

## DEVELOPMENT REVIEW COMMITTEE

Meeting day:

May 13, 2024

### 580 BRINY AVENUE APARTMENTS – Site Plan

**Request:** Major Site Plan  
**P&Z Number:** 22-12000043  
**Owner:** Claridge Homes Beachboys LP  
**Project Location:** 580 Briny Avenue  
**Folio Number:** 494306060260  
**Land Use Designation:** Medium-High (MH 16-25 DU/Acre)  
**Zoning District:** RM-20/AOD (Multiple-Family Residential 20 /Atlantic Overlay District)  
**Commission District:** Andrea McGee (District 1)  
**Agent:** Andrew J. Schein  
**Project Planner:** Diego Guevara (954-786-4310 [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com))

#### Summary:

The applicant is requesting a Major Site Plan and Building Design approval for the construction of a new ten- story Mixed-use building. The property is located at the northeast corner of Briny Avenue and SE 6th Street. It comprises 17 apartment units, a commercial area (665 sf.), 36 parking spaces (furnished with mechanical lifts, in addition to 1 ADA, and resident amenities on 38,761 sf. (0.89 acres approximately) parcel.

The property zone designation is Multiple Family Residential 20 (RM-20); it is also within the Atlantic Overlay District (AOD), which modifies some of the requirements and development standards of the residential zone designation.

Staff Conditions

#### PLANNING

Max Wemyss | [Max.Wemyss@copbfl.com](mailto:Max.Wemyss@copbfl.com)

Status: Authorized with Conditions

1. Permitted uses in Medium-High (25) land use allows space within residential buildings to be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purpose. The proposed nonresidential in the building is well below this threshold and is permitted.

#### RESPONSE: Acknowledged.

2. The property is platted (Blount Bros. Subdivision) recorded in the Broward County Records (PB 2, Pg. 43). There do not appear to be any amendments to the original plat, and no plat notes restrict the use of the property.

#### RESPONSE: Acknowledged.

3. The survey included with the submittal does not include dimensions to the centerline of the right-of-way. Provide a revised survey that includes the dimension from the property line to the centerline.

**RESPONSE: Please see revised survey for dimensions to centerline of right-of-ways.**

4. The property abuts S Briny Avenue and SE 6 Street. The survey indicate that these roads are 50 feet wide, which has been dedicated to the City by Plat.

**RESPONSE: Acknowledged.**

5. Applicant must provide a copy of Broward County School District approval reviewing school capacity availability determination (SCAD), prior to building permit approval.

**RESPONSE: Acknowledged.**

6. Provide a platting determination letter from Broward County Planning Council confirming that re-platting is not required the proposed development.

**RESPONSE: Acknowledged. Applicant will request a plat determination letter and will provide the letter to the City prior to the application for a building permit.**

7. The city has sufficient capacity to accommodate the proposal.

**RESPONSE: Acknowledged.**

## ZONING

Diego Guevara | [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com)

Status: Pending Resubmit

Provide a written response to all comments issued.

1. Explain how the garage lifts will be operated. The operation of the mechanical lifts by the residents is not allowed. You must provide a Valet Parking agreement.

**RESPONSE: Mechanical lifts will be valet operated and a Valet Parking agreement will be executed.**

2. Revise the location of the proposed bicycle racks.

**RESPONSE: Bicycle racks have been relocated away from the building entrance to be on the north and south sides of the commercial space. See Site Plan sheet A-101 for revised locations.**

3. Illustrate the VUA area on the site plan.

**RESPONSE: See Site Plan sheet A-101 for vehicular use area that's open to the sky, indicated with a hatch pattern.**

4. How do you get access to the Mechanical room on the second floor?

**RESPONSE: Mechanical room on second floor has been removed. See revised sheet A-103 Level 02 Floor Plan for reference.**

## Modified Development Standards - AOD

5. Table 155.3703.D.4 *Yard Setbacks and Building Façade Placement* requires at least 50% of the building base to be located within the build-to-zone area. The proposed ground floor plan has glazing elements within the required zone; however, such elements correspond to the drop-off area and the offset glass shield, which is not an integral part of the structure's main façade. In other words, the building will not be significantly affected if one, the other, or both of these elements are removed. Locate a significant mass of the building base in the build-to-zone area as required.

**RESPONSE:** The ground floor has been revised to have a more significant portion of the commercial and residential amenity spaces within the build-to-zone along both the Briny Avenue right-of-way as well as the SE 6<sup>th</sup> Street right-of-way. The canopy over the porte cochere is also a significant element to the design of the building base, and the horizontal overhang is structurally integrated with the vertical columns supporting it. Refer to the Build-to-Zone Exhibit and calculations on sheet A-101.5, demonstrating compliance with the Build-to-Zone requirements along both rights-of-way.

