

Applicant’s Responses to Pre-Application Comments - June 11, 2024

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PZ24-12000011

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| Rev Cycle | Group Name        | Reviewer Name                             | Review Status            | Review Comments   |
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| 1         |                   |   |                          |   |
|           | BUILDING DIVISION | Todd Stricker<br>todd.stricker@copbfl.com | AuthorizedWithConditions | <p>BLDG 4-22-24</p> <p>Advisory Comments<br/>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.<br/>Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p><b>Applicant’s Response: Buildings comply with local, state, federal codes. See CS-01 for cited codes.</b></p> <p>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.</p> <p><b>Applicant’s Response: Building will comply with FBC_BCA 105.2.3.</b></p> <p>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.</p> <p><b>Applicant’s Response: Contractor will comply with City Ordinance 53.16(A)(1).</b></p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p><b>Applicant’s Response: Contractor will provide temporary screened fence in compliance with city ordinances.</b></p> <p>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.</p> <p><b>Applicant’s Response: Contractor will comply with FBC 3306.1.</b></p> <p>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)</p> <p><b>Applicant’s Response: Acknowledged. Flood hazard areas and base flood elevations are included on sheets CE2 through CE2D.</b></p> <p>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</p> |

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|  |  |  | <p>person because that person has a disability.</p> <p><b>Applicant’s Response: See CS-01 for cited current codes.</b></p> <p>FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.</p> <p><b>Applicant’s Response: See CS-01 for cited current codes.</b></p> <p>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.</p> <p><b>Applicant’s Response: Elevators are provided in all residential buildings per FBC A221.1.1. See floor plans on A1 sheets.</b></p> <p>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.</p> <p><b>Applicant’s Response: Accessible routes are shown on sheet SP-01 per FBC A206.2.1.</b></p> <p>FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.</p> <p><b>Applicant’s Response: Architect and engineer of record will determine which design requirements are necessary to comply with the current codes per FBC_BCA 107.3.4.0.6.</b></p> <p>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.</p> <p><b>Applicant’s Response: Noted. Separate building applications will be provided for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.</b></p> <p>2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.</p> <p><b>Applicant’s Response: Provisions for approved automatic sprinkler systems will be provided in compliance with the building code.</b></p> <p>3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.</p> <p><b>Applicant’s Response: Materials and assemblies used in the fire rated construction will be in compliance with the building code, FBC 701.1.</b></p> <p>4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are</p> |
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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.

**Applicant’s Response: Data will be provided for materials that have not been tested to ensure fire resistance rating is not reduced per FBC 703.2.**

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

**Applicant’s Response: Exiting will comply with FBC sections 1003 through 1013.**

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

**Applicant’s Response: Buildings will comply with emergency escape and rescue openings for R-2 occupancies. There are no R-3 occupancies in this project.**

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

**Applicant’s Response: Life safety plans and code data information will be provided in the CD series sheets per FBC\_BCA 107.1.1.**

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

**Applicant’s Response: Product approvals will be provided in the set prior to permitting.**

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

**Applicant’s Response: Shop drawings will be approved by architect, engineer, and contractor prior to installation and submitted to building official.**

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

**Applicant’s Response: Sheets will be signed electronically by architect or engineer.**

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

**Applicant’s Response: All drawings will be stamped and third party verified.**

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|  |  |  | <div>12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.</div> <div>Applicant’s Response: Special inspector form will be completed if enforcing agency will require a special inspector for certain components of the building.</div> <div>13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.</div> <div>Applicant’s Response: Shoring and any associated formwork will be designed and inspected by an engineer.</div> <div>14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.</div> <div>Applicant’s Response: Structural inspection plan will be submitted before permit issuance if there is a threshold building.</div> <div>15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.<br/>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.</div> <div>Applicant’s Response: A roofing permit application will be provided in compliance with the high-velocity hurricane zone requirements.</div> <div>16. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.</div> <div>Applicant’s Response: Parking count for accessible spaces will comply with the requirements set by FBC.</div> <div>17. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.</div> <div>Applicant’s Response: Parking for guests will be provided in accordance with table 208.2.</div> <div>18. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation “Van Accessible.” Reference Engineering Standard 300-5.</div> <div>Applicant’s Response: Accessible spaces will be marked with signs with the international symbol of accessibility, and van spaces will be identified as such.</div> <div>19. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.</div> <div>Applicant’s Response: Floor and slab to be concrete construction. All deferred submittals will be provided to building official and approved prior to</div> |
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|     |  |           | <p>installation.</p> <p>20. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.</p> <p><b>Applicant’s Response: Acknowledged. Areas adjacent to buildings will be graded so that runoff flows away from buildings towards the surface water management system. Grades can be shown on sheets CE2 through CE2D.</b></p> <p>21. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.</p> <p><b>Applicant’s Response: Acknowledged. Areas adjacent to buildings will be graded so that runoff flows away from buildings towards the surface water management system. Grades can be shown on sheets CE2 through CE2D. Minimum slopes and distances per this code section are to be followed to the maximum extent practicable.</b></p> <p>22. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.</p> <p><b>Applicant’s Response: Contractor and owner will be responsible to ensure that all rights-of-way remain free at all times of all construction waste and trash resulting from construction.</b></p> <p>23. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.</p> <p><b>Applicant’s Response: Estimated permit value will be provided at the time of application.</b></p> <p>24. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect’s or engineer’s knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.</p> <p><b>Applicant’s Response: Plans will be signed and sealed by architect or engineer of record, and 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.</b></p> |
| BSO | Anthony Russo<br>Anthony_Russo@sheriff.org | In Review | <p>*** Attention***</p> <p>Please Thoroughly Read &amp; Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner’s Agent Understands &amp; Will Comply With All The Following Conditions:</p> <p>A. *** CPTED / SECURITY CONSULTANT ***</p> <p>The services of an independent, and highly experienced, qualified, and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite</p>   |

