EXPENSIVE TO REPEATEDLY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS, AND OFTEN ALSO COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY.

Response: Noted.

27. ELECTRONIC SURVEILLANCE – SECURITY STRENGTHENING

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

- A. M.O. 155.2407.E AND M.O. 115.26 SITE PLAN REVIEW STANDARDS: DEVELOPMENT COMPLIES WITH CRIME PREVENTION ***SECURITY STRENGTHENING - INCLUDES MECHANICAL AND ELECTRONIC SECURITY*** AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED INCLUDING ELECTRONIC SURVEILLANCE. SECURITY CAMERAS HELP DETER AND PROTECT PROPERTY AND PERSONS FROM THEFT, BURGLARY, ROBBERY, AND OTHER VIOLENT

CRIMES.”

- B. INSTALL VIDEO SURVEILLANCE OF ALL PRIVATE AND COMMERCIAL RESIDENTIAL INCLUDING ALL APARTMENTS, TOWNHOMES, CONDOMINIUMS, GATED COMMUNITIES, MOTELS, HOTELS, ETC., ALL COMMERCIAL WHOLESALE AND RETAIL BUSINESSES INCLUDING RESTAURANTS, SHOPPING PLAZAS, ENTERTAINMENT BUSINESSES, ETC., INDUSTRIAL DEVELOPMENTS, BUILDINGS, ETC.
- C. ENSURE ELECTRONIC SURVEILLANCE CAMERAS AND MONITORS ARE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. SHOW SIGHT “CONES” INDICATING COMPREHENSIVE COVERAGE. MONITORS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. PLACEMENT IN STRATEGIC LOCATIONS IS TO INCREASE SURVEILLANCE AND REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS INCIDENTS. LARGE MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE MANAGER’S OFFICE, FRONT DESK, LOBBIES, ETC.
- D. ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
- E. ENSURE LIGHTING PLACEMENT WILL ENHANCE RATHER THAN CONFLICT WITH CAMERA PLACEMENT. AVOID PLACING A LIGHT THAT WOULD CONCENTRATE LIGHT DIRECTLY INTO A CAMERA LENS THEREBY CAUSING INTERFERENCE IN OPERATIONAL EFFICIENCY.
- F. SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND INTO THE BUILDING PERIMETERS.
- G. ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING.

Response: Noted. these security items have been included.

28. MISCELLANEOUS: CPTED & SECURITY STRENGTHENING

- A. ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR (ALTHOUGH BOTH PREFERRED) POWER NEARBY EASILY ACCESSIBLE SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO MAY BE ATTRACTED TO THE PROPERTY’S AMENITIES AND/ OR VULNERABILITIES, AND THEN TRESPASS AND LOITER TO CHARGE THEIR MOBILE PHONES, ETC., OR COMMIT OTHER CRIMES OF OPPORTUNITY ONCE THEY’RE ON SITE.
- B. ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLET SPIGOTS HAVE A NEARBY EASILY ACCESSIBLE SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC., WHO MAY BE ATTRACTED TO THE PROPERTY’S AMENITIES AND/ OR VULNERABILITIES, AND THEN WHO FREQUENTLY TRESPASS AND LOITER TO WASH THEMSELVES AND THEIR CLOTHES, WHO

FREQUENTLY LEAVE SOILED CLOTHING AND LOTS OF LITTER BEHIND OR COMMIT OTHER CRIMES OF OPPORTUNITY ONCE THEY'RE ON SITE.