6. Sec 155.3703.F.4. *Articulation of Building Base and Step Back of Upper Floors*. This provision of the Code requires that:

- a. Any building over 50 feet high shall articulate a base that forms the street facing façade of the building. Provide a clear and defined base of the building. It may be up to 50 feet height.

**RESPONSE:** The commercial space and amenity space on the ground floor at the south and southwest have been expanded to have a more significant presence and create a more prominent building base. In addition, the west balconies on levels 02-10 have been reduced to comply with the 10' minimum setback above the building base. Refer to elevation sheets A-201 through A-204 for demonstration of compliance with the defined building base in the build-to-zone as well as the 10' minimum setback above the building base.

- b. Any street-facing building facade placed within the build-to zone identified in Section 155.3703.D.4, *Yard Setbacks and Building Facade Placement*, shall not exceed a height of 50 feet, shall not exceed a height of 50 feet, and any parts of the building greater than 50 feet high shall be stepped back at least ten feet behind the lower building facade.

**RESPONSE:** The commercial space and amenity space on the ground floor at the south and southwest have been expanded to have a more significant presence and create a more prominent building base. In addition, the west balconies on levels 02-10 have been reduced to comply with the 10' minimum setback above the building base. Refer to elevation sheets A-201 through A-204 for demonstration of compliance with the defined building base in the build-to-zone as well as the 10' minimum setback above the building base.

7. Table 155.3703.F.5. *Fenestration and Transparency*. Demonstrate compliance with this provision of the Code. The Mixed-use development must have a minimum of 50% of the ground level with window and door openings.

**RESPONSE:** The project complies with the minimum 50% fenestration and transparency requirements of code section 155.3703.F.5. along both right-of-ways as illustrated on sheet A-205 Fenestration Diagrams.

8. Demonstrate compliance with Sec. 155.3703.F.6. *Parking Deck or Garage Design*. This

provision of the Code requires garage facades which face a street shall provide habitable space along the ground level facade.

**RESPONSE:** Per code section 155.3703.F.6.b.iii., a parking deck or garage with more than one street-facing façade shall provide at least 75% of the width of one of the street-facing facades with habitable space. Such habitable space shall extend at least 20 feet into the structure. The façade facing SE 6<sup>th</sup> Street has 78.1% habitable space and extends over 20' into the structure as illustrated on sheet A-101.5 Build-to-Zone / Parking Garage Design Exhibit.

9. Provide a Photometric Plan as required by Sec. 155.5401.B.3 Lighting Plan. No exterior lights are shown at the pool area. Are you providing any illumination device at the east side of the property (back of the project)?? Revise plan as needed.

**RESPONSE:** See sheet A-501 for Ground Level Photometric Plan. No exterior lighting is proposed at the east side of the property and the pool will be closed at night due to turtle lighting. Any future exterior lighting will be coordinated and approved by Fish and Wildlife prior to installation.

10. Review and comply with Sec. 155.5402 *Lighting Requirements for Marine Turtle Protection*. Include a narrative and specifications of glazing to avoid light spilling over the beach area.

**RESPONSE:** The project will comply with all relevant lighting requirements for Marine Turtle Protection and the glass will be tinted to have a visible light transmittance value of 45% percent or less within line of sight of the beach to avoid light spillage. Note has been added to elevation sheets A-201 through A-204.

11. Sec. 155.5802 *Sustainable Development Point Requirement*. Provide a narrative explaining how the project will achieve the Sustainable Points required by this provision of the Code.

**RESPONSE:** Per code section 155.5802, this mixed-use development is required to achieve at least 12 Sustainable Development points. This project will meet the requirements with 1. Efficient Cooling (all air conditioners are Energy Star certified, 2 points), 2. Hurricane Resistant Structures (the principal building is constructed to meet increased wind loads of 150 mph load minimum, 4 points), 3. Infill or Mixed Use Development (The development constitutes infill development and/or mixed use development, 4 points), and 4. Parking Structure (at least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage, 2 points)

## LANDSCAPE

Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

Status: Pending Resubmit

1. Please adjust tree locations to not all be within the side setbacks but disperse along the East and West sides.

**RESPONSE:** Shifted green buttonwood to provide better location and enhance dune planting.

2. Provide an enhanced dune planting on East side including but not limited to Coconuts, Sabals, Thrinax, trees, Sea grapes, sea oats, etc, Sod is not an adequate enhancement. All beach access shall not be perpendicular to the shore, please angle all beach access channels to the property

**RESPONSE:** Bahia is permitted by FDEP and allows for recreation area. Providing clusia

hedge, sea oat, muhly grass, Green Buttonwood, existing/relocated sabals, coconut palms and geigers, plumeria, yucca. Planting is intended on framing property and also not disturbing the existing dune planting. The access is existing and we are only removing exotics and replacing with native dune plant as per FDEP requirement. Landscape beds are naturalistic in nature to blend with existing dune planting.