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|  |  |  | <p>processing.</p> <p><b>Applicant’s Response:</b> PLANW3ST is an independent, experienced CPTED consultant and prepared the CPTED plans for this project. This has been noted on sheet PS-1.</p> <p>B. *** DISCLAIMER ***<br/>SAFETY AND SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.</p> <p><b>Applicant’s Response:</b> This has been noted on sheet PS-1.</p> <p>C. *** CPTED &amp; SECURITY STRENGTHENING ***<br/>CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance.</p> <p><b>Applicant’s Response:</b> Conditions are addressed herein, and also described in detail on the narrative and in the submitted CPTED plans (sheets PS-1 through PS-4).</p> <p>D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS ***<br/>... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS...” THIS REQUIRES BOTH SECURITY STRENGTHENIG &amp; CPTED TO BE ADDRESSED FOR PLANNING &amp; ZONING REVIEW &amp; APPROVAL.</p> <p><b>Applicant’s Response:</b> Both security strengthening &amp; CPTED conditions are addressed in the CPTED narrative and submitted CPTED Plans, sheets PS-1 through PS-4.</p> <p>E. *** PRELIMINARY APPLICATION REVIEWS (PAM) ***<br/>All comments made by the Broward Sheriff’s Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses.</p> <p><b>Applicant’s Response:</b> This has been noted on sheet PS-1.</p> <p>F. *** CPTED &amp; SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: ***<br/>Note: If EITHER the SECURITY STRENGTHENING AND 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 and narrative plans. DO NOT JUST SAY “ACKNOWLEDGED.!” Clearly stating “WILL COMPLY,” with a detailed description of HOW it will comply is required.</p> <p><b>Applicant’s Response:</b> Both security strengthening &amp; CPTED conditions are addressed in the CPTED narrative and submitted CPTED Plans, sheets PS-1 through PS-4.</p> <p>***THE CPTED &amp; SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED PLAN FOR APPROVAL: ***</p> <p>A1. Natural Surveillance (Lighting)</p> |
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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.”

Applicant’s Response: This has been noted on sheet PS-1.

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.  
Goal: 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.

Applicant’s Response: This has been noted on sheet PS-1.

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

Applicant’s Response: This has been noted on sheet PS-1.

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.

Applicant’s Response: This has been noted on sheet PS-1.

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.

Applicant’s Response: Sidewalks are lit by public street lighting and proposed building lighting. Parking lots and garages will be illuminated using light poles/light fixtures as shown in the photometric plan.

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.

Applicant’s Response: This has been noted on sheet PS-1.

A2. Natural Surveillance – Security Strengthening

1.) Designated ADA access ramps should utilize see through fence railing for improved natural surveillance.  
Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, encourage vagrancy & provide concealment for other types of criminal activity i.e.: loitering, trespassing, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

Applicant’s Response: No solid walls are proposed near designated ADA access ramps.

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2.) Exterior design elements and/ or features, whether elevated or not, such as walkways, promenades, ramps, whether ADA compliant or not, must not have solid walls obstructing &/ or preventing Natural Surveillance. If an elevated/ raised design element and/ or design feature obstructs Natural Surveillance, it creates unintended vulnerable and potentially dangerous concealment and/ or ambush opportunities for quality-of-life issues/ disturbances and/ or crimes to occur. Another important concern to the success of a development’s sustainability is understanding that areas which attract intruders, loiterers, trespassers, etc., frequently result in profuse littering and persons using the area, especially afterhours, to relieve themselves contrary to the intended use of the development. These unintended consequences also deter owners, operators, tenants, etc., as a result of the chronically increased maintenance expenses.  
Purpose: Deter unintended loitering, trespass. Avoid creating concealment &/ or ambush opportunities for crime. Reduce avoidable expensive maintenance costs.

**Applicant’s Response: No solid walls are proposed. We are proposing fencing, extending between buildings and vehicle gates and building gaps and around green spaces. Vehicle gates will be arm-gates. The parking areas reserved for residents will be access-controlled by the arm-gate.**

4.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design.  
Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass, loitering & vagrancy.

**Applicant’s Response: There are no exterior stairwells.**

5.) Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, 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, etc. Note that recessed building facades frequently attract unintended loiterers, trespassers, and criminals due to protection from the weather, and opportunity for concealment/ ambush. Also, neighbors, security and police patrols often cannot observe anyone possibly a threat who is tucked inside a recessed alcove.  
Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, vagrancy, etc.

**Applicant’s Response: Recessed areas required for code compliance will be covered within camera view angles and building/street lighting. I need to see the ground floor plan in detail if zoning requires any offsets.**

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

**Applicant’s Response: This has been noted on sheet PS-1.**

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2.) 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.

Applicant’s Response: This has been noted on sheet PS-1.

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

Applicant’s Response: Vulnerable areas not covered by natural surveillance are covered within camera view angles.

B. Access Control – Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary  
Examples of signage can include, but 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.

Applicant’s Response: This has been noted on sheet PS-1.

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.

Applicant’s Response: This has been noted on sheet PS-1.

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

Applicant’s Response: This has been noted on sheet PS-1.

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.

Applicant’s Response: Security alarms for commercial spaces are the responsibility of the commercial space end-users (not yet selected). This cannot be guaranteed at this time.

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.

Applicant’s Response: Security alarms for commercial spaces are the responsibility of the commercial space end-users (not yet selected). This cannot be guaranteed at this time.

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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 should 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.

Applicant’s Response: This has been noted on sheet PS-1.

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.

Applicant’s Response: Security alarms for residential units are the responsibility of the residents of each space (after construction). This cannot be guaranteed at this time.

B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Room

1.) 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:

Applicant’s Response: Trash areas in this project are within the garage, via trash chute.

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.

Applicant’s Response: Trash areas in this project are within the garage, via trash chute, within an eclosed room. Only residents with a key (access-controlled) can get inside the buildings.

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.

Applicant’s Response: Trash areas in this project are within the garage, via trash chute, within an eclosed room. Only residents with a key (access-controlled) can get inside the buildings.

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.

Applicant’s Response: Trash areas in this project are within the garage, via trash chute, within an eclosed room. Only residents with a key (access-controlled) can get inside the buildings.

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|  |  |  | <div>5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.</div> <div>Applicant’s Response: Trash areas in this project are within the garage, via trash chute, within an eclosed, lit room. Only residents with a key (access-controlled) can get inside the buildings.</div> <div>6.) Dumpster areas must be secured with Access Control and video surveillance.</div> <div>Applicant’s Response: This has been noted on sheet PS-1. All buildings will be access-controlled.</div> <div>7.) Enclosed trash rooms must be equipped with either constant lighting &amp;/or a secured motion sensor photocell lighting system that will provide immediate illumination upon entry.</div> <div>Applicant’s Response: This has been noted on sheet PS-1.</div> <div>B2. Access Control – Security Strengthening for Key Control &amp; Management Office.</div> <div>1.) Any keys, key fobs, key card devices &amp;/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.</div> <div>Applicant’s Response: This has been noted on sheet PS-1.</div> <div>2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.</div> <div>Applicant’s Response: This has been noted on sheet PS-1.</div> <div>3.) A surveillance camera must monitor the office key storage area.</div> <div>Applicant’s Response: This has been noted on sheet PS-1.</div> <div>C. Territorial Reinforcements – Security Strengthening</div> <div>1.) Submit a Broward Sheriff’s Office No Trespass Program Affidavit simultaneously with the application.</div> <div>Applicant’s Response: Affidavit will be submitted during permitting. A note regarding the No Trespass Program has been added to sheet PS-1.</div> <div>2.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6’ to 7’ feet in 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.</div> <div>Applicant’s Response: This has been noted on sheet PS-1.</div> |
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3.) 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.

Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

**Applicant’s Response: This has been noted on sheet PS-1.**

4.) Solid walls 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.

**Applicant’s Response: No solid platforms or solid walls are proposed. We are proposing fencing, extending between buildings and vehicle gates and building gaps and around green spaces. The vehicle gates will be arm-gates.**

5.) Solid walls 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.

**Applicant’s Response: No low solid walls are proposed. We are proposing a 6’ solid wall along the E side of parcel 1.**

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.

**Applicant’s Response: We are proposing an arm-gate. The parking areas reserved for residents will be access-controlled by the arm-gate.**

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.)

**Applicant’s Response: We are proposing an arm-gate. The parking areas reserved for residents will be access-controlled by the arm-gate.**

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

**Applicant’s Response: There is no parking garage. There is a vehicle arm-gate at each entrance as close to the street as allowable by code with the exception of guest spaces near the clubhouse. All off-street parking will be reserved for either retail use, resident use, or guest parking use.**

4.) (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized

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guests use only. (In the case of a retail, restaurant or like business this is optional)

Applicant’s Response: This has been noted on sheet PS-1.

5.) (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

Applicant’s Response: This has been noted on sheet PS-1.

6.) (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Applicant’s Response: This has been noted on sheet PS-1.

7.) 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.

Applicant’s Response: By code, curbing is required as wheel stopping devise for parking spaces. This is already shown on the plans.

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

Applicant’s Response: This has been noted on sheet PS-1.

9.) 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

Applicant’s Response: Traffic calming is proposed by different uses of pavers within the project. No other traffic calming is proposed.

10.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

Applicant’s Response: No bollards are proposed at this time.

11.) (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.

Applicant’s Response: There is no garage.

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12.) (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.

**Applicant’s Response:** Garage is small scale only for the use of residents. No Blue Light Call Assistance System is proposed at this time.

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

**Applicant’s Response:** This has been noted on sheet PS-1.

14.) (Commercial, Industrial, Multi-family) Per Broward County Fire 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.

**Applicant’s Response:** This has been noted on sheet PS-1.

15.) 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.

**Applicant’s Response:** Refer to striping plan. In addition, we will be using change of pavement at main entrances into the site.

D. Maintenance & Management – Security Strengthening

1.) For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Multi-Family 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, etc.

Purpose: To provide employees / on-site staff members the ability to instantly call for emergency aid for any rapidly escalating disturbances, crimes in progress, crisis situations &/or life-threatening events.

**Applicant’s Response:** Security alarms for commercial spaces are the responsibility of the commercial space end-users (not yet selected). This cannot be guaranteed at this time.

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.

**Applicant’s Response:** This has been noted on sheet PS-1.

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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 vagrants, 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.

**Applicant’s Response:** This has been noted on sheet PS-1.

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 vagrants, 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.

**Applicant’s Response:** This has been noted on sheet PS-1.

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.

**Applicant’s Response:** This has been noted on sheet PS-1.

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

**Applicant’s Response:** This has been noted on sheet PS-1.

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.

**Applicant’s Response:** All areas are covered with either door viewers, natural surveillance, or electronic surveillance. Convex mirror note has been noted on sheet PS-1.

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.

**Applicant’s Response:** This has been noted on sheet PS-1.

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.

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|        |   |                 | <p><b>Applicant’s Response: Bicycle parking/racks are located close to the main access doors.</b></p> <p>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.<br/>Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.</p> <p><b>Applicant’s Response: This has been noted on sheet PS-1.</b></p> <p>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 to deter unintended excessive loitering, trespassing, lying down, sleeping, vagrancy, etc.</p> <p><b>Applicant’s Response: This has been noted on sheet PS-1.</b></p> <p>4.) Thorough criminal background checks should be completed for all full-time &amp; part-time employees as well as volunteers, especially for any positions involving access to juveniles, sensitive information &amp; the handling of money.</p> <p><b>Applicant’s Response: Criminal background checks are the responsibility of the commercial space end-users (not yet selected). This cannot be guaranteed at this time.</b></p> <p>***Note***<br/>Please issue DRC Comment Responses in the Affirmative such as “Will Comply” or “Will Be Done”.<br/>Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous &amp; do not clarify compliance.</p> <p><b>Applicant’s Response: All comments are addressed herein as well as on CPTED Narrative and CPTED Plans, sheets PS-1 through PS-4.</b></p> |
| ZONING | Pamela Stanton<br>pamela.stanton@copbfl.com | PendingResubmit | <p>1. Provide written responses to all comments.</p> <p><b>Applicant’s Response: Written responses to all comments are provided herein.</b></p> <p>2. The proposed project will be a Major Site Plan/Building Design application.</p> <p><b>Applicant’s Response: Major site plan designation will be identified in the narrative.</b></p> <p>3. Please include language in the Project Narrative explaining how the Density Bonus was applied overall and for each parcel (1 and 2) to achieve 303 dwelling units, where 244 units are allowed by right, and that the proposed project is in the Center and Edge Sub-Areas of the ETOC, the proposed Building Typology, etc. which further describes the project as it is proposed in the new ETOC.</p> <p><b>Applicant’s Response: Additional information was added to the justification statement, SP-01 and SP-02 sheets explaining density and density bonus application. Please note the parcels in the Project were previously unified for development purposes via declaration in lieu of unity of title.</b></p> <p>4. Provide a copy of the Plat.</p> <p><b>Applicant’s Response: A copy of the Pinehurst Plat (Book 5, Page 13) is included with the submittal.</b></p> <p>5. For DRC submittal, provide a plan that delineates, labels and identifies the EOD Sub-Areas, Building Heights, Use Areas, Density zones, Street Heirarchy</p>  |