- C. ANY BLIND AREAS NOT COVERED BY SECURITY CAMERAS, INCLUDING SHARED INTERIOR HALLWAYS OF THE RESIDENT HOUSING FOR EXAMPLE, MUST HAVE CORNER / CONVEX SECURITY MIRRORS INSTALLED TO ASSIST IN VISIBILITY AROUND BLIND SPOT CORNERS TO DETER/ PREVENT CONCEALMENT/ AMBUSH OPPORTUNITIES.
- D. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- E. INSTALL ANTI-VEHICULAR IMPACT TRAFFIC SAFETY BOLLARDS AND/ OR LARGE HEAVY, PREFERABLY LIGHTED, PLANTERS ALONG STREET FRONT PEDESTRIAN ENTRANCE AND EXIT AREAS TO PREVENT SERIOUS VEHICLE INTRUSION ACCIDENTS/ INCIDENTS.
- F. IF THE BUILDING/ DEVELOPMENT HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED AND PASSWORD PROTECTED. AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.
- G. 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.
- H. EXTERIOR BENCH SEATING FOR PUBLIC USE (IF ANY) SHOULD BE CPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS TO DETER LOITERING, TRESPASSING, SLEEPING, VAGRANCY, ETC.

Response: Noted.

29. MISCELLANEOUS: CPTED & SECURITY STRENGTHENING - RESTAURANTS / RETAIL BUSINESSES

- A. VIDEO SURVEILLANCE SHOWN AS "IN USE" IN AND OF ITSELF CAN BE A POWERFUL CRIME DETERRENT.
- B. VIEWABLE MONITORS PLACED IN A CENTRAL AREA SHOW OUTWARD EVIDENCE TO ALL THAT VIDEO SURVEILLANCE IS IN USE FACILITY WIDE BROADCASTING CLEARLY THAT CRIMES WILL BE DISCOVERED, AND RECORDINGS USED AS EVIDENCE FOR ARREST AND FULL PROSECUTION.
- C. VIEWABLE MONITORS MAKE IT PLAINLY OBVIOUS THAT THE AREA, ITS VALUABLES, ITS EMPLOYEES, ITS CUSTOMERS (POTENTIAL VICTIMS OR SOMETIMES WOULD BE THIEVES - AS IN RUNNING OUT ON THEIR BILLS WHICH IS BECOMING MORE COMMON), ARE ALL BEING WATCHED OVER FOR THE SAFETY AND SECURITY OF EVERYONE AND THEIR VALUABLES

- D. A VIEWABLE MONITOR SHOULD DISPLAY WHAT'S GOING ON AT THE REAR DOOR AREA AS BUSINESSES WITH MULTIPLE DOORS SHOULD ENSURE THAT NOT ALL THESE DOORS ARE ALWAYS ACCESSIBLE TO ANY AND EVERYONE AT ANY TIME. BACK AND SIDE DOORS TO AND FROM THE KITCHEN, STORAGE ROOM, AND OFFICES SHOULD NORMALLY REMAIN LOCKED AND SECURED. LEAVING A BACK DOOR OPEN OR UNLOCKED IS INVITING TROUBLE. EXCEPT FOR AN EMPLOYEE NEEDING TO GO IN AND OUT FOR A SPECIFIC TASK, IT CREATES A READILY AVAILABLE OBVIOUS OPPORTUNITY FOR EMPLOYEES TO DISCREETLY SLIP OUT OF THE BUILDING WITH MONEY OR RESTAURANT PROPERTY. FURTHERMORE, IT ALSO MAKES IT ALL TOO EASY FOR A THIEF OR POTENTIALLY DANGEROUS SUBJECT TO QUICKLY ENTER THE RESTAURANT AND STEAL OR ASSAULT THOSE INSIDE. EFFECTIVELY RESTRICTING ACCESS THROUGH THE SIDE REAR DOOR WILL KEEP STAFF AND EVERYONE SAFER AND DETER THEFT. STAFF MUST BE TRAINED AND REMINDED TO KEEP THE DOOR CLOSED AND LOCKED AND NOT TO LEAVE IT PROPPED OPEN INADVERTENTLY INVITING THIEVES INSIDE. OF COURSE, IT GOES WITHOUT SAYING, A QUICK RELEASE EXIT HANDLE MUST BE INCLUDED ON THE INSIDE OF THE DOOR AND A BUZZER SHOULD BE ACTIVATED ON THE DOOR WHENEVER IT'S OPENED.
- E. CAMERA FEEDS THAT ARE TO REMAIN OFF LIMITS TO STAFF FOR INTERNAL SECURITY REASONS, ETC., DO NOT HAVE TO BE DISPLAYED ON THE VIEWABLE MONITOR BUT CAN BE VIEWED ON ANY OTHER SECURE MONITOR OR DEVICE FROM ANYWHERE, AND THAT SHOULD SUFFICE TO SATISFY THE CONCERNS OF MANAGEMENT REGARDING VIEWABLE MONITORS. THOSE SECURE RECORDINGS CAN BE VIEWED REGULARLY OR AS NECESSARY.
- F. DRIVE THROUGH SERVICE STATION WINDOWS MUST HAVE ADEQUATE BULLET RESISTANT GLASS OR FILM TO PROTECT EMPLOYEES AND CUSTOMERS AS THESE LOCATIONS ARE MORE PRONE TO SERIOUS CRIMES INCLUDING VIOLENT ARMED ROBBERIES.