3. Pursuant to Code Section 155.5203.D.3.b. Perimeter Landscaping Strips: Provide canopy trees spaced a maximum average of 40 feet on center within perimeter landscaping strips screening a vehicular use area from an abutting property or waterway and provide canopy trees spaced a maximum of 30 feet on center, and continuous shrubs along all VUA abutting ROW's as per the code section referenced above.

**RESPONSE: VUA is 1059 sq ft. which is just the driveway into garage. North VUA is 23 ft. from property line to parking garage entrance and the VUA is screened by the building and less than 6 ft. landscape in which we provide a tree and hedge. South VUA is 14 ft. from the property line and we provide tree and shrubs to screen neighbor and FPL transformer. Center island in ROW has the required street palms, Silver buttonwood trees (4 qty) in island because can't support larger tree as they will conflict with existing utility, also island is home to relocated bottle palms. Island also has street lighting and safety lighting.**

4. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 24' of landscape areas in accordance with the referenced code sections.

**RESPONSE: Per Code Section 155.5203.D.5 Landscaping Between Vehicular Use Areas and Buildings, "No landscaped area is required along those parts of an abutting building facade containing building entrances, driveways into garages or carports, or loading dock." All areas outside of the access to building and garage are landscape. Island is also keeping with visual clearance for CPTED. We have preserved most site trees and provided more trees in areas that meet "plant the right plant in the right place" per Florida Friendly Landscape.**

5. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: Parts of a wall, not the entirety of the front facing façade, please correct

- i. systems are provided for the adjacent vehicular use area Palms must be provided in multiples (doubles or triples);

**RESPONSE: Per Briny street tree = Sylvester. Also grouping of bottle palm (two groups of 3 transplanted).**

- ii. If palms and trees are combined, one row of shrubs can be provided;

**RESPONSE: Palms provided.**

- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;

**RESPONSE: Three layers provided, Hemerocallis, Golden Creeper and Muntz grass.**

- iv. If trees are provided, design must include a minimum of 2 species;

**RESPONSE: Silver buttonwood and Palms \*Sylvester.**

- v. Trees or palms must be a minimum of 14 feet in height;

**RESPONSE: Existing Sylvester palms exceed 20 OA. Also preserved by code requirement are the bottle palms which vary in height.**

- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;

**RESPONSE: Planting is over what is prescribed by code.**

- vii. Suspended pavements.

**RESPONSE: We can provide in driveway.**

6. Pursuant to Code Section 155.5203.G.2.c: Provide street trees at 1:40' linear feet in accordance with the referenced code section. These must be canopy trees, palms do not apply. Relocate proposed hyophorbe locations to create space.

**RESPONSE: Date Palms are the street tree for Briny as per your first comment in the 2023 project: "Trees #'d 357, 358, and 359 are required to stay in the ROW due the Briny streetscape design." Did the previously required Date Palm switch? Also asked: "Provide a note that a Notarized Certificate of Variety for the Medjool species for this site, this will be required at time of inspection" for the additional Date palm. Bottle will not survive on east of building and needs to be relocated to area that will not be an issue during the construction of site. Please advise if the City has a location to relocate or if we can replace with Geiger or Pigeon Plum.**

7. Pursuant to Code Section 155.5203: All proposed beach demolition and construction, landscaping and irrigation must first be approved by the State of Florida EPD. Approved, stamped plans and permit must be submitted with the building permit, permit will not be issued by the city without this being provided. In addition, provide an enhanced dune planting on east side of the property.

**RESPONSE: Acknowledged, enhanced dune planting repeat of comment 2.**

8. Pursuant to Code Section 155.5203: All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise.

**RESPONSE: Right tree right place as per Florida Friendly Principle and ordinance. As per first comments made by engineering 2022 "Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery**

or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans".

9. Pursuant to Code Section 155.5203: Identify sod in all open areas including ROW swales.

**RESPONSE: Sod is identified by hatch and label as well as on rendering on index sheet. Only a small amount provided in ROW for required life safety exit from building on North property line.**

10. 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.

**RESPONSE: This has been provided L-3.1 Details also included in Arch Sheets.**

11. Pursuant to Code Section 155.2411.B: A Tree Permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section.

**RESPONSE: Acknowledged and noted.**

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

**RESPONSE: Comment responses provided here within.**

13. Additional comments may be rendered at time of resubmittal.

**RESPONSE: Acknowledged.**

## **FIRE DEPARTMENT**

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

Status: Pending Resubmit

( ) High rise buildings require minimum 2 Fire Department Connections for standpipe systems. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09 (C))

**RESPONSE: Acknowledged. Please note FDCs will be provided on fire protection plans but proposed locations are shown on sheet C-2 Water and Sanitary Sewer Plan. Nearest fire hydrant at the SW corner of Briny Ave and SE 6<sup>th</sup> Street is also shown on sheet C-2. There is another fire hydrant on the SW corner of Briny Ave and SE 4<sup>th</sup> Street, which is less than 400' away from this project site.**

( ) Provide type of fuel to be used for proposed Life Safety Generator:  
If using natural gas, letter from gas company required that they are able to provide a reliable fuel supply as required. Diesel Generator must provide location of remote fueling location at ground level and staging of fuel truck. Truck cannot be within building and should be located out of traffic while fueling.