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|  |  |  | <p>and Greenway/Open Space, consistent with the EOD Regulating Plans.</p> <p><b>Applicant’s Response:</b> Sheet SP-02 includes a zoning plan with the additional requested information.</p> <p>6. On the Site Data Table, provide two columns for each category: “Required” and “Provided.”</p> <p><b>Applicant’s Response:</b> Columns have been added to site data tables.</p> <p>7. On the Site Data Table, provide the information that is required/maximum/minimum and provided for all Zoning items such as lot coverage, pervious/impervious area, etc.</p> <p><b>Applicant’s Response:</b> Site data table are updated to show required and provided zoning items.</p> <p>8. Provide a parking detail, consistent with Engineering Standard 300-3. Show all on-site parking spaces with double striping and wheel stops on the plans.</p> <p><b>Applicant’s Response:</b> City standard parking details are shown on sheet CE16. Wheelstops or continuous curbing are shown on sheet CE3. Double-striped parking spaces are shown on sheet CE4.</p> <p>9. The non-residential area requires 19 parking spaces. The Parking Summary shows 18. Revise the Parking Summary to reflect the correct number of required spaces.</p> <p><b>Applicant’s Response:</b> Parking data table added to show accurate parking count. 20 parking spaces provided for retail.</p> <p>10. Provide building elevations with call-outs/key/legend for all materials, colors, finishes, etc. Show dimensions for heights, lengths, widths, etc.</p> <p><b>Applicant’s Response:</b> See A4 sheets for elevations with callouts, material schedule, and dimensions.</p> <p>11. Provide floor plans for each residential unit model, lobby, amenity areas, etc.</p> <p><b>Applicant’s Response:</b> See A1 sheets for building floor plans.</p> <p>12. Provide labels and dimensions on all drawings for all project elements.</p> <p><b>Applicant’s Response:</b> Dimensions provided throughout set.</p> <p>13. Provide a plan that shows the locations of the building footers/foundation and how far they extend outward from the building. The intent is to minimize the impact of the footers to the green areas that are intended for landscape material.</p> <p><b>Applicant’s Response:</b> A detail will be provided to show how far footers extend outward from the building.</p> <p>14. Illustrate how the Private Open Spaces will be visually and physically isolated from the adjacent public spaces, including Public Open Space and rights-of-way.</p> <p><b>Applicant’s Response:</b> Private open spaces shall be isolated from public open space and right of ways with fencing and landscape. See site plan for locations of fencing.</p> <p>15. Utilities and related infrastructure cannot diminish the Public Open Space that is used to satisfy the Density Bonus requirement or required Private Open</p> |
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|  |  |  | <p>Space, nor can utilities be located in conflict with existing and proposed trees.</p> <p><b>Applicant’s Response: Utilities will be placed so that they do not interfere with the Public Open Space or required plantings</b></p> <p>16. Sheet CE-3, Overall Paving Plan includes multiple notes that references the Hardscape Plan. A Hardscape Plan was not found in the submittal. Provide a Hardscape Plan as referenced.</p> <p><b>Applicant’s Response: Notes have been corrected to refer to Landscaping Plans for paver details.</b></p> <p>17. Provide cross-sections of the project site at all roadways showing the proposed finished grades and elevations of the site and the relation to the adjacent rights-of-way.</p> <p><b>Applicant’s Response: Cross sections at each roadway are provided on the A5 series sheets.</b></p> <p>18. Provide a narrative describing how the proposed development complies with each of the following Major Site Plan review standards in Section 155.2407.E:</p> <ul style="list-style-type: none"><li>1) Is consistent with the comprehensive plan;</li><li>2) Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);</li><li>3) Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;</li><li>4) Complies with all other applicable standards in this Code;</li><li>5) Complies with all requirements or conditions of any prior applicable development orders;</li><li>6) The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;</li><li>7) Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;</li><li>8) Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;</li><li>9) Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support; and</li><li>10) Complies with adopted Fire Codes and Standards per City Code Section 95.02;</li><li>11) Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and</li><li>12) Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.</li></ul> <p><b>Applicant’s Response: A Justification Statement/Narrative has been provided with this submittal which addresses all of the above.</b></p> <p>19. Advisory comment: On-street parking spaces cannot be “reserved” for Atlantic One residents or visitors and are available as public parking. With 72 on-street parking spaces, 275 private on-site parking spaces are provided for 303 residential units and 5,561 square feet of non-residential space which may not be sufficient.</p> <p><b>Applicant’s Response: Understood. The vision for the TO-EOD was to reduce dependence on automobiles. Applicant has designed the Project to encourage usage of the adjacent bus stop and bicycles by providing ample bicycle parking. Based on Applicant’s experience with many other similar projects, the parking will be sufficient for the number of units and retail space.</b></p> <p>20. Section 155.3501.H.2: Where the distance between the property line and the edge of pavement or curb is not deep enough to accommodate the required sidewalk and/or landscape strip, a dedicated public easement must be provided prior to Building permit approval.</p> |
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Applicant’s Response: Applicant will confer with City staff on preferred design on south side of Parcel 3 to either provide the required street scape items onsite at reduced widths or in easement area.

21. Section 155.3501.I.2.h: Provide bicycle parking in accordance with the requirements.

Applicant’s Response: Bicycle parking is provided per requirements. See site data table.

22. Section 155.3501.J.2.: The minimum width of the perimeter landscaping strip must be 5 feet exclusive of walls and other structures, regardless of development type. The plans do not comply, specifically but not limited to the landscape strip along the east perimeter of Parcel #2.

Applicant’s Response: Site plan readjusted to provide a minimum 5’ wide perimeter landscaping strip.

23. Section 155.3501.J.2: Provide a 5-foot wide landscape median along the row of parking spaces that are located in the area that is open to the sky on Parcel 2 .

Applicant’s Response: Site plan readjusted to provide a minimum 5’ wide landscape median between the rows of parking spaces.

24. Section 155.3501.J.2.: Provide the dimension for each landscaped island, with a minimum width of 5 feet.

Applicant’s Response: No landscape island is less than 5’. See site plan and civil plan with dimensions.

25. Section 155.3501.J.3.a: Provide detailed information pertaining to the requirement for suspended pavement systems for trees in landscape areas directly abutting paved areas. Required tree soil volume must be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph.

Applicant’s Response: Modular suspend pavement system shall be specified. See sheet L-6.

26. Section 155.3501.J.3.f.iii: Provide a detail for proposed tree grates, compliant with ADA requirements and sized appropriately for each tree species at maturity, and details for all site elements such as but not limited to fences, walls, benches, trash receptacles, site lighting, etc.

Applicant’s Response: Street trees shall be in addapave tree pit systems. See detail on sheet L-5. Site elements and furnishings are noted on plans, but shall be specified at time of building permit.

27. Section 155.3501.L.1: Show the locations of all proposed and existing mechanical equipment, television antennae, satellite dishes, communication devices, air conditioning units and similar systems, in compliance with the regulations of this Section.