Response: Noted.

30. BUSINESS SECURITY ORDINANCE: NATURAL AND ELECTRONIC SURVEILLANCE. IF THE BUSINESS OR ANY OF THE TENANTS WILL OPERATE A LATE-NIGHT BUSINESS, THEN COMPLIANCE WITH THIS IN DETAIL IN THE DEVELOPMENT REVIEW CPTED/SECURITY STRENGTHENING NARRATIVE AND DRAWING SUBMISSIONS FOR REVIEW.

DESCRIBE IN DRAWING AND NARRATIVE PLANS:

* VIDEO OR SECURITY CAMERA SYSTEM: EVERY LATE-HOURS BUSINESS SHALL MAINTAIN A VIDEO OR SECURITY CAMERA SYSTEM THAT IS CAPABLE OF MONITORING, RECORDING AND RETRIEVING A CLEAR AND IDENTIFIABLE IMAGE TO ASSIST LAW ENFORCEMENT PERSONNEL IN OFFENDER IDENTIFICATION AND APPREHENSION. SAID SYSTEM SHALL COMPLY WITH ALL OF THE FOLLOWING STANDARDS:

- I. BE IN OPERATION AT ALL TIMES;
- II. BE READILY VIEWABLE AND ACCESSIBLE BY EMPLOYEES;
- III. AT LEAST ONE CAMERA RECORDING THE INTERIOR OF THE BUSINESS;
- IV. AT LEAST ONE CAMERA RECORDING ANY PARKING AREAS, (CAMERAS MUST COVER ENTIRE PARKING AREA UP TO THE PERIMETER); AND

- V. ALL RECORDINGS MUST BE RETAINED AND AVAILABLE TO POLICE FOR A PERIOD OF 72 HOURS FROM THE DATE OF RECORDING;

Response: Noted.

(IF APPLICABLE) ALL WINDOW SIGNAGE PROVIDED AT LATE-HOURS BUSINESSES MUST ALLOW A CLEAR AND UNOBSTRUCTED VIEW FROM THE OUTSIDE OF THE BUILDING AND IN A NORMAL LINE OF SIGHT OF THE CASH REGISTER AND SALES TRANSACTION AREA.

PROVIDE THE FOLLOWING IN ON NARRATIVE PLANS:

- I. OPERATIOAL HOURS IN WRITING;
- II. COMPREHENSIVE PARKING LOT AREA SURVEILLANCE CAMERA COVERAGE/ CAPTURE. SHOW SIGHT "CONES";
- III. AT LEAST ONE CAMERA RECORDING THE INTERIOR OF THE BUSINES (IF APPLICABLE) (COMMERCIAL/ RETAIL/ ETC. BUSINESSES) CLEAR SIGHTLINE TO CASH REGISTER/ SALES COUNTER AREA FROM EXTERIOR SHOW SIGHTLINE PATH;
- IV. (IF APPLICABLE) (COMMERCIAL/ RETAIL/ ETC. BUSINESSES) AVOID SIGHTLINE OBSTRUCTIVE TALL INVENTORY STACKING AND SHELVEING THAT BLOCKS NATURAL AND/ OR ELECTRONIC SURVEILLANCE;

Response: Noted.

If you have any questions or require additional information, please do not hesitate to contact us at 954-314-8468 or jbaez@bowman.com



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