**RESPONSE: Diesel generator is currently being proposed. Fuel truck will stage on the north side of driveway outside of garage entrance. See revised site plan sheet A-101 for fuel truck staging area and remote fueling location.**

PZ24-12000003

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## ENGINEERING DEPARTMENT

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

Status: Pending Resubmittal

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

**RESPONSE: The (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit will be obtained prior to building permitting.**

2. Plan sheet 041 C-2. Possible existing sewer lat. could be used instead of going into paver roadway.

**RESPONSE: Acknowledged, the development and construction team will investigate the possibility of using the existing lateral. A note has been added to sheet C-2 to address this.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

6. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**RESPONSE: Noted, engineering plans will be completed with details prior to submittal to the Engineering Department for permit.**

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

**RESPONSE: The (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities will be obtained prior to building permitting.**

8. 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.

**RESPONSE: The (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities will**



**be obtained prior to building permitting.**

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. \*\*\*\*

## UTILITIES

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

Status: Pending Resubmit

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

**RESPONSE: Noted.**

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

**RESPONSE: BC EPD Surface Water management permit will be provided when it has been obtained.**

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

**RESPONSE: Noted, BMP's will be utilized. Please see Erosion Control and Pollution Prevention Plan C-3.**

4. Please submit a sedimentation and erosion control plan.

**RESPONSE: Please see Erosion Control and Pollution Prevention Plan C-3.**

5. Civil plan 041 C-2 Water & Sanitary sewer Plan must show the proposed 2" domestic water service just behind the recorded property line. The service must be shown with a 2" resilient seated gate valve and nota corporation stop. Please correct.

**RESPONSE: Revised, please see sheet C-2.**

6. Civil plan 041 C-2 Water & Sanitary sewer Plan must show the proposed 8" dedicated fire service just behind the recorded property line. The service must also note that an 8" dedicated fire meter is required. Please correct.

**RESPONSE: Revised, please see sheet C-2.**

7. Civil plan 041 C-2 Water & Sanitary sewer Plan that any existing water or sewer service available to the proposed development not utilized must be retired at the main as per City

specification by the owner.

**RESPONSE: Noted, please see sheet C-2.**

8. Please note that the proposed domestic and dedicated fire metered services 3" or larger are not stock items. These meters are subject to a six-month order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

**RESPONSE: Noted.**

9. Please note on Civil plan 041 C-2 Water & Sanitary sewer Plan the total site water consumption in (GPD) gallons per day.

**RESPONSE: Please see sheet C-2 for site water consumptions.**

10. Please note on Civil plan 041 C-2 Water & Sanitary sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.

**RESPONSE: Please see sheet C-2 for site wastewater discharge.**

11. Please attach the following City Engineering Standard details as they apply: 107-2 Typical 2" Water Service, 202-1 Adjustable Repair Coupling Notes.

**RESPONSE: Noted, please see detail sheets C-2.1 to 2.4.**

## BSO

Patrick Noble | [patrick.noble@copbfl.com](mailto:patrick.noble@copbfl.com)

Status: Pending Resubmittal

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

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

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

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

**Initials JY**

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

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

**Initials JY**

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

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

acknowledgement & compliance. \*\*\*

Initials JY

D. \*\*\* 155.2407.E.9., SITE PLAN REVIEW STANDARDS \*\*\*  
“... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS...”  
THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials JY

E. \*\*\* PRELIMINARY APPLICATION REVIEWS (PAM) \*\*\*  
All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

Initials JY

F. \*\*\* ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING \*\*\* Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. An example would be if a perimeter fence blocks the goals of Natural Surveillance because it has opaque screening, then this must be included in the CPTED/ Security Plan section for review by the BSO Security Plan reviewer in the CPTED/ Security Plan section folder.

Initials JY

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

Initials JY

H. \*\*\* LATE-NIGHT BUSINESS NOW OR LATER? YES \_\_\_\_\_ OR NO X  
Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials JY

I. \*\*\* ATTENTION VERY IMPORTANT \*\*\*  
Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY

ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder. PZ24-12000003  
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Initials JY

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE: SIGN



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

CONDITIONS REQUIRED FOR SECURITY STRENGTHENING & CPTED SAFETY & SECURITY PLAN APPROVAL THAT MUST BE ADDED TO THE ORIGINAL PLANS SUBMITTED:

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

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

**RESPONSE: A "Broward Sheriff's Office No Trespass Program Affidavit" will be submitted along with this application.**

b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances & all sides of the property: North, South, East, & West.