Applicant’s Response: Locations of mechanical units will be provided on the A2 series sheets. Units will be screened by parapets.

28. Section 155.3501.M: For DRC, provide a Site Lighting Plan/Photometric Plan, in compliance with this section.

Applicant’s Response: A site lighting and photometric plan will be provided.

29. Section 155.3501.N, TO District Height Standards: Provide building heights on all elevations and heights of any rooftop elements that exceed the height of the roof, in compliance with Table 155.3501.N.1. Provide a roof plan and show all rooftop elements.

Applicant’s Response: Building heights and heights of rooftop elements are shown on A4 sheets elevations. Roof plans provided on A2 sheets.

30. Section 155.3501.O.2.c: Any building frontage along a primary, secondary or tertiary street that exceeds 160 feet must incorporate a building break of at

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|  |  |  | <p>least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the City street grid. Demonstrate how this requirement has been met for any building that exceeds 160 feet.</p> <p><b>Applicant’s Response: Building 1000, 3000, and 4000 frontages have been adjusted to include a minimum 30’ width by 10’ depth open space area that serves as a building entrance. See site plan for dimensions.</b></p> <p>31. Section 155.3501.O.2.h.i.a): The minimum depth of a ground floor active use liner is 20 feet. Provide dimensions for all active use liners, in compliance with this requirement.</p> <p><b>Applicant’s Response: Retail spaces along E. Atlantic Blvd. are at least 20’ in depth.</b></p> <p>32. Section 155.3501.O.2.h.ii.d): Ground floor active use for nonresidential or residential lobby must have a transparent clear glazed area of not less than 70 percent of the façade area. Provide information and/or a diagram indicating compliance.</p> <p><b>Applicant’s Response: Note added to A4 elevation sheets. Percentage is shown on elevation drawings.</b></p> <p>33. Section 155.3501.O.2.h.ii.g): The glazed area must have a minimum visible light transmittance of 75 percent and a maximum reflectance of 15 percent. Provide detailed information indicating compliance.</p> <p><b>Applicant’s Response: Note added to A4 elevation sheets.</b></p> <p>34. Section 155.3501.O.2.h.ii.h): The glazed area must be design to allow view of an interior space at least five feet deep. The view into a commercial use must not be permanently obstructed by screens, shades, shutter or opaque films applied to the glazing. Add a note to the plans accordingly.</p> <p><b>Applicant’s Response: Note added to A4 elevation sheets.</b></p> <p>35. Section 155.3501.O.2.h.iii.a): A minimum of 30% of all ground floor street walls must be fenestrated with windows. Provide information and/or a diagram indicating compliance.</p> <p><b>Applicant’s Response: Note added to A4 elevation sheets. Percentage is shown on elevation drawings.</b></p> <p>36. Section 155.3501.O.2.h.iii.b): Mirror type glass is prohibited. Add a note to the plans accordingly.</p> <p><b>Applicant’s Response: Note added to A4 elevation sheets.</b></p> <p>37. Section 155.3501.O.2.h.iii.c): All glazing must be of a type that permits view of human activities and spaces within the structure. Add a note to the plans accordingly.</p> <p><b>Applicant’s Response: Note added to A4 elevation sheets.</b></p> <p>38. Section 155.3501.O.2.i.ii: Architectural treatment shall be provided through a combination of two or more treatments including, but not limited to, the use of materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of planters; and architectural lighting. On elevations, label all materials and treatments and assemblies in compliance with this section.</p> <p><b>Applicant’s Response: See A4 elevation sheets for material tags and schedule of materials.</b></p> |
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| 39. Section 155.3501.O.5: Clarify whether any projections and encroachments of architectural elements are proposed, in compliance with Table 155.3501.O.5, Maximum Allowable Projections and Encroachments of Architectural Elements. Delineate any encroachments on the Site Plan.<br><br><b>Applicant’s Response: No encroachments are proposed.</b>  |
| 40. Section 155.3709.D.2.a: Areas intended for commercial uses on the ground floor of all non-residential and mixed-use buildings must be a minimum of 12 feet in height. Provide detailed information indicating compliance.<br><br><b>Applicant’s Response: See streetscape sections on A5 sheets.</b>  |
| 41. Diagram 155.3709.F.2, T-7. Typical 60’ R.O.W. with parking on both sides: Provide calculations indicating compliance with the requirement for a minimum of 20% of the area within the setback to be landscaped and consist primarily of sod, ground cover, ornamental grass, planters, or tree grates.<br><br><b>Applicant’s Response: Design of the 60’ right-of-way areas with parking complies with Diagram 155.3709.F.2, T-4, which is the diagram for a 60’ right-of-way with parking on both sides. This diagram specifies landscape type to be “5’ landscape strip or 5’ tree grates abutting parking and building entrances”. The landscaping provided is concurrent with this diagram.</b> |
| 42. Section 155.3709.I.2.b.i: All buildings must provide a minimum percentage of active use along the front and street side building frontages, in accordance with Table 155.3709.I.2.b. Provide figures on the Site Plan indicating compliance.<br><br><b>Applicant’s Response: Active use percentages added to zoning plan on sheet SP-02.</b>  |
| 43. Section 155.3709.I.6.a.i: Multifamily dwellings in the Core and Center Sub-Areas must provide a minimum of one off-street parking space per unit OR one off-street parking space per 1,000 square feet of gross floor area or fraction thereof, whichever is greater. Provide calculations indicating which parking methodology is greater and revise the Site Data Table and plans, if necessary.<br><br><b>Applicant’s Response: One space per unit count is bigger. Calculation provided in Site Data table on Sheet SP-01.</b>  |
| 44. Section 155.3709.I.6.a.ii: Multifamily Dwellings in the Edge Sub-Area must refer to Table 155.5102.D.1: Minimum Number of Off-Street Parking Spaces for parking requirement. Provide calculations based on the requirements of the Table and revise the Parking tabulations in the Site Data table as needed.<br><br><b>Applicant’s Response: Calculation provided in Site Data table on Sheet SP-01.</b>   |
| 45. Section 155.3709.J: A Traffic Analysis is required if the proposed development is expected to generate more than 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street. Cost recovery fees will be charged to the Applicant for evaluation of the required Traffic Analyses. The Traffic Analysis is required to be completed prior to site plan approval.<br><br><b>Applicant’s Response: Acknowledged. Applicant will contact P. Stanton separately regarding the traffic study.</b>   |
| 46. Section 155.3709.K: each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees of at least \$10,000 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County’s mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with 7 or more units. Payment of the in-lieu-of fees is not an option when applying policy 2.16.3.<br><br><b>Applicant’s Response: Note added to sheet SP-01.</b>  |
| 47. Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the  |