Initials JY

**RESPONSE: Broward Sheriff's Office No Trespass" signage will be provided. See notes added to CPTED plan, sheet A-303.**

c. Post BSO 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 & from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

Initials JY

**RESPONSE: Broward Sheriff's Office No Trespass" signage will be provided. See notes added to CPTED plan, sheet A-303.**

d. Property Rule signage language must be clear & prominently posted in appropriate areas listing clear policies & regulations regarding authorized legitimate activities &/ or unauthorized prohibited activities on the property. This helps to prevent, deter &/ or reduce disturbances &/ or violations that would otherwise occur & lead to avoidable & unnecessary calls for police response.

Initials JY

**RESPONSE: Property Rule signage will be provided as requested. See notes added to CPTED plan, sheet A-303.**

e. Way-Finding signage must be clear & prominently posted in appropriate areas indicating safe directional travel routes to warn & avoid users from getting confused & wandering into potentially

unsafe & dangerous areas that might expose them to increased safety & security risks.

Initials JY

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**RESPONSE: Way finding signage will be provided as requested. See notes added to CPTED plan, sheet A-303.**

## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance – Landscaping (Confirm all answers with Natalia)

a. Ensure to design out all landscaping & lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning & design experience in this specialized field.

Initials JY

**RESPONSE: All proposed light poles and building lights indicated on landscape plan with required clear zone to maintain photometrics and reduce conflict.**

b. Ensure to design out existing or potential concealment & ambush points to deter/ prevent criminal activity. Again, planning & design experience in this area is vital.

Initials JY

**RESPONSE: Landscape is stepped in height as per landscape code.**

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, & ground cover. Initials JY

**RESPONSE: When not in conflict with code requirement to screen. Maintenance heights are on the plant list.**

d. Maintain an 8'- feet clear tree trunk for canopy trees & tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. Initials JY

**RESPONSE: When possible, tall trees and palms will have a clear trunk of 8'.**

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

Initials JY

**RESPONSE: Noted.**

### 2B: Territorial Reinforcement - Landscaping

a. Design in dense, low-profile &/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing & to deny any concealed staging & ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc.

Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance & results in providing concealment/ ambush opportunities

Initials JY

**RESPONSE: Noted.**

### 3. CPTED Lighting Standards

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

Initials JY

**RESPONSE: See description in CPTED Narrative.**

- b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, (& Critical Infrastructure when applicable)."

Initials JY

**RESPONSE: Will be provided as requested. See notes added to CPTED plan, sheet A-303.**

- c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors & overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion & 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.

Initials JY

**RESPONSE: Acknowledged, these provisions will be provided. See notes added to CPTED plan, sheet A-303.**

- d. Install motion sensor security alert lights over the garage doors that are strategically focused on vehicles parked in driveways as an effective burglary, auto-theft, & robbery crime prevention/ deterrent.

Initials JY

**RESPONSE: Acknowledged, these provisions will be provided. See notes added to CPTED plan, sheet A-303.**

- e. Install motion sensor security alert lights over any garage egress side doors as a burglary crime prevention/ deterrent as these remote doors are not immediately visible to the roadway & out of sight of many of the neighboring residents & police patrols.

Initials JY

**RESPONSE: Acknowledged, these provisions will be provided. See notes added to CPTED plan,**

sheet A-303.

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

**RESPONSE: Acknowledged.**

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

**Initials** JY

**RESPONSE: Acknowledged.**

h. Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users & make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

**Initials** JY

**RESPONSE: Acknowledged.**

i. Design out any potential landscaping & lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting & surveillance.

**Initials** JY

**RESPONSE: Landscape has been designed to avoid obstructions to Natural or Electronic Surveillance. No landscape lighting is being proposed.**

j. Ensure all lighting (& cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

**Initials** JY

**RESPONSE: Landscape has been designed to avoid obstructions to Natural or Electronic Surveillance. No landscape lighting is being proposed.**

k. 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. **Initials** JY

**RESPONSE: Acknowledged, these provisions will be provided.**

l. Keeping the turtle ordinance in mind, install either pole or ground pedestrian scale lighting near the front entrances and along the pathway. When the area is darker during sunrise & sunset when daylight hours are shorter, the concern is keeping pedestrians in this area safe with adequate lighting. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents.



**RESPONSE: Acknowledged, See updated CPTED plan, sheet A-303. Lighting at the drop-off front entry is designed to meet the minimum footcandle requirements of the code and will comply with the turtle ordinance.**

4. Security Strengthening, Natural Surveillance & Access Control - Doors, Windows, Overhangs, Perimeter Fences & Walls, Etc.

a. For RESIDENTIAL APARTMENT/ CONDO UNIT/ HOTEL & MOTEL, ETC. DOORS: All solid exterior doors, including each individual residential unit entry and garage door, must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor & surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify & screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, fake employee, food delivery, etc. Criminal incidents of theft, burglaries & robberies can have very deadly consequences, so strategically planning & designing defenses ahead of time to prevent or deter these incidents is vital for safety & security.

Initials JY

**RESPONSE: Acknowledged, all residential solid exterior doors will have see-through reinforced security windows or 180-degree wide angle door viewer. A note stating this requirement has been added to the CPTED plan on sheet A-303.**

a. For RESIDENTIAL GARAGE & EXTERIOR BUILDING SOLID EXIT DOORS: All solid exterior doors must have either a see-through reinforced security window, or an audible & video intercom pager capable of monitoring the area outside the door. This includes service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor & surveil the exterior prior to exiting to avoid being ambushed upon exiting & becoming a victim of robbery or other crimes.

Initials JY

**RESPONSE: Acknowledged, all residential solid exterior doors will have see-through reinforced security windows or 180-degree wide angle door viewer. A note stating this requirement has been added to the CPTED plan on sheet A-303.**

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

Initials JY

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged. The pool barrier is proposed to be a 4' high glass guard to deter climbing and promote visibility.**

d. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Initials JY

**RESPONSE: Acknowledged.**

f. Include quality anti-pry redundant locks such as a robust security bar device for example in addition to the primary locking system on any ground or, if any, second level sliding glass doors (if any).

Initials JY

**RESPONSE: Acknowledged, anti-pry security bar devices will be provided for any ground or second level sliding glass doors.**

## 5. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

a. For RESIDENTIAL: Install hardwired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended, especially because of the frequency of firearms that are left in residences & vehicles that are stolen & later involved in incidents such as accidental shootings or domestic violence incidents in the home, &/ or in serious & violent criminal incidents such as robbery, rape, etc.

Initials JY

**RESPONSE: Acknowledged. Units will be pre- or hard wired for burglar security alarms. A note stating this requirement has been added to the CPTED plan on sheet A-303.**

b. For COMMERCIAL: Install hard wired burglar security alarms at any commercial property, including retail businesses & residential management offices, restaurants, etc., &/ or in commercial & industrial buildings wherever valuables of any kind are stored such as weapons, cash, jewelry, electronic equipment such as computers, monitors, & any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., dry goods, food supplies, etc., that are frequently targets of theft, frauds, burglaries & robberies. Alarms must be monitored & activated whenever businesses are closed, or all personnel are out of the building offices.

Initials JY

**RESPONSE: Will comply – a fixed concealed silent panic duress alarm and portable lanyard for redundancy will be provided for front desk receptionists/security. A note stating this requirement has been added to CPTED plan on sheet A-303.**

## 6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance & Security Strengthening

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

Initials JY

**RESPONSE: Acknowledged, a note for this requirement has been added to CPTED plan on sheet A-303.**

b. Dumpster areas must be secured with Access Control & video surveillance. Initials JY

**RESPONSE: Acknowledged, a note for this requirement has been added to CPTED plan on sheet A-303.**

7. Key Security: Access Control & Security Strengthening (For businesses with numerous keys on site such as residential or commercial units including hotels & motels, management offices, warehouses with numerous vehicles, trucks, locked storage closets, areas, etc., valuable assets on site including equipment, tools, supplies, food, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

a. Describe access key control security system - general description only, avoid listing specific location of key storage safe.

Initials JY

**RESPONSE: Access key control security system has not been designated yet, but will most likely be electronic. Low voltage consultant to design access control system closer to permitting.**

b. Key security office/ room/ key storage closet door must have an alarm & robust mechanical locking system. Initials JY

**RESPONSE: Acknowledged, key security office/room/key storage closet door will have an alarm and robust mechanical locking system. A note stating this requirement has been added to CPTED plan on sheet A-303.**

c. A surveillance camera must monitor the office & key storage area. Do not place the camera in the ceiling where it will only capture the tops of a potential criminal subject's head.

Initials JY

**RESPONSE: Acknowledge, key security office/room/key storage closet door will have an alarm and robust mechanical locking system. A note stating this requirement has been added to CPTED plan on sheet A-303.**

d. (If any) Management office door must have a reinforced security window, or at the minimum, a security viewer (peephole).

Initials JY

**RESPONSE: Acknowledged, this will be provided.**

8. Parking Lot &/ or Garage, & Adjacent Access Egress & Perimeters:

a. Parking garages & lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged & addressed so that business operators are fully aware of the security risks

& train operators & staff regarding best safety & security practices.