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|  |                        |   |                 | <p>development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive the requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.</p> <p><b>Applicant’s Response: All overhead utility lines will be placed underground to the maximum extend practical, as determined by the utility company.</b></p> <p>48. Section 155.5602.C.4: Provide elevations that comply with the base, middle and top standards for buildings of three or more stories for mixed-use development.</p> <p><b>Applicant’s Response: See A4 elevation sheets for proposed design with base, middle, top standards.</b></p> <p>49. Section 155.5802.A: Mixed-use development in the Transit-Oriented (TO) district shall achieve at least 18 points selected from Table 155.5802. Provide documentation of techniques that will be used to satisfy the proposed options, as necessary, at the time of application submittal. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question.</p> <p><b>Applicant’s Response: A list of sustainability techniques to reach 18 points is provided in the justification statement and on sheet SP-02.</b></p> <p>50. Section 155.9401.G: Building Height is measured from average finish grade in front of the building, and is measured as NAVD. The building elevation sheet indicates that the building height is measured from finish floor, not finish grade.<br/>The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.</p> <p><b>Applicant’s Response: Average grade plane information and building height callouts have been added to A4 elevation sheets at the “front” elevations.</b></p> |
|  | UTILITIES              | Nathaniel Watson<br>nathaniel.watson@copbfl.com | In Review       | <p><b>No pre-application comments from utilities have been posted to the ePlan pre-application submittal or provided to the Applicant to date.</b></p>   |
|  | ENGINEERING DEPARTMENT | David McGirr<br>david.mcgirr@copbfl.com         | PendingResubmit | <p>4-29-24</p> <p>The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:</p> <p>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.</p> <p><b>Applicant’s Response: Acknowledged, this will be provided at time of Engineering and Building Permit submittal.</b></p> <p>2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.</p> <p><b>Applicant’s Response: Acknowledged, this will be provided at time of Engineering and Building Permit submittal.</b></p> <p>3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.</p>  |

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|  |  |  | <p><b>Applicant’s Response: Acknowledged, this will be provided at time of Engineering and Building Permit submittal.</b></p> <p>5. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval or exemption for Construction Dewatering Activities.</p> <p><b>Applicant’s Response: Acknowledged, this will be provided at time of Engineering and Building Permit submittal.</b></p> <p>6. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit or exemption. if dewatering of the water table aquifer is required to facilitate the construction of the proposed project.</p> <p><b>Applicant’s Response: Acknowledged, this will be provided at time of Engineering and Building Permit submittal.</b></p> <p>7. Submit / upload a sediment and erosion control permit for the subject project.</p> <p><b>Applicant’s Response: An Erosion Control Plan, sheet CE17, and Erosion Control Details, sheet CE18 have been included with this submittal.</b></p> <p>8. Submit / upload a City Engineering permit application from one of the following licensed and qualified contractors to construct the proposed onsite/off-site PGD and utility work connected to the City utility system: State licensed CGC, State CUC or Broward County licensed Engineering Contractor.(AT TIME OF PERMITTING)</p> <p><b>Applicant’s Response: Acknowledged, this will be provided at time of Engineering and Building Permit submittal.</b></p> <p>9. Submit / upload a copy of a signed agreed upon contract or an itemized schedule of values for the items listed in comment # 8. Include the project costs for the potable water main and water service lines up to the location of the City water meter location. For the gravity wastewater collection systems sewer service lateral include all project cost up the right-of-way line. For the off-site paving, grading and drainage. The proposed on-site paving (Include the project costs for driveway and parking area subgrade, lime rock base, new asphalt paving, paver block pavement, concrete curbing and concrete curb and gutter. (AT TIME OF PERMITTING)</p> <p><b>Applicant’s Response: Acknowledged, this will be provided at time of Engineering and Building Permit submittal.</b></p> <p>10. Prior to the approval of the City Engineering Division, the City’s Planning and Zoning Division must approve these plans.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>11. Prior to the approval of the City Engineering Division, the City’s Utilities Division must approve these plans.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>12. Place note on ALL 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 &amp;/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.</p> <p><b>Applicant’s Response: Note provided on plan. See note #25 on sheet L-5.</b></p> |
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|  |  |  | <p>13 : Please note on civil plan sheet 007, 008, 009, 010, and 011 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.<br/>This note needs to be on plans:<br/>How to retire old laterals<br/>If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)<br/>If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)<br/>If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)<br/>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)</p> <p><b>Applicant’s Response: This note, Note #2, has been added to sheets CE1 thru CE1D. The How To Retire Old Laterals note is shown on sheet CE9.</b></p> <p>14. PGD plans to not show any proposed paving for the city right-of-way. Full lane restoration will be required for the entire project.</p> <p><b>Applicant’s Response: Please refer to sheet CE3, Overall Paving Plan, for notes regarding the paving for the City right-of-way. This note has been included as Note #4.</b></p> <p>15. With the proposed on-street parking please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.</p> <p><b>Applicant’s Response: This note is shown on sheet CE3, note #3.</b></p> <p>16. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.</p> <p><b>Applicant’s Response: This detail has been included on sheet CE10.</b></p> <p>17. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, right-of-way grass swales, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website.<br/><a href="https://www.pompanobeachfl.gov/government/engineering/standard-details">https://www.pompanobeachfl.gov/government/engineering/standard-details</a></p> <p><b>Applicant’s Response: The applicable City Standard Details have been included on sheets CE5,6,7,8,10,11,12,16.</b></p> <p>18, Note on plan sheet 008 that the two proposed fire hydrants that are scheduled to be relocated will be restrained prior to the relocation.</p> <p><b>Applicant’s Response: These notes have been added to sheet CE1 and CE1C.</b></p> <p>19. Overlay existing and proposed utilities on the silva cell plan sheet.</p> <p><b>Applicant’s Response: Existing utilities and silva cells shown on Landscape Plan sheet L-6.</b></p> <p>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.</p> <p>**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****</p> |
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|  |                  |                                       |                 | Applicant’s Response: Acknowledged. Responses to comments have been provided.   |
|  | LANDSCAPE REVIEW | Wade Collum<br>wade.collum@copbfl.com | PendingResubmit | <p>4.29.24</p> <p>1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.</p> <p><b>Applicant’s Response: Overhead utilities will be relocated underground except along Atlantic Blvd. where FPL transmission lines will remain.</b></p> <p>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.</p> <p><b>Applicant’s Response: Previously approved survey with trees shall be resubmitted per discussion with Pompano Landscape. Please see “Correspondence from W. Collum Re Tree Appraisal - May 20, 2024” uploaded to the Documents folder.</b></p> <p>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. Palm tree values will be based on the Cost Replacement method.</p> <p><b>Applicant’s Response: Previously approved arborist report and tree disposition plan and appraisals shall be resubmitted per discussion with Pompano Landscape. Please see “Correspondence from W. Collum Re Tree Appraisal - May 20, 2024” uploaded to the Documents folder.</b></p> <p>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.</p> <p><b>Applicant’s Response: Values of existing specimen trees and sizes of non specimen trees to provided per previous tree disposition plan and arborist tree evaluations. Please see “Tree Identification Ledger _ Appraisal Atlantic One” uploaded to the Documents folder.</b></p> <p>5. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.</p> <p><b>Applicant’s Response: Understood mitigation replacement trees to be in addition to code required trees. See Sheet L-1 with mitigation values.</b></p> <p>6. Provide an overall landscape plan to match the other overall submittals so that an accurate review can be performed.</p> <p><b>Applicant’s Response: See overall landscape plan on sheet L-1.</b></p> <p>7. Please label streets on the landscape plans.</p> <p><b>Applicant’s Response: Streets are labeled on all three parcels.</b></p> <p>8. Provide a graphic scale on landscape plan.</p> <p><b>Applicant’s Response: Graphic scale provided on landscape plans.</b></p> <p>9. Shift proposed sidewalk on NE corner of Parcel 3 to not encroach into the critical root zone of relocated oak tree. Proved tree # to match tree dipso.</p> |

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Applicant’s Response: Tree number# 522 added to relocated tree on parcel 3. Sidewalk reduced around tree so as to not encroach into critical root zone.

10. Label Public and Private open space on the landscape plan to match the site plan. How will these areas be fenced and what is the grade differential from the existing sidewalk / street?

Applicant’s Response: See revised site plan and landscape sheets with open space labeled and fencing shown. See civil plan with proposed grades.

11. Provide VUA requirements as per 155.5203.D along the East side of Parcel 2, 5’ wide with shrubs and canopy trees @ 1:40’. Is the wall existing or proposed? Suspended pavement will need to utilized to meet the soil requirements for these areas.

Applicant’s Response: See revised sheet L-3 with increased 5’ wide landscape area along east perimeter. A new wall is proposed. Suspended pavement will be proposed to meet any necessary soil volumes required.

12. Flowering trees are only required along the West and East sides of SE 18th Ave and the North and South sides of SE 2nd St. The additional flowerings trees can remain but wanted to clarify.

Applicant’s Response: Understood.

13. No foundation plantings are shown on the building on Parcel 1and Parcel 2, clarify and correct.

Applicant’s Response: Foundation planting have been added to buildings.

14. Flowering tree sizes can be reduced to 14’ – 16’ based on availability.

Applicant’s Response: Sizes in plant list have been updated.

15. As per 155.3501.K.5.a.i. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan. Cluster like flowering trees together in street tree layout.

Applicant’s Response: See revised plans and street tree plantings for Greenway streets Atlantic Ave, SE 18<sup>th</sup> Ave and SE 2<sup>nd</sup> Street .

16. As per 155.3501.K.5.d d. At the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.

Applicant’s Response: The shade trees along Atlantic Blvd shall be 24 in height with an 8’ CT.

17. Add an additional Oak tree on Parcel 3 West side to match the East side

Applicant’s Response: Oak added. See revised sheet L-4.

18. There appears to be conflicts with Utilities on the SW corner of Parcel 3, adjust and correct.

Applicant’s Response: Street trees adjusted per underground existing utilities.

19. Provide pervious calculations.

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**Applicant’s Response:** Pervious/impervious calculations are shown on site data table on sheet SP-01.

20. Verify the amount of on street parking as it takes away from direct street tree presence for shade out over the roadway.

**Applicant’s Response:** The on street parking is part of the required parking count.

21. The minimum space between parking row Parcel 1 parallel parking row and Parcel 2 stand alone row is to be a minimum of 5’ per the TO district.

**Applicant’s Response:** Parking areas have been revised to comply with 5’ min width for landscape areas.

22. As per 155.3501.J.2.c: The landscape area between abutting parallel parking bays shall be at least five feet wide.

**Applicant’s Response:** Parking areas have been revised to comply with 5’ min width for landscape areas.

23. Change out ED’s to Pink Tabebuias as they have a more upright growth pattern and are better suited for that area.

**Applicant’s Response:** Trees species has been changed to pink tabebuias in the smaller landscape areas.

24. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**Applicant’s Response:** Curbing shall be installed around VUA adjacent to landscape areas. See revised site plan.

25. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

**Applicant’s Response:** See architectural plans.

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

**Applicant’s Response:** A modular suspended pavement system shall be installed where needed to provide required soil volumes. See sheet L-6 for preliminary layout.

27. 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.

**Applicant’s Response:** Root barrier or modular suspended pavement system shall be proposed in landscape areas where shade trees are adjacent to hardscapes or utilities.

28. Provide a separate color highlighted sheet showing locations of suspended pavement systems including soil volumes with balanced tree locations. Provide all notes, details, and specifications.

**Applicant’s Response:** A preliminary layout of suspended modular pavement system shall be provided at DRC and a detailed plan with notes and details shall be provided at time of building permit. See sheet L-6.

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|  |  |  | <div>29. Show and note all suspended pavement systems on civil plans as well.</div> <div>Applicant’s Response: Suspended pavement system to be included in civil set prior to construction drawings.</div> <div>30. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas.</div> <div>Applicant’s Response: There are no large specimen palms proposed on sidewalks or pedestrian access areas.</div> <div>31. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16’ tall and palms to be 22’ OA, please adjust.</div> <div>Applicant’s Response: See larger tree sizes of 16’ in plant list.</div> <div>32. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5’ of landscape areas between the building and the VUA areas. Parcel 1 &amp; 3 needs work and larger tree islands. Provide what is required vs. what is going to be proposed as to a superior landscape design. For discussion.</div> <div>Applicant’s Response: See revised VUA landscape area and additional proposed landscape for south building in Parcel 1. Palms and continuous shrub plantings are proposed along the foundation of the southern building in Parcel 1 between VUA and building as part of a superior landscape. See sheet L-2.</div> <div>33. 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 on all 3 parcels. These areas will require the suspended pavements system with soil volume requirements per 155.5301.J.3.a.</div> <div>Applicant’s Response: Understood.</div> <div>34. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.</div> <div>Applicant’s Response: Curbing provided between any VUA and landscape areas.</div> <div>35. Show how requirements as per 155.5203.E., Building Base Plantings are being met for all building elevations facing public roadways</div> <div>Applicant’s Response: Foundation planting provided at buildings facing public roads.</div> <div>36. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.</div> <div>Applicant’s Response: Understood.</div> <div>37. Provide Maintenance agreement for the ongoing upkeep of proposed tree grates on site.</div> <div>Applicant’s Response: To be provided by Owner prior to CO.</div> <div>38. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas.</div> |
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**Applicant’s Response:** There are no large specimen palms proposed on sidewalks or pedestrian access areas.