Initials JY

**RESPONSE: Parking garage will have access control vehicular gate. See CPTED plan, sheet A-303.**

b. For RESIDENTIAL ONLY: Explain how this development will secure the parking area/ lot to avoid allowing non-legitimate unauthorized users & dangerous trespassers from breaching inside private property to commit serious crimes including burglary, auto theft, robbery, sexual assaults & batteries, etc., therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials JY

**RESPONSE: Access control gates at vehicular entrance will close after each vehicle passes through, deterring tailgating/ "piggybacking". Surveillance cameras will be utilized as a secondary means of security. See CPTED plan illustrating the complete camera coverage.**

c. Vehicles have been burglarized in garages & parking lots leading to significant property loss, including weapons, & the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials JY

**RESPONSE: See CPTED plan illustrating the complete camera coverage.**

d. Violent Robbery incidents, primarily in garages & parking lots, have resulted in serious personal injuries & death to customers & employees, therefore no security surveillance camera coverage gaps can exist.

Initials JY

**RESPONSE: See CPTED plan illustrating the complete camera coverage.**

e. Ensure comprehensive garage & parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".

Initials JY

**RESPONSE: Enclosed parking garage will utilize surveillance cameras with comprehensive coverage of the area and access points. See CPTED plan illustrating the complete camera coverage.**

f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage will deter & help prevent trespass opportunities. These entrances must be under video surveillance.

Initials JY

**RESPONSE: Access control gates at vehicular entrance will close after each vehicle passes through and will be equipped with a surveillance camera.**

g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install

a robust security roll down gates that can be operated in times of need to close & secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

Initials JY

**RESPONSE: Acknowledged, a full height vehicular access gate will be used.**

h. (Multi-residential) Parking spaces should be clearly & individually marked & assigned for owners/ authorized guests use only. For security purposes, use a confidential parking space marking system that does not correlate & identify the individual residential unit number other than to authorized persons such as management.

Initials JY

**RESPONSE: Acknowledged, notes added to CPTED plan.**

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

Initials JY

**RESPONSE: Signage will be posted in parking area forbidding vehicles other than owner's/authorized guests to park and loiter in private parking lot. Notes added to CPTED plan.**

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

Initials JY

**RESPONSE: Towing signs will be posted and tow-away policy will be enforced against illegally parked or abandoned vehicles. Notes added to plan.**

k. (If possible) Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, & from having to risk walking dangerously in conflict with the car travel lanes.

Initials JY

**RESPONSE: Noted.**

l. Install an Anti-Tailgating Intrusion System to prevent unauthorized trespassers, criminals from tailgating into restricted parking areas as this is a common method criminal use to overcome security measures. Vehicles make it easy to quickly enter into a property, commit a crime & then quickly depart. They also make it easy to transport larger or larger amounts of stolen property that without a vehicle would not be as easy.

Initials JY

**RESPONSE: Access control gates at vehicular entrance will close after each vehicle passes through, deterring tailgating/ "piggybacking".**

L. Convex mirrors, rumble strips, warning signage and crosswalk markings will be implemented at garage entrance and pedestrian routes as necessary to increase visibility around corners, exits, and any point

requiring pedestrian safety measures.

**RESPONSE: Noted, these requirements have been added to the CPTED plan.**

9. (Only if any) Enclosed Parking Garage Emergency Blue Light Call System or other like emergency alert 911 call system - Security Strengthening

a. Locate the Blue Light Call Assistance System or other like emergency alert call system in all garage levels for emergency 911 police assistance. Place near elevators & staircases, including any remote staircases. Blue Light & surrounding area must be under video surveillance.

Initials JY

**RESPONSE: Blue Light Call Assistance System or an equivalent system will be provided as necessary in appropriate locations.**

10. Graffiti Maintenance - CPTED

a. Commercial, Industrial & Multi-Family Residential, including hotels & motels, etc., exterior wall surfaces along any building perimeter outside a fenced in area must be treated with a graffiti resistant resin up to 8 feet from the ground level to prevent vandalism. Graffiti vandalism is chronic these days & therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, & often also costly Code Enforcement violations, therefore incorporating it into the project beforehand & is financially strategic & vital to project sustainability.

Initials JY

**RESPONSE: Notes for these requirements have been added to the CPTED plan.**

11. Electronic Surveillance - Security Strengthening required to protect employees, residents, guests & the general public from theft, robbery, burglary, sexual battery, & other serious & violent crimes.

**RESPONSE: Full electronic security surveillance system will be provided will be provided and further designed by a security consultant during the building permit phase.**

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

155.2407.E Site Plan Review Standards

Complies with crime prevention \*\*\*Security Strengthening\*\*\* & CPTED Standards, this requires both to be addressed including electronic surveillance.