39. Provide a photometric plan.

**Applicant’s Response:** Photometric plan has been provided by the electrical engineer.

40. 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.

**Applicant’s Response:** Preliminary irrigation plan provided. See sheet IR-1 thru IR-4.

41. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

**Applicant’s Response:** Bubblers shall be provided at all proposed tree locations. See irrigation plans.

42. Provide

**Applicant’s Response:** Comment is incomplete. Please provide the complete comment for review.

43. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24”. It is staffs recommendation that all trees VUA perimeter trees be 14’ OA to create a largest CPTED clear line of sight from roadway.

**Applicant’s Response:** Note provided as part of general notes # 26 on sheet L-5.

44. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

**Applicant’s Response:** Note provided on plans see sheet L-5.

45. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**Applicant’s Response:** Note provided on plans see sheet L-5.

46. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**Applicant’s Response:** Note provided on plans see sheet L-5.

47. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

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|  |                 |   |                 | <p>Applicant’s Response: Note provided on plans see sheet L-5.</p> <p>48. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.</p> <p>Applicant’s Response: Note provided on plans see sheet L-5.</p> <p>49. Provide a note that plant spacing shall supersede plant quantity to fill the bed.</p> <p>Applicant’s Response: Note provided as part of general notes #22 on sheet L-5.</p> <p>50. Change soil mixture percentage to be 70% / 30 % sand to muck, discuss with staff.</p> <p>Applicant’s Response: Soil mixture revised. See note #9 of general notes on sheet L-5.</p> <p>51. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.</p> <p>Applicant’s Response: Note as part of general notes #23 on sheet L-5. Note also on sheet L-1.</p> <p>52. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation</p> <p>Applicant’s Response: Note as part of general notes #8 on sheet L-5.</p> <p>53. and be replaced with planting soil prior to landscape installation.</p> <p>Applicant’s Response: Part of note #8.</p> <p>54. All tree work will require permitting by a registered Broward County Tree Trimmer.</p> <p>Applicant’s Response: Understood. Note included in general notes #24 on sheet L-5.</p> <p>55. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.</p> <p>Applicant’s Response: Responses to comments have been provided.</p> <p>56. Additional comments may be rendered a time of resubmittal.</p> <p>Applicant’s Response: Understood.</p> |
|  | CRA             |   | Assigned        | No pre-application comments from CRA have been posted to the ePlan pre-application submittal or provided to the Applicant to date.   |
|  | FIRE DEPARTMENT | Jim Galloway<br>jim.galloway@copbfl.com | PendingResubmit | ( ) 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   |

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|  |  |  | <p>maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.</p> <p><b>Applicant’s Response: Buildings 1000, 2000, 3000 and Clubhouse are sprinklered with full NFPA 13 sprinkler system. Building 4000 is sprinklered with NFPA 13R sprinkler system. Building construction is Type IIB. Full sprinkler shop drawings to be submitted in permit process. Building square footages are provided on sheet SP-01.</b></p> <p>( ) 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.</p> <p><b>Applicant’s Response: Hydrant flow tests will be provided.</b></p> <p>( ) 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.<br/>Installation of assembly as per backflow/meter specifications and following standards:<br/>NFPA 13 Standards of Installation of Fire Sprinklers,<br/>NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.<br/>All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).</p> <p><b>Applicant’s Response: Documentation will be provided at the time of permit and construction.</b></p> <p>( ) Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2018 Ch. 18 Sec. 18.5.7)</p> <p><b>Applicant’s Response: Notes and detail included on sheet L-5.</b></p> <p>( ) Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6 in. (NFPA 1 2018ed chapter 18 section 18.2.3.5.1.2)</p> <p><b>Applicant’s Response: 14’ vertical clearance is provided under the buildings. See A4 series sheets for elevations.</b></p> <p>( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.</p> <p><b>Applicant’s Response: Provided on civil sheet CE-19. This sheet, CE19, has been added to the plan set. Turning radius of 30ft and 50ft is shown, as well as Vehicle Tracking of the fire truck circulating through each parcel.</b></p> <p>( ) 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)</p> <p><b>Applicant’s Response: Shaft will be provided for conduit and testing. Plans and testing results to be submitted at time of permit.</b></p> |
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|  | PLANNING | Jean Dolan<br>Jean.Dolan@copbfl.com | PendingResubmit | <p>Atlantic One’s site plan revision eliminates their vesting under the previous version of Chapter 154.80 (affordable in lieu fee) and 155.3708.K (Affordable Housing in the ETOC). The City’s new requirement to generate the entitlements in the ETOC is to use County Policy 2.16.3 (15% moderate income affordable – no buy out option) or 2.16.4 (15% affordable and 50% of the ground floor of the portion of the building facing Atlantic Boulevard is non-accessory commercial space. Buy-out is allowed if using 2.16.4 at \$10,300 payable on Every Unit Entitled – in this case 303). It will have to be determined if the amount of non-accessory commercial use proposed in the project, is enough to meet the requirements of County Policy 2.16.4 to determine if that policy can be used to generate the entitlements for the project. The Applicant must either set aside 46 (15% per ETOC land use plan requirements) of the 303 units for affordable housing (which can be moderate income which goes up to 120% of median) OR they can pay the current in lieu fee of \$10,300 for EVERY unit in the project. The in-lieu fee is escalated 3% on every January 1st. The buyout if paid in 2024 would be \$3,120,000 and if paid in 2025 will be \$3,214,527.</p> <p>If the Applicant doesn’t want to buyout at this high dollar figure, they could use Policy 2.16.3 instead which requires the same 46 moderate income affordable units but does not specify the bedroom mix for those units like 2.16.4 does. The attached sample Declaration of Restrictive Covenants follows the 2.16.4 model and has a specification of bedroom mix for the affordable units. The Applicant will need to record a customized Declaration if they choose to set aside the 15% affordable required in the ETOC.</p> <p><b>Applicant’s Response: Per email correspondence with J. Dolan, the Applicant is vested for the buyout option as it was paid to the City as part of the prior site plan approval for the Project.</b></p> |