Initials JY

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

Initials JY

a. M.O. 155.2407.E & M.O. 115.26 Site Plan Review Standards:  
Development complies with Crime Prevention \*\*\*Security Strengthening - includes Mechanical & Electronic Security\*\*\* & CPTED standards, this requires BOTH to be addressed including Electronic Surveillance.

Security cameras help deter & protect property & persons from theft, burglary, robbery, & other violent crimes.”

Initials JY

b. Install video surveillance of all private & commercial residential developments including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale & retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

Initials JY

**RESPONSE: Acknowledged. These provisions will be provided.**

c. Ensure electronic surveillance camera & monitor placement in strategic locations to increase surveillance & reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing so as not to crowd many small indecipherable or obscure images onto the monitoring screen. They should be placed strategically for maximum overlapping active & passive observation wherever they would receive the most viewing from personnel traffic such as at the manager’s office, front desk, lobbies, etc. Show sight “cones” indicating comprehensive coverage.

Initials JY

**RESPONSE: Acknowledged. These provisions will be provided.**

d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials JY

**RESPONSE: Acknowledged. These provisions will be provided.**

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

Initials JY

**RESPONSE: Acknowledged. These provisions will be provided.**

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

Initials JY

**RESPONSE: Acknowledged. These provisions will be provided. See CPTED Plan Sheet A-303 for proposed security camera locations.**



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

Initials JY

**RESPONSE: Acknowledged. These provisions will be provided. See CPTED Plan Sheet A-303 for proposed security camera locations.**

h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom & call system for example at main entrance.

Initials JY

**RESPONSE: Acknowledged. These provisions will be provided. See CPTED Plan Sheet A-303 for proposed security camera locations.**

i. Install motion activated security cameras up to & at the perimeter boundaries, the parking areas, & activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials JY

**RESPONSE: Acknowledged. These provisions will be provided. See CPTED Plan Sheet A-303 for proposed security camera locations.**

j. Install video surveillance of any accessible rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

Initials JY

**RESPONSE: Not applicable. There will be no commercial business or public access at the rooftop.**

j. Residential high-rise garage: Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries for example, or other dangerous activities that may occur such as children accessing rooftop & having an accident.

Initials JY

**RESPONSE: Not applicable. The garage is only at ground level, not high-rise.**

## 12. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or nearby easily accessible & secure internal power cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities &/ or vulnerabilities, & then trespass & loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

Initials JY

**RESPONSE: These requirements have been added to the CPTED plan.**

b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure

locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities &/ or vulnerabilities, & then who frequently trespass & loiter to wash themselves & their clothes, who frequently leave soiled clothing & lots of litter behind or commit other crimes of opportunity once they're onsite.

Initials JY

**RESPONSE: These requirements have been added to the CPTED plan.**

c. Any vulnerable blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent undetected trespass intrusion &/ or concealment/ ambush opportunities.

Initials JY

**RESPONSE: Noted, these provisions will be provided. Notes have been added to the CPTED plan.**

d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly & permanently marked with serial numbers & images of equipment & serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track & recover the stolen items. The equipment must be secured robustly with a security apparatus such as a cage or metal strap for example to deter/ prevent theft.

Initials JY

**RESPONSE: Noted.**

e. Place bike storage racks (if any) close to the main (doors) activity areas providing convenience & maximum Natural & Electronic Security Surveillance.

Initials JY

**RESPONSE: Note, see CPTED plan. Bike storage racks are located near commercial space, providing natural security. Proposed security camera locations shown on CPTED Plan Sheet A-303 also show coverage of all proposed bike racks.**

f. Install anti-vehicular impact traffic safety bollards &/ or large heavy, preferably lighted, planters along vulnerable street front pedestrian entrance & exit areas & in areas prone to pedestrian crossings to prevent serious vehicle impact/ intrusion accidents/ incidents.

Initials JY

**RESPONSE: See updated CPTED plan.**

g. If the building/ development has a Wi-Fi system, it needs to be encrypted & password protected to protect legitimate users from hacking leading to fraud, etc. An open Wi-Fi system will attract non-legitimate users to loiter & use the open free Wi-Fi.

Initials JY

**RESPONSE: Acknowledged, notes added to CPTED plan.**

i. Ensure any & all seating benches have single seat divider bars to deter &/ or prevent

unintended use by persons loitering & laying down supine on the benches.

Initials JY

**RESPONSE: These requirements have been added to the CPTED plan.**

j. Ensure any elevated platform that may attract skateboarders who will damage property is designed with some type of beveled angle top, &/ or has anti-skateboarding cleats or irregular surface finishing to prevent skateboarding.

Initials JY

**RESPONSE: These requirements have been added to the CPTED plan.**

**BUILDING DIVISION:**

Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

Status: Authorized with Conditions

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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



**RESPONSE: Acknowledged.**

22. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**